
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 24/01/2023 11:58:21 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

24/01/2023

MRS Ann Sharp
- 77 Brighton ST
Curl Curl NSW 2096
[REDACTED]

RE: DA2022/1530 - 171 Forest Way BELROSE NSW 2085

I wish to object to the development proposal, as a member of Friends of Narrabeen Lagoon Catchment.

Objections include:

The proposal is not consistent with the DFC for the B2 Oxford Falls Valley Locality and General Principles in the WLEP2000.

The proposal is not compliant with development standards: include building height, wall height, side setback and front setback.

The proposal will result in a substantial increase in impervious surfaces within the site and Snake Creek sub-catchment.

Stormwater runoff from the development will impact on a tributary of Snake Creek, which is identified as a high quality waterway.

The development would disrupt and significantly alter the natural hydrology (surface and groundwater) of the site, which is within the Snake Creek catchment.

The development will have a significant visual impact from vantage points to the east.

The extent of development will change the character of the site within the context of the B2 Locality.

The proposal will have direct and indirect impacts on the surrounding land in the B2 Locality.

The proposal will remove trees and vegetation within the site for the development and APZ.

The proposed seniors housing is not a low intensity, low impact development.

The development will have a substantial impact on the natural landform and distinctive features of the site.

The extent of development is not what is envisaged for the B2 Locality and DFC in particular.

An attempt to replicate a major development, similar to that on the adjoining lot to the south, will have a combined adverse and cumulative impact on the catchment.

Bushfire Issues: The proposal does not satisfy the APZ requirements in PBP2019, for SFPP development, which includes seniors housing.

All the on-site vegetation would be within the Inner Protection Area. This includes the vegetation corridor along the eastern boundary of the subject site.

The APZ would overlap vegetation in the riparian buffer (within 40m of the tributary of Snake Creek). This is contrary to Waterway and Riparian Land Policy objectives that seek to avoid APZ in riparian land.

The APZ should be contained wholly within the site boundary and not overlap adjoining private or public land.