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23 December 2009

General Manager
Gosford City Council
PO Box 21
Gosford NSW 2250

Dear Sir/Madam

DA No. 37823/2009
Land Zoned: Open Space (Recreation 6(a) – GPSO
Property LOT: 7037 DP: 1066209 No Sydney Avenue UMINA BEACH
Proposed Community Building
Applicant: Gosford City Council – Recreation Services

Thank you for the opportunity to review the above DA and make submissions.

I write to make a submission of the nature described in your letter, namely that we have concerns about “the proposed development and its possible impact on the surrounding property or locality.”


NRMA is very supportive in general of this DA as it forms part of a broader project led by the Council to enhance the Recreational Area adjacent to NRMA Ocean Beach Holiday Park on Sydney Avenue. The area will be a benefit to the entire community, local residents and tourist visitors.

However, our concern relates to the impact the Building (and the overall project) may have on parking, congestion and the quality of the road through the recreation area – **and the fact that the Council has no plans that we know of to improve the road as part of the project.** If the use of the building changes from community to cafe/restaurant as intended, the situation will be exacerbated.

The road is in poor condition with many potholes and cracks, and this has been the case for some time. Since the above project began, we have seen the road’s usage increase and as a result, its deterioration is accelerating.

The increased usage comes from increased traffic, both from increased users of the recreation area, as well as increased use of heavy vehicles during the construction phase.

For example, there have been recent plantings of new vegetation on the site, and trucks appearing frequently to water the new plants – putting an increased pressure on the road in a way that is not part of the normal traffic load.



We are concerned that further deterioration of the road will occur while this new proposed Community Building/Cafe is being built, due to use of the road by heavy vehicles.

Furthermore, once the building (and indeed the project as a whole) is completed, we would expect increased usage of the area by residents, tourists and guests at the café - that is presumably one of the key objectives of the project. As a result, there will simply be more traffic on this road.

One of the issues related to the pressure on the road is **parking**. When there are events in the area, especially the nearby surf club, we experience an overflow of parking all along the road. Parking currently occurs on both sides of the road, turning a two lane road into a one-way lane. This can lead to dangerous situations where guests arriving with caravans and large, touring vehicles are forced into a single lane of traffic, not only causing traffic congestion but danger for the many pedestrians (including children) using the roadway.

The essence of our submission, therefore, is a strong suggestion that Council stipulate as a condition of granting this DA, the requirement that the Road be rebuilt and widened once construction is completed. This is a requirement for the benefit and safety of all users of the enhanced recreation area and the new Community Building/Cafe, both local and tourist visitors.

Yours sincerely

Dianne Day
General Manager, NRMA Holiday Parks