

Submission: Re Application NO516/17

*Construction of four unit seniors living development with basement car parking, landscaping and strata subdivision at 701-703 Barrenjoey Road, Avalon Beach.*

Attention: Tyson Ek-Moller

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Although we support the provision of accommodation for seniors living in the Northern Beaches, please note the following comments in relation to the construction of a four unit seniors living development at 701-703 Barrenjoey Road, Avalon Beach.

The proposed development site is a corner property currently consisting of a small cottage and garage on the corner of Barrenjoey Road, the major link road for the peninsula, and Kevin Ave. Vehicle entry to the site is via Kevin Ave, a very busy area in terms of traffic congestion and access from feeder roads to Kevin Ave and St Marks Church of England church and preschool directly opposite the site. At peak times in the early morning, school times, early afternoon and evening, traffic is banked up along Kevin Ave with traffic lights controlling the traffic flow. It would be very dangerous to turn into Kevin Ave at the Barrenjoey Road intersection from either direction and immediately turn into the proposed underground car park entrance (with no road space for vehicle's travelling behind to stop and the possibility of running into a resident's/visitors vehicle entering the basement car park. This additional congestion would also increase the demand on this precarious intersection.

With regard to the proposed development, we request clarification and explanation of the following concerns re construction of a four unit development on this site:

- Under what provisions is a four unit development permitted on a site for a single dwelling in a residential setting?
- Who has conducted a traffic and safety report for access to the site, and for vehicles travelling to and from the site, and travelling through the area.
- Who will be monitoring the sale, occupation and subsequent resale of the units as satisfying the requirement of its status as an over 55 seniors living/disability development? Who is responsible for enforcing the legislation?
- How will the possibility of four residents in each unit (an estimated maximum of 16 residents) and local residents be assured of safe access to and from the vicinity.

Yours Sincerely

Wendy and John Ramsay

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