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**Sent:** 28/07/2021 11:22:52 PM  
**Subject:** DA2021/0545 8 Lady Penrhyn Drive  
**Attachments:** DA2021-0545 8 Lady Penrhyn FoNLC 20210728.doc;

Please see attached SUBMISSION.

# Friends of Narrabeen Lagoon Catchment



P.O. Box 845, Narrabeen NSW 2101

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28 July 2021

To: Northern Beaches Council

Email: [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

DA2021/0545

8 Lady Penrhyn Drive BEACON HILL

Re the proposed construction of additional buildings accommodating ten (10) independent living units with associated basement car park.

Dear Sir / Madam

We object to the above application DA2021/0545 for the following reasons:

The increase in 10 units and 2 building blocks 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. 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 for the overall site, and result in a greater intensity of use.

The proposal is not consistent with the desired future character 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.*

*Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services.*

*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 buildings, including excavation for the basement car park, would reduce the landscape area and impact on the natural landform.

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

Please note that we received notification of Mod2021/0451, but did not receive notification of this development application, which also relates to DA2009/0800.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Patton', with a horizontal line drawn underneath it.

Ron Patton, President