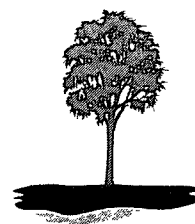


# Friends of Narrabeen Lagoon Catchment

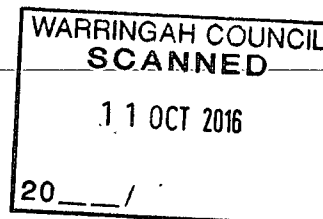
Copy of submission  
lodged via general  
enquiry form on  
Council website  
on Oct 10, 2016



P.O. Box 845, Narrabeen NSW 2101

[www.narrabeenlagoon.org.au](http://www.narrabeenlagoon.org.au)

The General Manager  
Northern Beaches Council  
Civic Centre  
Dee Why NSW 2099



10<sup>th</sup> October 2016

Re: Mod 2016/0246 concerning Lot 810 Willandra Road DA2013/1203

Dear Sir

We wish to strongly object to the proposed modification for the following reasons:

WLEP2000 still applies to this land and under that WLEP this is non-urban land and therefore only one house (single dwelling) per 20ha is permitted.

The lot size of 2.92ha for Lot 810 (or 5.34ha if combined with Lot 807) is significantly less than the required minimum of 20ha for a single dwelling in the non-urban Locality in which the site is situated. The density control in the B2 Locality is intended to protect Narrabeen Lagoon Catchment.

The Site Consolidation condition 1 was intended to achieve compliance with the housing density requirements of the WLEP2000 but, in fact, fell far short of those requirements and now the proposal is to remove even that compromise.

The modification is not a minor amendment.

The modification is likely to have a significant impact on the environment.

Condition 1 outlines a compromise in which Lot 810 could be built i.e. by combining the areas of Lots 810 and 807. The approval of the development on Lot 810 is subject to the pre-requisite condition that no dwelling should be permitted on Lot 807.

The proposed modification to amend or remove this condition must render the development approval invalid.

Yours sincerely,

Judith Bennett, President

