
Sent: 1/12/2023 4:43:46 PM
Subject: DA2023/1504 - Lot 8 Lady Penrhyn Dr - submission
Attachments: DA2023-1504 8 Lady Penrhyn FoNLC 20231201.doc;

Dear Sir/Madam

Please find attached a submission re DA2023/1504 at Lot 8 Lady Penrhyn Drive, Beacon Hill.

We would appreciate an acknowledgement of this submission.

Thank you.

Ann Sharp, on behalf of Friends of Narrabeen Lagoon Catchment

Friends of Narrabeen Lagoon Catchment



P.O. Box 845, Narrabeen NSW 2101

1 December 2023

To: Northern Beaches Council

Email: council@northernbeaches.nsw.gov.au

DA2023/1504

8 Lady Penrhyn Drive BEACON HILL

Re the proposed construction of an additional building accommodating six (6) independent living units with associated basement car park.

Dear Sir / Madam

We object to the above application DA2023/1504 for the following reasons:

The additional building block and increase in 6 units on the site is not consistent with the the WLEP2000, the master plan or the constraints of the site.

The approval for the construction of 32 independent living units for aged / disabled persons was based on a master plan for the site. Subsequently an application was approved for an additional two units, so the approved number is now 34 units.

The current proposal for an additional 6 units would result in a total of 40 units on site, which is a significant increase. The 6 units would be housed in an additional building block consisting of basement parking and two levels of residential accommodation. The proposal would alter the master plan for the overall site, and result in a greater intensity of use.

The proposal is not consistent with the desired future character (DFC) of the Locality B2 – Oxford Falls Valley in Warringah Local Environmental Plan (WLEP) 2000.

“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 natural landscape including landforms and vegetation will be protected and, where possible, enhanced.

Development in the locality will not create siltation or pollution of Narrabeen Lagoon and its catchment and will ensure that ecological values of natural watercourses are maintained."

The proposal would increase the intensity of use and impact on the site.

The development would impact on the natural landscape including landforms and vegetation.

The excavation would intercept groundwater with a relatively high flow rate. The site slopes steeply from west to east and changes to hydrology are likely to impact on vegetation down-slope.

The additional building, including excavation for the basement car park, would reduce the landscape area as well as impact on the natural landform.

The development would risk siltation and pollution in Narrabeen Lagoon Catchment. The development is located on a sloping site with a steep driveway. Increased hard surfaces and urban development will impact on waterways downstream in the Catchment.

"Bushfire can potentially affect the proposed new building from the tall heath vegetation located beyond Lady Penrhyn Drive to the west, the forest vegetation located to the north and the remnant vegetation to the south resulting in possible ember and radiant heat attack."

The additional units would increase the concentration of residents in the existing special fire protection purpose development that are potentially exposed to bush fire hazard. This is not conducive to safety.

In conclusion, we consider that this proposal for increased development does not satisfy relevant planning controls and should be refused.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Patton', with a horizontal line extending from the end of the signature.

Ron Patton, President