



The Palm Beach & Whale Beach Association Inc.

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MY PLACE AVALON DRAFT PLAN

Precis of Main Recommendations

INTRODUCTION

The Plan divides Avalon Beach Village into three precincts, called the Village Hub, the Coastal Precinct and the Southern Precinct. The Village Hub includes the commercial area centred on the intersection of Avalon Parade and Old Barrenjoey Road. The Coastal Precinct includes the rock pool, the Surf Club and its car park, the beach and the car park area at the northern end of the beach. The Southern Precinct includes the golf course and the golf club, the arts workshop and the playing fields opposite the primary school. There are separate proposals for each precinct - the most important are summarised below.

We are told that there will be no changes to the current planning controls and only minor changes to the Pittwater Development Control Plan. There is no specific reference to the 3-story height limit.

There are five overarching aims: - (1) Clean and Green (more planting and trees); (2) Vibrant and Diverse Economy (monthly market trial, annual calendar of events, business map online, "Buy Local", temporary use of empty shops and land); (3) Improved Connections (new footpaths, traffic calming, bike paths around the Village, two new cycleways through the Village, upgrade of the intersection); (4) Community Creativity and Culture (more public art and other creative opportunities); (5) Active and Distinctive Spaces (better lighting, more outdoor seating, more activity equipment).

The vision for the Village is *"A relaxed, peaceful and vibrant coastal village, embracing and nurturing the natural environment, celebrating creativity and community connection"*.

THE VILLAGE HUB

1. Upgrade the intersection – reduce width to one car lane in each direction; plant up the new corners; move the crossing across Avalon Parade outside EcoDownUnder further away from the intersection;

2. Resurface all footpaths and roads
3. Insert a cycleway along the Dunbar Park side of Old Barrenjoey Road between the footpath and the car-parking spaces – move the car spaces 1 metre away from the footpath to accommodate – move the entrance to the Woolworths car park to next to the exit – make this stretch of Old Barrenjoey Road a one-way shared zone.
4. Insert a cycleway between the footpath and the car-parking spaces along Old Barrenjoey Road South from Alma Café to the primary school, again by moving the car-parking spaces a metre out from the footpath – remove the trees from the middle of the road and from some of the planting at the edge of the footpath – widen the footpath (but not to provide any additional al fresco areas).
5. There are many problems with the disruption which these cycleways will do to the Village atmosphere and the Committee are strongly opposed to them. There is no demonstrated need for them, no advantage to the Village, safety concerns, loss of parking spaces and trees and more.
6. As an alternative, the exposure draft includes the bike plan prepared by the Avalon Preservation Association which provides more informal bike routes, making use of the lanes (Patterson/Wickham) and Edmund Hock Avenue for cycle access for the principal users of bike access – school-children. The Committee supports this plan.
7. New street furniture – seating etc - and better signage.
8. "Naturalise" Careel Creek.
9. Art and performance spaces, sculptures (not much room because the cycleways in general prevent widening the footpaths.
10. Provide lighting for Patterson Lane and turn the open area at the end beside Dunbar Park into a community area but no other community use e.g. al fresco, for rest of lane.
11. Dunbar Park – widen footpaths – provide a new bike path – put in a barbecue - upgrade the playground equipment (done) – build a shade/weather shelter beside Old Barrenjoey Road and use it also for a performance space – provide better access to toilets.
12. A significant number of parking spaces and loading bays are removed to accommodate the cycleways and are not replaced.

COASTAL PRECINCT

1. Clean up area around car park at North Avalon end of beach – put in viewing platforms and new seating.
2. Additional seating at rock pool.
3. Landscape corner near bus stop to provide additional seating and enable widening of footpath.

SOUTHERN PRECINCT

1. Part of playing fields opposite primary school to be converted into a children's bike area – already under way.
2. Art workshop to be publicised (but there is nothing in the Plan about access from the Village; (however it is understood that The Crescent will be kerbed and guttered and a new footpath built in the coming year).
3. No undertaking to preserve the golf course as open space.

COSTS AND TIMING

Some approximation of the costs of various items are provided in the Plan, ranging from low to medium to high to Significant (over \$5 million) and some idea of timing (quick wins, 1-3 years, 3-5 years and 5-10 years). Three important programs are rated as long term (i.e. 5-10 years) and Significant – these are resurfacing of roads and new footpaths (not surprising), the cycleways and the plans for the North Avalon end of the beach (surprisingly high). A simplistic estimate of the total cost is around \$60 million over a number of years.

MAPS

The maps in the Plan are small, not very detailed and hard to understand.

RESPONSES

The closing date for comments on the Plan is 16 May. The number of responses received by the Council is a significant factor in their decision-making so every Palm Beach resident is encouraged to lodge comments, either through the Council's Have Your Say website or by email to council@northernbeaches.nsw.gov.au. The Association will lodge a detailed response but it will count as only one response, despite having over 200 members.

RELEVANT STATISTICS

Avalon Beach population - (2018) 11,249; (2036 forecast) 11,121

Dwelling units – 81% detached dwellings, 19% medium density

Median age - 45 (Greater Sydney – 36); 50% aged 35-69.

Commuting – 0.8% bike; 3% walk; 6% public transport; 12% work from home; 63% car

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