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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 23/05/2023 11:48:45 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

23/05/2023

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

**RE: Mod2023/0206 - 8 Lady Penrhyn Drive BEACON HILL NSW 2100**

Objections to the proposed Modifications:

1. Proposed Changes to Building 8 include:

The modification to building 8 will enlarge the floor space at the north western corner of the building to provide an additional bedroom for units 1 and 4. For each unit this will increase the number of bedrooms to '3 plus study', which is relatively large for seniors living. Each unit has a single parking space.

Excavation of the hillside would be required to extend the building. This proposed modification is not compatible with protecting or enhancing the natural landform, as required in the Desired Future Character of B2 Locality in WLEP2000. The modification will also increase the site coverage and intensity of use within the site.

2 Changes to Landscape Design

The application seeks to retain the existing landscape features and planting. However, a significant amount of vegetation is non-compliant with the approved landscaping plan. The proposed new Landscape Plan includes hard surface areas and exotic vegetation and does not protect or enhance the native vegetation on the site, as required in the WLEP2000. The paved areas, introduced plant species and potential increase in nutrients are likely to affect adjoining bushland areas.

3 Changes to Other Site Features

The new location of the vehicular crossing off Willandra Road will result in the additional clearing of a wide swathe of bushland on public land. Threatened species have previously been identified in this bushland, which provides a corridor link. The further clearing of bushland to relocate and duplicate a wide road access appears to be unnecessary. No reason is provided to justify the change.

The new internal road, turning area and additional caravan parking areas will increase the hard surface areas within the site and also the runoff regime.

Further information is required re the proposed changes to the pedestrian footbridge connecting the site to Willandra Road. The changes are not clearly shown; the impact on vegetation is not stated; and the reason for the changes is not provided.

Note: The Cost of Work is estimated to be \$16,000,000, which appears to be excessive for an application for a Section 455 Modification. Is this figure a mistake or is the work more extensive than a minor modification?