
Sent: 29/07/2021 12:25:03 AM
Subject: Online Submission

28/07/2021

MRS Ann Sharp
ST
NSW
aesharp@bigpond.net.au

RE: DA2021/0545 - 8 Lady Penrhyn Drive BEACON HILL NSW 2100

I object to the proposal DA2021/0545 for the following reasons:

The increase in 10 units within 2 new building blocks is not consistent with WLEP2000 and 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 overall site. Recently an application was approved for an additional two units, so the approved number is now 34 units.

The current proposal for an additional 10 units would result in a total of 44 units on site, which is a significant increase. The 10 units would be housed in two additional building blocks consisting of three storeys, including basement. The proposal would alter the master plan and result in a greater intensity of use and impact on the site.

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

- The proposal would result in a greater intensity of use and impact on the site and surrounds.
- The buildings, including excavation for the basement car park, would reduce the landscape area and impact on natural landform.
- The development has the potential to create siltation and pollution of Narrabeen Lagoon. Increased urban development will impact on the waterway downstream in Narrabeen Lagoon Catchment.

Bushfire is a potential threat to the proposed new buildings, 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 the event of evacuation.