
Sent: 11/03/2021 11:37:02 AM
Subject: Online Submission

11/03/2021

MR Phillip Condon
29 Myra ST
FRENCHS FOREST NSW 2086
pkbs@bigpond.com

RE: Mod2021/0016 - 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

08/03/21

Proposed development no. Mod2021/0016 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.
As we have for all the development applications over the many years, increasing in size each time.

Proposed Development No. Mod2021/0016 Proposed Senior x 41 independent living units.
1. The size and type of the development is unsuitable to the locality.

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.

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.

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 accessed via this road. The required upgrade to the road is a condition of the RFS, so use this as the entry/exit point.

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. Flora & Fauna protection will be compromised.

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 & Phillip Condon