

Friends of Narrabeen Lagoon Catchment



P.O. Box 845, Narrabeen NSW 2101

www.narrabeenlagoon.au

29 February 2024

Northern Beaches Council
Attention: Gareth David
Planning Officer

DA 2023/1932
72-76 Willandra Rd Narraweena NSW 2099
Construction of Seniors Housing
with associated Community Centre, Landscaping
and Subdivision of 3 lots into 2 lots

Dear Sir,

We submit this objection to this inappropriate development for this site.

Our Community Organisation has 1,500 members and supporters who are extremely concerned about this proposed development that will reduce the natural environment and produce a high intensity and high impact development which is inappropriate for this site.

This property is located within the Catchment of Narrabeen Lagoon so it is very relevant to our community organisation where our mission is to preserve the remaining bushland in the catchment.

This proposal for a large Seniors Living Development is an overdevelopment of the site.

There are many concerns that have previously been detailed in submissions for the previous application for this site.

This submission will concentrate on the intensity and impact of the proposal together with the Council's current preparation of a new LEP for the Northern Beaches LGA.

Intensity and Impact of the Proposed Development

The Planning controls for this proposal includes a Desired Future Character Statement.

Part of this Statement includes;

..."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."

This proposal is certainly not low impact and low intensity.

In a case before the Land and Environment Court
Vigor Master Pty Ltd v Warringah Shire Council (which is now incorporated into Northern Beaches Council), case (2008) NSW 1128,
Commissioner Hussey provided definitions for Intensity and Impact as there are no definitions in the WLEP2000.

With regard to the definition for Impact Commissioner Hussey stated in part ... "Therefore, low impact would constitute a magnitude on impacts such that was minimal, minor or negligible level and unlikely to significantly change the amenity of the locality."

The proposal is certainly not a negligible level of impact on the site or the locality.

The definition for Intensity by Commissioner Hussey includes, "Low intensity would constitute a development which has a low level of activities associated with it."

With the high number of dwelling units proposed there will be a high level of activities which is contrary to the definition.

This shows that the proposal is not consistent with the Desired Future Character Statement in the LEP2000 for this Locality B2. Therefore this Development application should be refused

Further, it is essential to compare this proposal with the previous single dwelling approved on this site.

The many dwelling units in the proposal will have intensity and impact significantly more than any low density developments that would be permitted in this locality and the adjoining area.

Although there are other Seniors Living developments in this Locality – this should not result in further intense urban developments in this non urban area.

The Desired Future Character Statement for this Locality was established with the implementation of WLEP2000. The Desired Future character Statement states in part that - the present character should remain unchanged - Therefore any character of further developments in this Locality after 2000 should relate to the character existing in the year 2000 – not to any developments constructed after 2000.

At that time this Locality was mainly bushland with a few single dwellings on large lots and the planning controls in LEP2000 only provide for very low density residential developments.

The proposal is certainly not consistent with the Desired Future Character for this Locality.

Deferred Areas

This site is part of the 'Deferred Areas' in WLEP2011

These areas were deferred to allow time for further studies to determine appropriate zonings for these areas.

Since 2011 there have been many studies undertaken by the Council and the State Government's Department of Planning.

A zoning of E3 was recommended, which was recently changed to C3 with the same planning controls. This zoning does not include Seniors Living.

Preparation of a new LEP for Northern Beaches Council LGA

During the last 4 years the Council and the State Government's Department have been involved in preparing a new LEP for the Northern Beaches LGA to replace the existing 4 LEPs for the 3 previous Council areas.

This process included many studies, including studies for the deferred areas, which were placed on exhibition.

Our organisation was involved and we make many submissions.

One of the studies was the Housing Strategy which concluded that the deferred areas were not suitable for intense urban development and are not required to provide the number of extra dwellings required by the State Government. These intense urban developments e.g. Seniors Living – are planned to be located in other areas closer to services and retail centres.

These studies have been accepted by the State Government's Department of Planning

The new LEP will be proposing increased density in the existing urban areas. Therefore it is essential to preserve the adjoining bushland for our mental and physical health together with the preservation of threatened and endangered species.

The Council advises that the new draft LEP will be placed on exhibition on 2024, Therefore it is inappropriate to approve intense urban development on this site at this time prior to the exhibition of the new LEP.

Positive Covenant to protect the natural environment

If the development application is approved we consider that it is extremely essential that the undeveloped areas of this site be subject to a positive covenant to preserve and maintain the natural environment on this site and to rehabilitate any areas not approved for development.

Conclusion

It is time to draw a line in the sand to stop the spread of intense urban developments into our valuable bushland areas.

The impact and intensity of the proposal is unacceptable and not consistent with the Desired Future Character Statement in WLEP2000, for this site

The proposal is not consistent with the current Strategic Planning undertaken by the Council and the Government's Department of Planning

We request the Council and the Planning Panel assessing this application to seriously consider the details of this submission.

Yours Sincerely

Ron Patton
President, friends of Narrabeen Lagoon Catchment