
Sent: 23/11/2018 3:49:06 PM
Subject: Online Submission

23/11/2018

MRS Jennifer Harris
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RE: DA2018/1692 - 810 / Willandra Road NARRAWEENA NSW 2099

Dear Mr Keller,

Re DA2018/1692.- Construction of a boarding house at Lot 810 Willandra Road

Thank you for the opportunity to comment on this modification application.

I strongly object to the proposed modification to the current consent.
The proposal seeks to increase residential density on non urban land from 1 dwelling per 200,000 sq metres to one dwelling per 1037 sq metres.

Such a significant increase in housing density cannot possibly satisfy Council or the L&E Court that the development is consistent with the Desired Future Character of the B2 Locality.

The proposed development is not a traditional dwelling, is inconsistent with density control and must be considered a high intensity use of non urban land. There is no landscape plan or architectural plans available, to support the application on Councils website, however the visual bulk and scale of the boarding house shown on "section J" report is not consistent with surrounding residential dwellings and streetscapes. The proposed building does nothing to blend in with the natural landscape.

The B2 Locality says, "The natural landscape including landforms and vegetation will be protected and where possible enhanced. The site is located in bushfire prone land and any approval, which allows an increase to the currently approved footprint, will result in significant loss of vegetation and destruction of trees shown on the north and southwest corners of the dwelling. The owner would be required to create and manage extensive asset protection zones in accordance with RFS guidelines in PBP 2006. The findings that the dwelling would have a BAL rating of 29 or below, is quite frankly questionable and I would urge council to obtain an independent assessment of the real bushfire rating and risk to future occupants.

Lot 810 was approved for a dwelling house in 2013 and shortly thereafter on June 11, 2014 for construction of a 17 room boarding house within essentially the same footprint. With no work except unauthorised clearing, the current application now seeks to expand the footprint and approved room numbers to 28.

The current modification to increase room numbers from 17 to 28 is the same modus operandi used exhaustively by office holders & or shareholders of Vigor Masters in their unrelenting attempts to circumvent planning rules by stealth. This application is like déjà Vu of other seemingly innocuous applications which start as residential dwellings however are inevitably followed by successive modifications with few remaining as residential dwellings or similar to

initial applications. The successive modifications usually follow without a single brick being laid. Vigor Masters application for a dwelling house at Linden Avenue which then grew into a boarding house and remains the subject to further applications to increase its size is an example of such stealth.

As a long-standing resident living on non-urban land in Duffys Forest I am all too aware of development pressures affecting non-urban lands and some of the clever ways being used by developers to circumvent planning rules to achieve their objective.

The current application and the development at Linden Avenue highlight the many weaknesses in the planning system, which support the under handed tactics and never-ending erosion of non-urban lands by developers, and the failure by Council to put a halt to these loopholes.

I urge Council and the L & E Court Court to uphold the WLEP 2000 and refuse this application because if Council sees fit to facilitate this company to circumvent the planning rules yet again, then there is little hope for the future character of this non-urban land, the B2 Locality or for Northern Beaches Council as the consent authority.

Yours sincerely,

Jennifer Harris