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22/09/2020

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**RE: DA2020/1072 - 1 Drew Place BELROSE NSW 2085**

We are residents of Drew Place (no. 7) and have significant concerns regarding this new 'seniors' development at 1 Drew Place:

1. Drew Place is a narrow, short street leading up to a cul de sac.
2. Traffic, as well as parking, has increased dramatically since approval was given for an 'over 55s' dwelling at 36 Pringle Avenue. Access to this 'over 55s' dwelling is from Drew Place. Residents of 36 Pringle Avenue, some of whom rent, have more than 2 cars with only one garage. In some cases, especially when the over 55s have adult children living with them, each family member has a car. The extra cars are parked on Drew Place on both sides of the road, including in front of 1 Drew Place. It is often very difficult to drive between the parked cars on either side causing a danger to people entering and exiting Drew Place.
4. With only one garage allocated to the units proposed in no. 1 Drew Place, traffic will inevitably increase to cope with the extra residents and more cars will be parked on an already crowded street. For your information, some of the residents in close proximity to Drew Place and who have more than one car, also park in Drew Place. The street just can't support this volume of parked or moving cars. It has already become a hazard and additional cars from the proposed 'seniors' development at 1 Drew Place It will create an absolute hazard.
3. Even now, there's absolutely no room in Drew Place to drive on the left side of the road when exiting onto Pringle Avenue, so cars from the upper end of the cul-de-sac have to drive in the middle of the road with about 30 cm clearance on either side of their car to the parked car. There is no chance of straightening up to veer to the left at the intersection of Drew Place and Pringle Avenue. Therefore, any car entering has to literally wait on Pringle Avenue until the car exiting Drew Place has executed this. There's just no room on Drew Place to support parked cars on either side, as well as a car exiting and a car entering. Cars trying to enter Drew Place end up having to wait on Pringle Avenue. If a car exiting Drew Place and one entering has already made the turn, the car exiting has to reverse up the street to allow room for both cars to pass. All of this becomes a traffic hazard. There have been times when cars entering have had to wait on Pringle Avenue causing a hold-up there. It will become even worse if you approve 6 more residents to live in the 'seniors' units at 1 Drew Place.
4. As previously stated, exiting Drew Place has become difficult, especially with Council agreeing to allow cars to enter and exit the dog park opposite from Pringle Avenue. We've nearly been wiped out by cars turning right out of the dog park onto Pringle Avenue despite the arrow having a left-hand turn only.
5. Our place (no 7) is right at the end of the cul de sac and there has been a significant

increase in cars using the end as a turning circle. Noise has increased.

In sum

With additional cars entering/exiting and parking on Drew Place from the residents in 36 Pringle Avenue and potentially 1 Drew Place, and other cars from additional properties in Pringle Avenue, it will create a mess and there is going to be a major accident soon.

Two 'seniors' dwellings of 6 units opposite each other and only one allocated garage is just too much for such a small, narrow cul-de-sac. An additional 'seniors' housing will increase the need for parking in a small, narrow cul-de-sac, will increase the traffic up and down the street causing danger to the residents some of whom have young children.

Drew Place is congested enough now with the approval of 36 Pringle Avenue. Approving another 6 'seniors' units is completely unfair and unjustified.

Can Council please seriously reconsider this proposal as well as considering the safety of the remaining residents of Drew Place before approving this 'seniors' dwelling at 1 Drew Place.

Regards

Prue and Steve Wright