
Sent: 26/09/2021 5:39:25 PM
Subject: DA 2021/0545 8 Lady Penrhyn Drive, Beacon Hill
Attachments: DA response 26 Sept 2021.pdf;

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Re; **DA 2021/0545 8 lady Penrhyn Drive, Beacon Hill**

We strongly oppose the current DA seeking to increase the development from 34 units (32 originally) to 44 units by the proposed addition of 2 new buildings.

Notice of Development.

No development application notices have been seen on either site entrances in Lady Penrhyn Drive or Willandra Rd. this year to date. No indication of this proposal has been provided to residents by the site owners, developer, management or the Council. Information has only been available from the Northern Beaches Council newsletter.

Approved Plans

As residents, we entered the Village on the understanding that there would only be the Council approved 8 buildings, which were also shown on our unit plans and the on-site model. Building 8 has not yet been built, although a recent variation has been approved for an increase of 2 units basically within the original building envelope, to achieve 34 units within the 8 buildings.

Current LEP

Conditions of the original approval of 32 units of Housing for Older People comprised 32 units in 8 buildings. Consent was granted for the Desired Future Character as per the LEP to be one of "low impact and low intensity uses with natural landform and vegetation to be protected and enhanced".

Existing Site Analysis

The existing very steep site is punctuated by a series of four flat combined horizontal walkway/driveway terraces between the existing buildings, predominately in a northerly direction, from the steeply inclined internal access roadway.

The landscape planting is dominated by palms, pencil pines, magnolias, buxus hedging and borders, undocumented and at complete variance from the original approved documentation and character intent.

Site Coverage

The proposal seeks to completely infill the allowable existing open space in the south-west corner of the site. Due to the steeply inclined terrain, considerable excavation for the buildings and within the 20m set-back zone will also be necessary. The loss and modification of this open space is to be deplored.

Proposed Building D.

The proposed 3 storey building, (actually 2 blocks , each with basement , ground and first floor levels, joined with a corridor, lift and stairwell) is adjacent to and overlooks existing buildings 4 and 5 (shown on plans as C1 and C2). The central pedestrian access area between the two blocks is unsuitable for older people with

limited mobility due to the large flight of steps between the access driveway and the ground floor level.

Cross sections and elevations do not show the important existing or the proposed site ground levels. The necessary excavation and final earthwork adjacent to the western edge of the building will make for a very unstable and unattractive set-back area adjacent to Lady Penrhyn Drive. The western building wall has no external access and no cross ventilation.

Privacy and Character

Building D (two blocks, each with 3m projecting verandahs) will completely overlook buildings C1 and C2, providing dense afternoon shadowing and a lack of privacy. The height, material finishes and proximity to the existing buildings (C1,C2, B1 and A2), essentially only separated by a shared pedestrian walkway/ driveway, creates an “urban, residential apartment character” completely out of line with the DFC and LEP.

Emergency Access

The road/walkway and access to this proposal, as well as buildings C1, C2, A2, B1 and the yet to be built A1, is minimal with no turning possibilities for emergency, visitors or delivery vehicles. Personal emergency access and egress to and from the two proposed blocks (Building D) is only possible to the eastern access roadway, which is also the only access way from building A2 and pedestrian access from building B1,C1 and C2. In the event of a village emergency this could cause a disastrous situation for us and any other residents or visitors ,with or without a mobility issue.

As we are adjacent to a large bushland area, this access is totally inadequate in a fire or bushfire emergency situation.

Landscaping

The proposed landscape plans do not reveal the steep and modified landform within the set-back area or the overhanging verandahs above tree planting adjacent to the access driveway. The design intent and illustrated character, although in agreement with the approved original design, bears no relationship to the current site landscape. Ground surface modification and surface drainage are unresolved, which may lead to extensive flooding and erosion.

We oppose this application and trust that the Council stands firm on its original 2011 approved plans and recently modified building A1 approval.

Finn and Di Thorvaldson.
U 17, 8 Lady Penrhyn Drive
Beacon Hill.