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Subject: Online Submission

08/06/2019

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RE: DA2019/0409 - 1113 / 752038 Oxford Falls Road FRENCHS FOREST NSW 2086

Kathryn & Phillip Condon
29 Myra Street
FRENCHS FOREST NSW 2086

The General Manager
Northern Beaches Council
Civic Centre
725 Pittwater Road
DEE WHY
NSW 2099

6/6/19

Proposed development no. DA2019/0409 Proposed Seniors Housing Development.
Subject Property: Lot 113 DP 75208, Oxford Falls Rd, FRENCHS FOREST

We firmly object to all the proposed and the current development application.
Proposed Development No. DA2019/0409 Proposed Senior x 41 independent living units.
1. The size and type of the development is unsuitable to the locality.
The first DA was for a 10 bed facility in the existing house.
The second DA is for a 45 bed facility with an extra 5 buildings.
Then application expanded to 72 bed facility with multi -storey buildings.
This further application is for 41 independent living units.
Increase in car spaces from 36 to 95- resulting in further traffic increase
It is bulky, out of scale and the density of development is far too high for the semi rural character of the Oxford Falls Valley.

The size of the development is out of place and undesirable. If this proposal was approved, what would stop these developers from expanding the development on this site further and what would stop other properties from developing their land in this way.

We do NOT want this development to become a PRECEDENT for the whole of the Oxford Falls Valley.

2. The proposal is unsuitable to the desired future character of the Oxford Falls and Frenchs Forest locality and is unsuitable to the Myra Street and Barnes Road neighbourhood.

Oxford Falls
The site is located within the Warringah Council's "B2 Locality - Oxford Falls Valley".

Surprisingly this area along with C8- Belrose North Localities does not have a formal zoning, but is referred to as "deferred land". All other land in the Warringah Shire is now under WLEP2011. However this land is in limbo and is still under WLEP2000.

Warringah Council back in 2011 resolved to zone the entire Oxford Falls Valley locality within zone E3 Environmental Protection. Under that draft plan the current aged facility proposal would be prohibited. However, in approving the new WLEP2011, the then Minister for Planning and Infrastructure, Brad Hazzard, deferred land in the proposed E3 Environmental Management zone that is currently within the B2 Oxford Falls Valley and C8 Belrose North localities, under WLEP 2000.

The outdated WLEP2000 does allow "housing for older people with disabilities". It stipulates the housing density as "1 dwelling per 20ha" but although not for "housing for older people with disabilities". "Future development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses." The Statement of Environmental Effects defines "Intensity - is commonly used to identify the nature of the proposal in terms of its size and scale and the extent of the activities associated with the proposal. Therefore "low intensity" would constitute a development which has a low level of activities associated with it".

It is definitely not low intensity. It is currently semi rural land with one dwelling. This proposal is for 41 dwellings, pool, gym etc. that is not low intensity.

It is not detached style housing. How can it be when it is all attached.

The proposal is for a 24 hour operation with staff movements 24 hours, food, medical, linen, and other deliveries, maintenance staff ,visitors and of course the occupants, not to mention ambulances. A development consisting of 6 buildings and associated roads, car parking, landscaping and other works.

The proposal therefore could not be considered low intensity or low impact.

3. Negative Impact on the Character of the Locality has been overlooked

The neighbourhood of Barnes Rd and Myra St are zoned R2 Residential.

It is a low density housing area. Seniors housing is not permitted.

So it is totally inappropriate that traffic from this business should come through these streets.

What has definitely been overlooked in this proposal submission is the impact on the local neighbourhood, particularly the residents in Myra Street and Barnes Road.

This neighbourhood is a low density, family friendly locality.

Myra Street runs off Iris Street, Barnes Rd crosses at the end T-intersection and Leagay Crescent comes off Barnes Rd. There is no through traffic access. The area is inhabited by residents who live in this neighbourhood. There are no traffic generating businesses. The residents consist of many families often with young children. Many children play in their front gardens and ride bikes, scooters, skateboards and ball games on the road, as do my three children. The local residents are aware of the children and take care whilst driving. There are also no footpaths and people often have to walk on the roads going to school, the park, shops etc. The proposed DA will diminish the lifestyle, safety and security of this neighbourhood. This is not in keeping with the future desired low density character of the Frenchs Forest locality.

4. VEHICULAR ACCESS TO THIS PROPOSED TRAFFIC GENERATING BUSINESS SHOULD GO VIA OXFORD FALLS ROAD.

The address of the property is Oxford Falls Rd and the facility should be accesses via this

road. The required upgrade to the road is a condition of the RFS, so this should be the entry/exit point to the development.

Surprisingly, the DA proposes to access the development via Myra Street and Barnes Road rather than Oxford Falls Road. Every DA submission, the residents have objected to the traffic that would be generated by this business. Now it is even larger.

It makes sense that OXFORD FALLS RD BE THE ENTRY to this traffic generating development and that Barnes Rd be the emergency access with an RFS locked gate. That the main access NOT be via our quiet residential streets, if this out of character development goes ahead at all.

It is not safe or appropriate for traffic to go through our quiet neighbourhood. It should go via a major road. There would be issues of safety of pedestrians and children and other car drivers from non-residential vehicles. There would be markedly increased traffic compared to what we are used to which the current road infrastructure is not capable of. It is proposed to be a 24 hour operation with staff coming and going all hours, food, medical, linen, and other deliveries, maintenance staff, visitors not to mention ambulances. If there is not enough car parking spaces, where will they park? Overflow parking can not be sustained in the surrounding streets.

There is a noise issue with all this additional traffic and potentially 24 hours a day. It is not appropriate for traffic from this business to come through the narrow streets of Barnes Road and Myra Street. This is a quiet, family friendly neighbourhood.

There is also lack of consideration of the standard of the existing road infrastructure. Barnes road is the proposed access road to the development and is completely unsuitable. The roads are not wide enough. Barnes Road is narrow, in fact if cars are parked along either side of it, it is only possible for one vehicle to pass at a time. This has many implications for delay times, traffic blocks and safety issues.

As mentioned previously, every DA submission, the residents have objected to the traffic that would be generated by this business. Our concerns seemed to be ignored. The developer's traffic report talks about the noticeable effects on the surrounding road network. They are only concerned with cars & roads, we are concerned with people, children, safety and noise. We are rate payers and want to preserve the character of our neighbourhood. This cannot be overlooked. The character of the neighbourhood would be grossly degraded by such a development.

5. Access does not comply with SEPP Seniors Housing.

The grades of the roads are steep, so it is difficult to see how this access can comply with SEPP Seniors Housing. The site is very steep with multiple buildings that is unsuitable for elderly access. Clearly walking on a road would not be deemed a suitable access pathway for the elderly or disabled, especially with such steep grades. The bus stop is also more than 400m (Transport NSW website) and shops even further- over 800m, which is another non-compliance.

The last DA the Northern Beaches Council conditioned the development for a footpath from the development to Iris Street.

6. Flora & Fauna protection will be compromised.

As previously mentioned, the Oxford Falls area including the subject site is being considered by the Council for an Environmental Protection Zone level 3. This is the highest environmental protection zone. A development of this type that covers so much of the site is unsuitable for this delicate environment. The ecology and native fauna & flora could be adversely affected. This development will further endanger the Eastern Pygmy Possum & the Powerful Owl.

Conclusion

So to sum up the proposed Senior Independent Living Units is incompatible with the future desired character of the Oxford Falls and Frenchs Forest Localities. There would be an increase in traffic of not only the residents of the 41 x 1 L Us but also staff, deliveries and maintenance vehicles. It would have an adverse impact on the Myra St, Barnes Rd and

surrounding neighbourhoods and should be again rejected on these valid grounds.
VEHICULAR ACCESS TO THIS PROPOSED TRAFFIC GENERATING BUSINESS SHOULD
GO VIA OXFORD FALLS ROAD.

Yours Faithfully,

Kathryn Condon