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**Sent:** 2/08/2025 5:49:40 PM  
**Subject:** Re LOT 27 DP 9151 3 central rd DA2020/0008

We at 4/693 Barrenjoey Rd would still like to raise issues regarding this development at 3 Central Rd. DA2020/008.

We are situated on the rear of 693 and our outlook is over Patterson Lane. Our living area and our outlook looks directly on the proposed site on 3 Central Rd.

Our main issue/concerns are :

1/ The WASTE STORAGE AREA on the northern corner of the site adjacent to Central Rd. As Viewed from Statement of modification section 4.55 (2)

3 APPROVED DEVELOPMENT. Ground floor plan (RL 11.5).

We would like to see it moved to the other North western side of the site.

Reason being 1. As we do most of our living eating on our western balcony we do not want to be looking at or over rubbish bins.

2.unwanted and unnecessary smells being so close to the storage area.

3. Traffic during collection days will be hazardous and potentially dangerous with traffic coming up Patterson Lane, busy school zone opposite Central Rd with Buses/Garbage trucks/School Traffic drop of all in the same area and exiting morning traffic off Patterson Lane. All POTENTIALLY VERY DANGEROUS.

If moved further north on the site it would potentially alleviate a few dangerous situations 1.

Moving away from Patterson Lane exiting traffic

2. Moving danger away from kiss and drop school zone children crossing.

3.Moving it further north of the bus stop.

2/ We are asking for mirrors to be installed either side of the car garage entry/exit area so tenants and guest have clear view of pedestrians ( children on sporting equipment, bikes, skate boards, billy carts ,families, dogs, mothers with prams) that use the lane to access Avalon and Dunbar Park play ground.

This lane is exceptionally busy with pedestrian after school and during the weekend.

3/During construction we would like strict site traffic hours. As the site has limited access. No trade cars down Patterson lane or obstructing access to any properties.

Kind regards  
iain Leeson/Margaret Baulman  
4/693 Barrenjoey Rd  
Avalon Beach NSW.