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**Sent:** 8/12/2017 7:36:59 AM  
**Subject:** FW: DA submission

**From:** Richard Swanton [mailto:richswanton@gmail.com]  
**Sent:** Thursday, 7 December 2017 4:32 PM  
**To:** Council Mailbox  
**Subject:** DA submission

\u8203 ?Dear Sir,

This is a submission in regard to proposed development No. N0516/17, 701-703 Barrenjoey Rd, Avalon Beach, NSW 2107. My property is next door at 705 Barrenjoey Rd. My concerns are as follows:

1. The overwhelming size of the development in relation to the size and shape of the land which is zoned residential. I would submit it is, in effect, a four unit or townhouse complex in a residential zone despite its description as a Seniors Living development.
2. The fact the building is out of character with other residences in the Barrenjoey Rd.
3. It would set a precedent for similar 'unit' developments in the street.

4. It appears not to comply with setback regulations, particularly at the rear of the block; the rear clearly being the western or Kevin Ave boundary. (From memory there is a 6m rear setback which I had to comply with when my extension was planned which restricted the size of my project).

5. The frontage alignment (Barrenjoey Rd) is well in front of the frontages of the former dwelling, my house and other houses in the street. My privacy would be severely compromised.

6. The plan appears to reduce parking spaces apposite the Anglican Church, although I could be mistaken.

7. I fear for the structural integrity of my single-brick cottage during construction, particularly the major excavation that would be involved for underground parking. ( I have been advised to engage an engineer before construction begins. )

8. Does the development fit the stipulations of Seniors Living developments given the zoning? They seem very complex; way over my head!

I would submit two dwellings within setback limits and existing frontage alignments would be a more suitable development.

Cheers,  
Richard Swanton

P.S. The council gave me verbal permission to make this late submission which I appreciate.