
Sent: 8/02/2020 1:54:55 PM
Subject: Online Submission

08/02/2020

MRS Sue Humphreys
4 / 691 Barrenjoey RD
Avalon Beach NSW 2107
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RE: DA2020/0008 - 3 Central Road AVALON BEACH NSW 2107

To whom it may concern

We are residents at 4/691 Barrenjoey Rd, Avalon Beach.

We wish to lodge a submission in objection to the above proposed development on the following grounds:-

1. It exceeds the building envelope by 18 percent, and floor space by 30 percent.
2. The 2 proposed driveways accessed by Paterson Lane, this area is already a dangerous laneway, narrow (only one lane wide), with children riding their bikes to school, and heavily accessed by pedestrians, on their way to the local park, playground and RSL club, increased road traffic is a big concern. It should also be noted as an over 55s development, the occupants will all be drivers of senior years. It presents as a constant concern to us already, that many people are simply unaware that this lane also provides vehicular access. A safer option would be a driveway off Central Rd, however it should be also noted that this is right outside a local Catholic primary school, and heavily congested with traffic, and minimal parking.
3. There are no plans for visitor parking, street parking is already heavily used by the school, teachers, parents, and the local Catholic Church parishioners.
4. The development will require the removal of many native, well established trees from the block.
5. The use of large trucks may cause damage to an existing gumtree on our property, we vehemently oppose any plans to prune or remove this tree, it currently provides us with shade and privacy. The proposed units will look directly into our bedroom, and remove any privacy we currently enjoy.
6. The height of the building will effect the amount of natural sunlight our block receives.
7. We feel the development will ruin our privacy, as our bedroom will be overlooked by the property.
8. We have real concerns that this property is in an already highly congested area, the school and church, Central Rd is narrow, there is difficulty already with garbage trucks, when cars are parked on both sides of the road.

We endorse a site meeting with relevant council inspectors and relevant local residents, so we can discuss our concerns.

Sue and Alan Humphreys