
Sent: 9/06/2020 9:35:47 PM

Subject: My objections to modified development plans for 3 Central Rd , Avalon are as follows

Dear Ms Ryan,

My wife and I have owned the apartment at 5/691 Barrenjoey Road, Avalon, since it was first built, almost 20 years ago.

Our objections to modified development plans for 3 Central Rd, Avalon are as follows

Firstly, this is not affordable housing, rather an attempt to squeeze as many units as possible onto a residential block, and as such we see there should be no relaxation of council regulations even for minor breaches, as is the case..

1. There is still no provision for visitors parking, in fact, resident parking has been reduced by half. This will impact Central Rd and long term parking for any overflow of residents with 2 cars and visitors. This area is already heavily congested with the school, the Church and the local bus stop.
2. The current driveway is on Central Rd, and this should remain. Patterson Lane is highly used by pedestrians, including many young children on bikes, with compromised road sense, and not aware it is shared with cars. There should be no more cars accessing this lane than is absolutely necessary.
3. The height of the proposed structure is still not compliant, exceeding the allowable limit with an ugly lift overrun, and visually unattractive and unsympathetic to the local landscape.
4. The basement level still protrudes the allowance for the 3 level restriction.
5. The overall yield from 8 to 7 still exceeds the allowable floor space ratio.
6. The development is still much too big for the block, and will not enhance the streetscape at all. The current streetscape is that of mature old trees, and a house set well back from the street. The bulk and scale has been minimally altered, but should be reduced to be compliant with current council regulations.
7. The development does not provide a reasonable level of privacy, especially on the boundary with 5 Central Rd.
8. The council should oppose the removal or impact on any mature trees, especially those native to the area, and even more so to any existing Council trees, there for the enjoyment and privacy they provide for all the local residents.

Regards

Edward Coffey