
Sent: 24/11/2018 11:13:39 PM
Subject: Online Submission

24/11/2018

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

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

I wish to object to the construction of a 28 room boarding house and basement car park.
Reasons include:

- The proposed development is not suitable for the subject site in Narrabeen Lagoon Catchment.
- The proposal is not consistent with the desired future character envisaged in WLEP2000.
- The proposal is out of character with the surrounding non-urban land.
- The proposal is incompatible with the high conservation values of Wheeler Creek catchment.
- The subject site is in a bushfire prone location unsuited to a large boarding house.
- The APZ would require extensive removal of native vegetation.
- The proposed excavation will change the natural landscape and landform.
- The erosive soils will increase the risk of sedimentation and weed growth.
- The site disturbance will affect the on-site and downstream waterway.
- The development will reduce biodiversity and habitat values of the bushland area.

Additional points:

The proposal to collect roof runoff in a 24400 rainwater tank and redirect stormwater to the street drainage system will divert runoff from the natural catchment, change the hydrology and impact on the stream flow.

A sewer main extension has been approved by Sydney Water and will be constructed to connect the site to Sydney water sewerage system. The extension of the sewer line to the subject site is inappropriate in this location. The works would require excavation, result in site disturbance and affect sub-surface hydrology.

Connection to the sewer main would also facilitate urban development and has the potential to change the character of non-urban land in this location. This outcome is not consistent with the desired future character envisaged in WLEP2000.

The proposal is not a 'low intensity' or 'low impact' development due to the immediate and ongoing impacts associated with the development and associated uses. The application does not consider the extent of these impacts.

A boarding house is a form of urban development, as the definition refers to 'at least 4 rooms for unrelated residents'. By implication, a dwelling is defined as 'a separate domicile' with no more than 3 bedrooms for unrelated residents.

The proposal for 28 boarding room is similar in size, impact and intensity to a hotel, which is a Category 3 use in this non-urban locality.