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**From:** Ron Patton  
**Sent:** 11/02/2022 3:38:16 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA 2021/2039  
**Attachments:** DA 2021 2039.docx;

Northern Beaches Council  
Attention Adam Mitchell

Attached is a submission on DA2021/2039 70A Willandra Road with a frontage to Lady Penrhyn Drive Beacon Hill  
Regards Ron and Cynthia Patton

Ron and Cynthia Patton

8 February 2022

Northern Beaches Council  
Attention Adam Mitchell  
Assessment Planner

**DA2021/2039**  
**Construction of a Dwelling House**

Dear Sir,

We submit our objections to this inappropriate proposal.

This development proposal includes a very large house, a swimming pool and extensive landscaping.

This proposal is well in excess of an average dwelling and will destroy large areas of the natural environment on this property.

This proposal is not consistent with the planning controls in Locality B2 WLEP2000.

The Desired Future Character states in part:

‘There will be no new development on ridge tops...’

This whole proposal is located on a ridge top and will destroy the sensitive native environment and cause visual pollution, contrary to the above statement in the DFC.

Further the DFC Statement states in part:

‘The natural landscape including landforms and vegetation will be protected....’

This whole proposal will destroy the existing landforms.

The size and scale of this proposal is incompatible with the area. The large building has three large buildings with links. This would appear to be more than one development.

This proposal does not conform to the housing density controls in Locality B2 WLEP2000.

The bushfire risk has not been satisfactorily addressed.

We consider that this proposal is an extremely large development on this environmentally sensitive site and should be refused.

Yours Sincerely

Ron and Cynthia Patton