

From: "Rod Hooper" [REDACTED]
Sent: 28/09/2021 12:21 PM
To: "Council Northernbeaches Mailbox"
<Council.Northernbeaches@northernbeaches.nsw.gov.au>
Subject: Objection DA2021/0545Sir,
Attachments: Objection280921.docx

Sir,
I attach my submission in objection to the proposed development at
8 Lady Penrhyn Drive, Beacon Hill, 2100
I invite you to contact me should you have any questions relevant to
this submission

Regards,

Rod Hooper



Scanned by [McAfee](#) and confirmed virus-free.

OBJECTION**Northern Beaches Council****1 Belgrave Street****Manly NSW 2095****PO Box 82****Manly NSW 1655****Rodney & Pamela Hooper****13/8 Lady Penrhyn Drive****Beacon Hill, NSW, 2100****OBJECTION: Development Application (DA2021/0545)****Northern Beaches Council****made by Marston Living**

Pamela & Rodney Hooper are residents of the Retirement Village operated by Marston Living at Beacon Hill, NSW having taken up residency on 6th February in 2020

I Rodney Hooper studied Civil Engineering at RMIT University and on completion of my studies commenced work in 1961. During the 50 years up until my retirement in 2011 I worked as an Engineer and for the greater part of that time was self-employed in my own building company. During the past 18 months that I have been a resident at Marston Living I have spent an inordinate amount of time pointing out to Management defects and shoddy workmanship throughout the complex in an attempt to get the work brought up to an acceptable standard

Having only recently been made aware of the document from the Northern Beaches Council DSAP Meeting Rep dated 22 July 2021 I read with great interest the critical comments made by the panel to not only the proposed new development but also the critical comments relating to the existing development To read the comments of the DSAP made about the existing development gives me some sense of justification for the time I have spent discussing these issues Although the DSAP have not visited the site I would welcome their inspection as I believe they would be as concerned as I that the same builder would be employed for the construction of the proposed further development

We register herewith, in the strongest possible terms, our objection to the proposed further development by Marston Living, or any other body, of this existing development.

Our initial objection is based on the fact that at time of purchase by us of Apartment 13 Marston completely and utterly misrepresented to us the proposals for future development of this complex

Pamela and I are prepared to sign a Statutory Declaration attesting to the fact that we were told a complete untruth as to what was proposed to be the extent of future development of this site. We asked a straight forward question about future development and were told without any qualifications that what was shown on the drawings available to us and what was depicted on the Model of the Village displayed in the Community Centre was a true representation

We have spoken with 5 current residents of the Village who bought in after us and have had

them also confirm they were given a similar answer to the question they asked about future development

We all were told there would be a total of 8 x 4 apartment Blocks built on the site, 7 of which were already constructed and one further Block, Block 8 yet to be constructed We were dismayed to find earlier in the year Marston made application for, and were granted permission, to increase Block 8 from 4 apartments to 6.. That Marston chose not to advise the residents of this change is an indication of how Marston treat their residents

Pamela and I were given the choice of 3 apartments; we chose Apartment 13 as we were remote from the future construction work that was Block 8 and we also had with Apartment 13 a private garden courtyard which we paid a premium for. This proposed Development will have a greater negative effect on us with the construction work that is to take place and the privacy of the garden courtyard will be non-existent

There are both long term and short term issues that exist with this proposed development; short term issues are issues that are result from the work associated with the construction whilst the long term issues are a result of the proposed development

Suffice to say most of the issues we are concerned with are covered by letters of objection from other residents so I will only list a brief summary of some of the more critical issues

Long Term Issues (after occupation)

Height of proposal relative to existing Block 4 & 5

Proximity of new building to Block 4 & 5

Loss of privacy to Block 4 & 5 bedrooms

Loss of privacy to garden courtyard

Lack of sunlight

Additional traffic noise adjacent to existing apartment bedrooms

Currently 8 cars use the driveway, on completion there will be at least 40 vehicles accessing the underground car parking for residents, all of this adjacent to our bedrooms

Narrow roadway with no parking available adjacent to our front entrance

Disabled residents required to share narrow roadway with traffic

No off street parking for residents visitors

No onsite parking for residents visitors

No turning area for vehicles; delivery & commercial vehicles will have to reverse out

No pedestrian walkways for disabled residents

Adverse effect on flora & fauna currently inhabiting the area; as well as the 2 photos attached which were taken within 24 hours we regularly have snakes and wallabies in the Village

Short Term Issues (during construction)

Noise & dust

Loss of vehicular access to Block 7

Loss of pedestrian access to Block 4, 5, 6, & 7

No entrance to front entry of Block 4 & 5

Parking for contractors during construction

Based on the results of the earlier development and in agreement with the DSAP report we are most concerned that the proposed future development would not be in keeping with the proposal submitted in this DA. From our knowledge of the quality of work already carried out in this Village we would be most concerned that further construction by the same builder would only exacerbate the defects and problems we have here at this moment

We the residents are fearful that Marston who carried out the construction of Stage 1 & 2 'with little resemblance to the original approved DA' (reference DSAP report 22 July 2021) would be given another opportunity to repeat this standard of work

It is our request of Council in their assessment of the application for proposed further development of this site they take into account the damning report by the Design and Sustainability Advisory Panel and the reference they have made to the work carried out in the original construction on this site of Stage 1 & 2

We implore Council in their wisdom and in light of the above to reject this DA

