
Sent: 22/03/2019 9:20:08 PM

Subject: Development Assessment, 1955 Pittwater Road, Bayview

Attention: Development Assessment
Application number DA2019/0154
1955 Pittwater Road, Bayview

Ms. Lashta Haidari
Planner
Northern Beaches Council

Dear Ms. Haidari,

Following perusal of the information made available to us on the Council's website regarding the application for this development, there are a few issues I would like to raise & which I feel need to be addressed. Considering that this development is for seniors & possibly for a persons with a disability (maybe wheelchair-reliant for mobility), the following are my concerns:-

1. occupants of the proposed development travelling by bus from Mona Vale would have to walk back from the bus stop at St. Lukes School along a grass verge with no footpath (could be difficult for someone in a wheelchair). To alight at the previous bus stop would be impossible, see fig 6 of Vaughan Milligan's Development Consulting Report, as residents' land goes right down to the road's edge leaving no pedestrian access.
2. to join a bus going back into Mona Vale, a resident would have to cross this often-busy road, without a pedestrian crossing. Again, not satisfactory for an elderly or disabled person.
3. visitor parking is a problem. With only 7 car spaces under the residence, there is precious little roadside parking west of the proposed driveway & none on the eastern side (fig 6). The nearest public parking area is beyond Gibson's Marina if the closer roadside spaces are full (see fig 7). Again, the road would have to be crossed to access the residence.
4. Not having level access from the street to the lift (i.e. having to negotiate the pedestrian tunnel) is a real disadvantage to someone with walking difficulties or requiring a wheelchair.

Seniors & people with a disability would surely like to live & move about as independently as possible, & also accommodate visitors. In order for future residents of this premises to do this, the safety issues outlined need to be addressed.

Yours faithfully,

Dr. Noela Elsworth
1945 Pittwater Road,
Bayview