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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 1/12/2023 11:42:10 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

01/12/2023

MRS Jennifer Harris  
313 / 313 - 311 Weemala RD  
TERREY HILLS NSW 2084  
[REDACTED]

**RE: DA2023/1504 - 8 Lady Penrhyn Drive BEACON HILL NSW 2100**

Dear Mr Keller,

I strongly oppose the development application before Council which seeks to increase housing development by stealth.

Increasing housing density to 40 units from the original 32 approved on what was once a beautiful bushland block is the thin edge of the wedge .

The proposal is at odds with the Desired future Character for the locality and could not be considered low intensity, low impact proposal.

Where is the protection of the landform and natural bushland?

The bulk and scale will have a detrimental visual impact.

The proposal impacts the privacy of existing residents.

The existing development has never made any attempt to blend in with the bushland surrounds and features plantings which are completely inappropriate for its bushland location.

These plantings include palm trees, calla lilies, pencil pines and murraya hedging. How was this allowed to happen given the previous development applications were so closely scrutinised.

The proposal impacts existing open space.

The proposal fails to consider bushfire evacuation and ability of NSW RFS appliances to ingress and egress the site safely.

This sadly is just another cynical exercise by Vigor Masters to persistently increase housing density by stealth.

I am cognisant that this applicant has deep pockets and will progress this proposal to the Land and Environment Court, however, I urge Council to reject the application.

