
Sent: 26/08/2020 12:54:22 PM
Subject: Planning Team -objection Submission attached
Attachments: Scan_0416.pdf;

26/8/2020

Mr Adam Croft
Assessing Officer
Northern Beaches Council

Re: Notice of proposed nursing home development
Application No: DA2020/0816

Dear Mr Croft,

We are most concerned about the plans and proposal for the demolition and expansion of the residential care facility in our street. We feel that the current size and quality of the existing building as it stands does not overly affect our streetscape and our residential homes in our area which is zoned R2 low density residential whereas the proposed expansion will render the premises akin to a massive boarding house! These and other concerns are detailed in the separate objection submission prepared by Turnbull Planners on our behalf.

However, in addition I would like to highlight my three main concerns being immediately adjacent to the proposed development.

1. The location of the proposed power sub station & its potential adverse health impact which is no small matter. Although details are not supplied in the DA, presumably due to additional occupancy the power generation capacity is intended to increase thus transmitting increased levels of electric & magnetic fields. While electric fields might well dissipate quickly with distance, the magnetic field which cannot be shielded from the existing sub station is already in excess of prudent safety limits. Any prolonged exposure to a higher intensity of EMF [electromagnetic field] is well recognised in the literature to cause, amongst other things, depression and cancer. **The International Agency for Research on Cancer (IARC) classified 50Hz magnetic fields as a possible human carcinogen (IARC, 2002).** Reports from a professional Building Biologist and my medical doctor provides additional detail -given their private nature I have not included for publication on the Council website, however, they are available on request. As such, I would seek assurance, at the very least, that the EMF's emanating from the sub station are no greater than the existing situation & ideally of lower intensity by the time it reaches my premises [less than 0.5mG in bedroom and <2mg for prolonged intermittent exposure as per recommendations of the Australasian Society of Building Biologists] . A better solution would be to locate the new sub station in an area sufficient distance away from surrounding dwellings.
2. The proposal to have 10 new rooms/accommodation units alongside the existing exit driveway. Even in a residential unit development it would be extremely rare to find such density facing a neighbour's property with attendant noise & privacy impacts. Moreover, as we have a paved driveway on the border we are reliant on the nursing home to maintain privacy landscaping from viewing windows. How do we enforce this over time?

3. The noise, dust & vibration that will inevitably arise during construction while I work from home. It is highly likely that dust will travel directly into my front yard and patio area which is my only outdoor space. It is essential that adequate provision is made to shield my amenity and indeed I would request the developer, should the project proceed, be required to regularly and properly clean any airborne particulate residue that desecrates my limited personal outdoor space. In addition there needs to be adequate protection for the foundation and structure of my residence from vibration endured during construction

Thank you for your consideration of our concerns.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Steve Latham', with a long horizontal flourish extending to the right.

Steve Latham
1/37 Bassett St
Mona Vale NSW 2013
0413008622