
From: Margaret Woods
Sent: 1/12/2023 10:42:27 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection to DA2023/1504 at 8 Lady Penrhyn Drive.
Attachments: Objection to proposed dev of 8 Lady Penrhyn Drive Beacon Hill.docx;

Dear Madam/ Sir

Attached is my objection to the proposed development.

Yours Sincerely

Margaret Woods

1 December 2023

To: Northern Beaches Council

By Email: council@northernbeaches.nsw.gov.au

DA2023/1504

8 Lady Penrhyn Drive BEACON HILL

Re the proposed construction of an additional building accommodating six (6) independent living units with associated basement car park.

Dear Sir / Madam

I object to the above application DA2023/1504 for the following reasons:

The development would increase the risk of siltation and pollution in Narrabeen Lagoon Catchment. The Narrabeen Lagoon is a treasure and is a public Asset that many people enjoy and expect will be protected. The catchment and lagoon provide a home for many species of native wildlife. A clean lagoon is expected. The development is located on a steep sloping site with a very steep driveway. The Increased hard surfaces and urban development will impact on waterways a short distance away downstream in the Catchment. This development should be refused for its impact on the catchment.

In their own words – “Part of the access road is compliant whilst another portion provides a tunnel. This section will not be large enough to allow fire vehicles passage and has been included to help meet councils planting regime requirements refer Figure 1-4 “

The design of the tunnel is not suitable for firefighting equipment, the height is nowhere near the required height of safe passage. The only way out for residents is the tunnel. Having a turning circle also means fire trucks in smoky conditions would not have safe means of escape. The comment in the report explains the vegetated tunnel design is there primarily as it allows extra planting regime as required by the Council.

However, if the tunnel doesn't go ahead then the planting regime will not happen so the proposal also fails the vegetation aspect. The tunnel is dangerous and is not in the existing resident's interest and puts at risk our many volunteers that are tasked with firefighting.

The development should be refused on fire safety ground and being deficient in relation to vegetation.

I understand that the new development exceeds what is stated in the masterplan. Therefore, it should be refused.

I can see that in the conclusion of their report they state” There is 1 aboriginal site recorded within 50m buffer of the site and no further development should take place until proper heritage assessments have taken place. “ the development documentation is deficient. The development should be refused.

I can see the Water NSW had requested information it requires to allow them to do Hydrogeological modelling and review, the documents on this don't seem to be

available- so the development should be refused as the community have had no time to consider the implications of the water aspects not yet documented or available for comment.

On these points and I am sure there are other aspects. The Development proposal should be refused.

Yours Sincerely,
Margaret Woods