
Sent: 12/03/2018 12:37:02 PM
Subject: Submission on DA N0373/17 - 12A Ocean Road, Palm Beach
Attachments: DA 037317 D Broad No 2.pdf;

Dear Sir/Madam

Attached is a copy of a submission that I sent to Nick Armstrong last week. I believe Mr Armstrong may be on leave and so I resend it for consideration by Council.

Regards

Stuart Broad

11 Sunrise Road, Palm Beach NSW 2108

Northern Beaches Council
1 Park Street
MONA VALE NSW 2103
4th March 2018

Attn: Mr Nick Armstrong

Dear Sir

Re: **DA N0373/17**

I am writing to express my concern with proposed options to build a "ski jump" like ramp on the northern or southern boundary to provide off-street parking for the proposed development at 13A Ocean Road, Palm Beach 2108 (Lot 1 DP 181233). I live at 11 Sunrise Road, Palm Beach 2108 and my house overlooks over the proposed site in Sunrise Road.

My concerns with these proposed options for off-street parking are:

Safety

Safe vehicular access to the parking ramps will be a challenge. Drivers will have to turn into a narrow driveway that leads off a blind corner in Sunrise Road. The driveway will join Sunrise Road at a sharp 90° angle, as there is insufficient space to lower the angle for driveway access. This means that cars using the parking ramp will have to pull on to the wrong side of the road to be able to get sufficient space to make the turn into the ramp.

As the attached photo from Google shows, cars frequently park along the eastern side of Sunrise Road which narrows it to a single lane road. The proposed ramp is at the far end of the photo. With cars parked close to the proposed driveway entrance, I suspect the only ways cars could use the ramp will be by reversing in. This will entail stopping in the middle of the single lane, on the blind corner and then carefully reversing into the ramp.

If cars are not parked along the road and the parking ramp can be accessed in a forward direction, then the car(s) exiting the ramp will need to back out into roadway on the blind corner on Sunrise Road.

Accessing the parking ramp in a forward or rear direction will involve manoeuvring on the blind corner exposing the parking vehicles and other road users to the risk of a collision.



Visual Impact

Both proposed options have tall parking platforms, looking like ski jumps, hanging off the escarpment. The drawings understate the full visual impact of the platforms in that :

- There will need to be heavy-duty metal or wooden railings/balustrades along the edges and end of the platform; these have been left off the drawings. This will add to the overall bulk of the structure and heighten the visual impact.
- The drawings show a grassy, open landscape under the structure flowing into the verge of the neighbouring properties. The residents of Nos 14 and 18 will want to retain their existing vegetation and driveway on the verges adjacent to the proposed ramp. Their verge areas are more densely vegetated and this makes the ramp appear more out-of-character with its surroundings.
- The plans do not show the actual intersection of the driveway with the road, but site access at the road is only around 5 metres wide, with the entrance to the ramp platform dominating this intersection.

The platform will be highly visible from the eastern perspective and adversely impact the views of the escarpment. As the proponents observe in their submission – *“the potential impact on our neighbouring properties and the visual catchment of Ocean Road and Sunrise Road”* and *“the construction of an access driveway and elevated car stand would also entail significant loss of the existing tree cover”*.

Waiver of the off-street car parking requirements

I note that the letter from Mr Milligan recognises that a parking ramp is a very poor solution to Council’s requirement for off-street parking and his client would prefer to waive this requirement. He also notes *“the proposed secondary dwelling will not result in any significant adverse impacts..”* on *“traffic flows and parking within Sunrise Road”*. I disagree with this assertion from Mr Milligan and believe any additional parking, particularly close to the blind corner in Sunrise Road will have an adverse impact on existing residents.

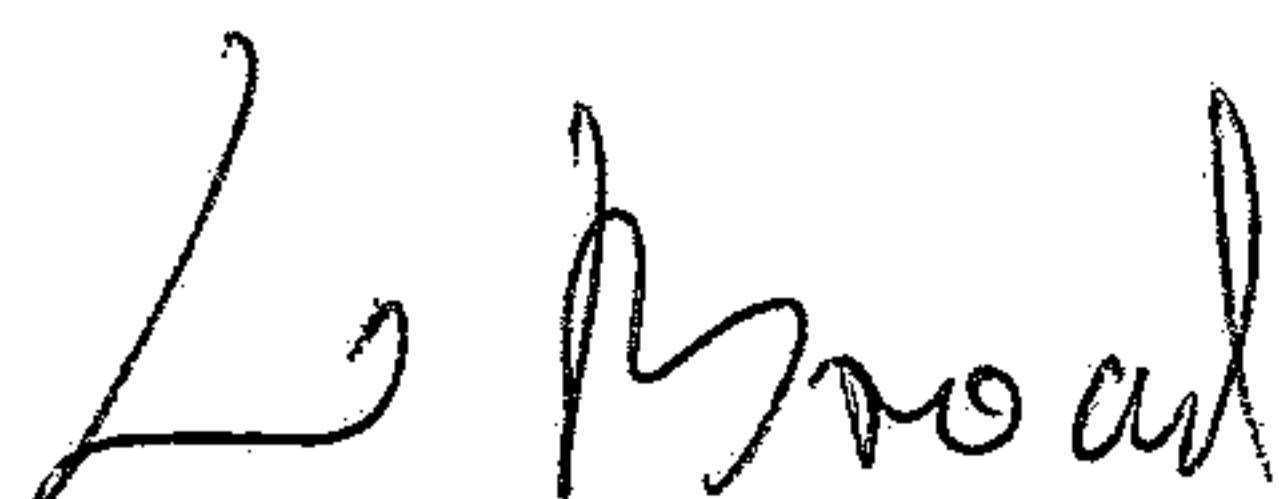
As I stated in my original letter, parking in Sunrise is a real issue because of the narrowness of the road and the heavy use of the eastern side of the road for parking in summer. The street parking of vehicles for the secondary dwelling is a genuine concern; there have been accidents on this corner and most residents have had “near misses”. Any cars parking routinely on this corner will only exacerbate this issue.

Over the past couple of years, significant building projects at Nos 20 and 26 have resulted in large numbers of trade vehicles parked throughout the year. It is accepted these projects come and go, but the building of the proposed secondary dwelling will generate parking issues during the construction phase. Deliver and storage locations for building materials will also be of concern.

I cannot identify any house in Sunrise Road that does not have off street parking and I fully support Council’s position that new dwellings should have off-street parking. If suitable parking solutions are not available for the site, then the viability of the proposed development needs to be questioned.

I trust you will give my concerns due consideration.

Yours sincerely



Deidre Broad

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