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**From:** Keely Jones  
**Sent:** 25/11/2021 8:32:35 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** submission for DA2021/1912 and DA2021/1914  
**Attachments:** Submssion of rejection to DA 2021\_1912 and 2021\_1914.pdf;

Hi;

Please find attached my submission for rejecting DA2021/1912 and DA2021/1914.

Thanks

Keely

From: Keely Jones

Date: 23rd Nov '21

RE: DA 2021 /1912 and DA 2021 /1914

I believe that DA 2021 /1914 (Subdivision of 6 lots into 4 Torrens Titles Lots) has to be evaluated in conjunction with DA 2021/1912 (Senior's housing & boarding House) as effectively they are all part of the redevelopment of the existing site and building.

I believe the application fails in the following ways:

The entire site is currently zoned R2 low density residential, and the owner (Landcom) is proposing a use that is not classified as suitable for R2 low density residential.

Development that is completely different to the continuation of the site as it was previously used (a health centre).

The intent of these applications results in an outcome inconsistent with the WLEP by failing the text that 'the subdivision of land that results in lots that are consistent with the pattern, size and configuration of existing lots in the locality'.

The applicant fails to comply with SEPP HSPD, SEPP ARH, LEP and DCP controls.

Under the Warringah Local Environmental Plan 2011, R2 Low Density Residential means that seniors housing is prohibited in this zone.

Subdivision proposed in DA 2021 /1914 and development in DA2021/1912 is not in keeping with a low density residential environment.

Our neighbourhood consists almost entirely of detached dwelling houses in accordance with R2 zoning regulations. The applicant is proposing 37 dwellings (DA2021/1912), which is a significant addition to this local community. The additional vehicles introduced as a direct result of this

proposed development, would increase the risk profile significantly, making it extremely likely of personal injury, possible death of people/animals living in or near the proposed area. The increase in traffic is crossing public footpath in two different areas to

enter and exit the site. This in itself increases the risk profile.

I feel council would be lacking in their duties by allowing such a substantial development in a flood zone area (1 in 100 year flooding can reach up to ground floor ceiling height); housing the elderly, low income and homeless people who are the most vulnerable. It is one thing to escape the flooding but it's another to have the money and income to replace your possessions. As a resident for many years, this piece of land is one of the lowest in the area and the corner of the street becomes flooded and impassable very quickly.

The proximity to the busy 3 lane Pittwater Road doesn't lend itself well to any residents living there; elderly people or low-income people (who usually have two jobs to make ends meet) would be more likely to have sleep deprivation, causing:

- mental health issues

- change in emotional state

- increases physical health risks

I believe the mental health risk of existing residents is also increased should these applications be approved due to the problems this will bring to the area, based on the above.

Apart from the application not meeting the regulations, I also feel council has not increased any infrastructure or changes to the area to incorporate such a sizable influx of residents.

Regards

Keely Jones