
From: Dimity Sawyer
Sent: 4/11/2021 2:00:38 PM
To: Council Northernbeaches Mailbox
Subject: Submission - Anne Marie Young - DA 2021 - 1841
Attachments: DA2021_1841.pdf;

Dear Anne-Marie

Please find attached my submission with regard to the above DA.

Thank you

Kind regards
Dimity Sawyer

156 Narrabeen Park Parade
Mona Vale NSW 2103

2 November 2021

The General Manager
Northern Beaches Council

Attention: Anne-Marie Young

Dear Anne-Marie

RE: DA2021/1841 Demolition works and construction of a seniors housing development

Thank you for the opportunity to respond to the above Development Application as follows:

- 1) The site is not suitable for the development:
 - a) Low Density Residential Character
Despite the fact that Seniors Housing is permissible pursuant to the SEPP 2004, the site is within an established low density residential zone where the character of the area is predominantly detached dwellings. The specific objectives of the R2 Low Density Zone are to provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.
 - b) Height of Building
Section 40 of the SEPP applies to DA2021/1841 . The proposed development involves a significant departure to this requirement and therefore is not permitted. The proposal involves a 4 storey building within the LEP definition of a storey.

2) Impact of the development

The building relies on deep 6.7 m excavations to accommodate basement levels 1 and 2. There are existing dwellings either side of the subject land and a building at 28 Cook Terrace approximately 1.5 m from the rear boundary. Clause 7.2 of the LEP requires, among other things, an assessment of the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development, the effect of the development on the existing

and likely amenity of adjoining properties, and appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. These matters have not been addressed in the SoEE.

The development is not suitable for the proposed site for the following reasons.

- 1) The bulk, form and density of the development is inconsistent with the low density character of the neighbourhood.
- 2) To maintain a compliant building height, the proposed building relies on deep excavations to accommodate two storeys of basement and apartments.
- 3) The development is not permitted under the Pittwater LEP and therefore relies on the provisions of the State Environmental Planning Policy 2004 (SEPP). The development does not comply with Section 40 of the SEPP and is therefore not a permissible development.
- 4) Clause 7.2 Earthworks has not been addressed in the Statement of Environmental Effects.

The site is not suitable for a four storey development due to incompatibility with the low density character of the neighbourhood and the impact arising from deep excavations to accommodate 2 basement levels.

Respectfully, we ask that the Council refuse DA2021/1841 as the site is not suitable for the proposed development.

Yours sincerely

Dimity Sawyer