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27/02/2024

MR Kazimierz Saszczak
6 William ST
Avalon Beach NSW 2107

RE: DA2024/0044 - 27 Kevin Avenue AVALON BEACH NSW 2107

This development has the potential to accommodate up to 56 people in ten apartments containing 28 double bedrooms. Of these, only one person in each of the 10 separate apartments needs to be a senior or disabled. The remaining 46 people could include members of the same family, guests, live-in carers, holiday tenants, unrelated house sharers, etc. (People who live in the same household).

The accommodation, as proposed in this development, could have an adverse environmental impact in terms of a substantial increase in residential occupancy with the associated increase in car parking demand, waste disposal, noise and privacy.

S88 Restrictions on occupation of seniors housing - SEPP (Housing) 2021

(1) Development permitted under this Part may be carried out for the accommodation of only the following-

(a) seniors or people who have a disability,

(b) people who live in the same household with seniors or people who have a disability,

(2) Development consent must not be granted under this Part unless the consent authority is satisfied that only the kinds of people referred to in subsection (1) will occupy accommodation to which the development relates.