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**From:** UMBERTO Mugnes  
**Sent:** 11/02/2022 12:02:39 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Submission for DA2021/2039  
**Attachments:** Warr Counc 2022 Del Sal.docx;

Hello,

Please note that I am forwarding this on behalf of Mr Attilio Del Sal whose email is

[REDACTED]

Please see attached submission for DA 2021/2039 Lot 808 752038 70A Willandra Rd  
Narraweena.

Please confirm receipt of this submission to both my email address and the one given above.

Kind regards,

E Mugnes

9 February 2022

The General Manager

Attention: Planning & Development Services  
Northern Beaches Council  
Dee Why Office  
725 Pittwater Rd  
DEE WHY NSW 2099

Dear Sir,

**Re: DA2021/2039 – Lot 808 DP 752038 70A Willandra Rd Narraweena**

We are writing to **object** to the above proposed development for the following reasons:

1. The uniqueness, beauty and diversity of the natural bushland of this area will be destroyed and lost forever if this and/or any adjacent developments are approved. We do not support any proposal to destroy such rare magnificence.
2. The natural systems that have taken millions of years to evolve are priceless and the area in question is infinitely unique with a rich and concentrated diversity of soil and vegetation. Red Hill derives its popular name from the stunning colours of its rock and soil, that support an abundant variety of native flora and fauna. It is incontestable that this development will have a detrimental effect on the threatened species and wildlife of the area.
3. The proposed development is not only a potential eye-sore, it will be highly conspicuous, and will significantly alter the visual quality of the natural site both from Lady Penrhyn Drive, from Willandra Road and the valley below.
4. We are not convinced that the proposed development gives adequate consideration to any potential bush fire threats.
5. The sheer scale, magnitude and design of this 'single' dwelling is somewhat suggestive of a property that in time, could conveniently be divided into multiple smaller 'residences' allowing a large number of occupants to rent different rooms/spaces, this in turn creating further traffic, noise, pollution and potential risk to the area. My understanding is that this is already happening in the area, with a number of very large properties in the Red Hill area being rented out to large numbers of young people, this creating excess noise and a collection of cars parked along the street.
6. We object to the driveway located opposite our property. Aside from not wanting to have headlights shining into our property at night, the entrance to the property is in a dangerous position right next to a roundabout which is narrow, and at times, a busy intersection directing all traffic in and out of the Red Hill area.
7. Increasing the density of the area also raises concern about emergencies, most significantly, the case of a bushfire. This development would not only slow down the evacuation process for all current residents of the area but would undoubtedly also present further and potential life-threatening risks, challenges and complications for Fire and Rescue NSW.

8. The construction of this property is on one of four lots pertaining to DP 752038. Approval of this construction will set a precedent for further development of the adjacent lots and will exacerbate all the above concerns.
9. On a personal and more human level, we truly treasure the beauty and tranquility of the bushland in front of our home. We *chose* to buy, build and live here *because* it is such a quiet, peaceful and natural setting. Please don't destroy the precious uniqueness of this area of the Peninsula.

We thank you for the opportunity to express our concerns and sincerely hope that you will act in the best interests of our community and environment.

Kind regards,

Maureen & Attilio Del Sal

17A Lady Penrhyn Drive  
Beacon Hill NSW 2100