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**From:** Amanda O'Donnell  
**Sent:** 3/11/2021 2:24:03 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Submission relation to DA 2021/1841 - from Marja-Leena Keeping  
**Attachments:** Keeping Submission DA No 20211841.pdf;

Good afternoon,  
Please find attached my submission in regards to my concerns over the DA 2021/1841.  
Kind Regards  
Marja-Leena Keeping  


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2 November 2021

The General Manager Northern Beaches Council  
P.O. Box 82  
MANLY NSW 1655

Attn: Anne- Marie Young

Dear Anne-Marie,

**DA No: 2021/1841**

**DEMOLITION WORKS AND CONSTRUCTION OF A SENIORS HOUSING  
DEVELOPMENT.**

**7 & 8 CORONATION STREET, MONA VALE**

I am the owner of No.44 Cook Terrace, Mona Vale and have prepared a submission in response to Council's posting of submissions relating to DA# 2021/1841. Having inspected both the site and the documentation submitted in support of the application we feel obligated to raise several concerns in relation to the current proposal.

In summary I list my concerns, and as detailed within this submission.

1. The proposal is inconsistent with the Desired Future Character of the Mona Vale Locality. (A4.9 - Mona Vale locality)
2. The proposal is inconsistent with the Northern Beaches Housing strategy adopted by Northern Beaches Council, dated 27 April 2021.
3. The proposal does not comply with Clause 50 SEPP HSPD – Density & scale
4. The proposal does not comply with the Draft Housing SEPP which precludes this form of Housing from within the R2 Low Density Residential zone
5. View impacts
6. Excessive excavation impacts
7. Noise impacts
8. Landscape impacts
9. Road Safety and Parking impacts
10. Utilities and Services impacts

## **Detailed Submission**

### **The proposal is inconsistent with the Desired Future Character of the Mona Vale Locality. (A4.9 - Mona Vale locality – Pittwater 21 DCP)**

Surveying the locality in the same zone east of Pittwater Road and south of Coronation Street, there is no precedent for this type of development.

The built form is inconsistent with a 'low-density' residential environment and has the appearance of a medium density apartment block rather than as a house.

The proposal is incompatible with the current built form characteristics (one and two-storey dwelling houses) & allotment pattern sizes of (680 - 780 m<sup>2</sup>).

The proposed development is inconsistent with the existing allotment pattern sizes and the desired future character of the area:

- **8** self-contained units
- Excessive excavation works up to **7 metres** to accommodate 16 cars and a level of storage
- Consolidation of two (2) lots into a **one (1) larger lot**.

#### *Mona Vale Locality statement*

*'Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape.*

*Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations.*

*Any dual occupancies will be located on the valley floor and lower slopes that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development.*

*Any medium density housing will be located within and around commercial centres, public transport and community facilities.'*

### **The proposal is inconsistent with the Northern Beaches Housing strategy adopted by Northern Beaches Council, dated 27 April 2021.**

The Housing strategy endorsed by Council, details that any seniors housing developments are to be restricted from R2, B1, B2 zones, outside a 400-metre radius of local centres. The development is clearly located outside a 400-metre radius of a local centre (Mona Vale local centre) and should be rejected.

## **The proposal does not comply with Clause 50 (b) SEPP HSPD – density & scale.**

(b) density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,

Floor space ratio objectives are as follows: - (PLEP 2014 Definition)

- a) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,
- b) to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain,
- c) to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development,
- d) to maximise solar access and amenity for public places,
- e) to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items,
- f) to manage the visual impact of development when viewed from public places, including waterways,
- g) to allow for the reasonable sharing of views.

Permitted - FSR 0.50:1 = 766.50 m<sup>2</sup> (6 Units)

Proposed - FSR 0.654:1 = 1004.00 m<sup>2</sup> (8 Units)

The FSR non-compliance is 237.50 m<sup>2</sup> significantly exceeds the density & scale standard applicable under the SEPP for the site. This represents an additional yield of 2 dwelling units (top floor penthouse units) in excess of density control under the current SEPP HSPD.

When considering amenity impacts (view & privacy) to properties located in Cook Terrace, on the down slope side, that overlook this and any future multistorey developments located directly to the rear of such developments, there is a clear non-compliance with the standard under the SEPP HSPD.

The development should not be supported as it does not satisfy the objectives of (a), (b), (c), (f) & (g) of the Floor Space Ratio (FSR) as defined under Pittwater LEP 2014.

## **The proposal does not comply with the Draft Housing SEPP**

The draft SEPP precludes this form of Housing being located within an R2 Low Density Residential zone. The Draft Housing SEPP is likely to be gazetted within the next few weeks. Again, the planning SEPP reinforces the NSW Government's & the community's position, that this type of development, within an R2 Residential zone is both unacceptable, nor is it to be permitted.

## **View impacts - Clause C1.3 View Sharing of Pittwater 21DCP**

Properties located in Cook Terrace, impacted directly by this development submission are existing 1 and 2 storey detached dwelling houses which are orientated to the north to take advantage of solar access, prevailing breezes and views across Mona Vale Golf Course to the Mona Vale basin, Pittwater waterway basin, headland/foreshore to the northwest (NW), north (N) and northeast (NE).

Solar access is significant as the proposed development will cast a shadow, significantly reducing the efficiency of solar panels generating electricity from a sustainable energy source.

A view analysis has not been provided with the application, to indicate views currently available when view from Cook Terrace properties or the likely impact of the proposal on such views. There is insufficient information on how the proposal seeks to achieve equitable view sharing and view retention.

As the built form of the proposed development and the span of potential impacts across Cook Terraces properties, height poles should be erected to determine likely impacts to views and compliance with Clause C1.3 View Sharing of Pittwater 21DCP.

## **Excessive excavation**

The design of the development will require a seven (7) metre earthworks excavation & retaining works to an approximate height of seven (7) metres as calculated by survey levels provided. There is no precedent of this type of excavation depth south of Coronation Street, the need to excavate to this depth is again evidence that the built form is inconsistent with a 'low-density' residential environment as a dwelling house and inconsistent with the Desired Character of the Mona Vale Locality.

A review of the application online has noted a Geotechnical report has been provided for such excavation depths in such close proximity to the boundary in accordance with Councils "Geotechnical Risk Management Policy for Pittwater.

In the event of the Northern Beaches Council issuing any approval, the Council should consider applying the following conditions to the consent: -

- Prior to the issue of a Construction Certificate, the applicant is to supply to the accredited Certifier and relevant adjoining property owners with a dilapidation report on the adjoining dwellings on Cook Terrace, Coronation Street, Mona Vale. The report should be prepared by an independent qualified practising Structural Engineer (excluding land owner) with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field.
- Liability insurance or escrow of funds should be secured in advance to ensure the risk of a land slip remediation or foundation damaged to adjacent properties, etc

does not expose the adjacent property owners to expensive and lengthy legal actions for compensation and remediation.

- Where excavations extend below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must preserve and protect the building from damage and, if necessary, underpin and support the adjoining building in an approved manner.

## **Noise impacts**

There is insufficient information provided on the position of all mechanical ventilation shafts (intake & exhaust) for the basement parking and storage areas proposed underground. The plans only indicate one (1) internal exhaust shaft adjoining the lift shaft, no intake shafts for fresh air are nominated on the plan. The documents as presented do not allow a determination of the potential noise impacts to adjoining properties from the mechanical ventilation system required for this underground basement development.

Similarly, there is no information pertaining to placement of recycle/air conditioning units, their proximity to adjacent properties and noise impact on these properties.

## **Landscape impacts**

The landscape plan (see below extracts highlighted in red) shows new trees from 8 metres to a height of 25 metres to the rear of the development. These proposed tree sizes and locations will have a detrimental impact on current available views from Cook Terrace properties.

## **Road Safety & Parking**

Egress from this proposed development is a “blind spot” as traffic attempts to enter Coronation Street, risking serious accidents.

Similarly, Coronation Street is a very congested thoroughfare with multiple driveways from the hospital, palliative care, homes, etc and now this proposed development emptying into Coronation Street is a further increase. Coronation Street has no centre line markings and continues to present an accident waiting to happen even with current traffic levels.

With the proposed redevelopment of the hospital site, one assumes that both traffic and neighbourhood parking issues will be further exasperated as no impact statements relative to these issues have been filed or referenced. A Development Approval should be rejected until such time as these issues have been studied and resolved.

## **Utilities and Services**

The electrical, water, gas and sewage utilities are aging infrastructure and were not designed to accommodate this type of infill development. A current example is the water service that has already been downgraded by reducing mains pressure to mitigate ongoing leaks in the pipework.