
From: Louise McLean
Sent: 1/03/2025 4:17:32 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2025/0110 Submission
Attachments: Lou's 40 BH Rd Driveway Subivision submission.docx;



Louise A McLean
42A Bungan Head Road
Newport 2106
01 March 2025

Attention: Development Assessment Team

RE:

Application No. DA2025/0110

Address: Lot 7 DP 236330 40 Bungan Head Road NEWPORT

I have grave reservations about the proposed application.

Specifically,

The proposed increase of two extra exits from numbers; 40, 42 and 42A's driveway is problematic.

The driveway is very narrow and has a steep drop off to Bungan Head Rd.

When the original home was built in 1948, one driveway was constructed from Bungan Head Rd to access one house, number 40.

The owner built another home on his land after a small subdivision in 1968 and two homes used this one driveway, with two exits from the drive.

The owner built a third home in the mid-1970s and three homes used this one driveway with the same 2 exits from the driveway, all with adequate vision to assess whether the driveway was clear to proceed.

This system has worked, free of accidents for 55 years.

Over the years many more people use Bungan Head Rd and stop in our driveway to view the surf, we have been happy to accommodate this local ritual.

It does however cause congestion on the road and sometimes cars queue back to Karloo Pde. while cars back out of the drive after viewing the surf.

We also queue to get into our home and others queue coming up Bungan Head Rd to negotiate the bottleneck which exists at this very narrow point.

I would like to point out that no footpath exists here either, so we can also add a steady stream of pedestrians going to and from Bungan Beach into the mix.

This point where the driveway connects to Bungan Head Rd is particularly narrow with a sheer drop into the Betty Morisson Reserve which is protected under council heritage law and has a series of posts and chain to prevent cars from going over. These posts and chain are erected at the top of the heritage listed stone retaining wall, also protected by council, but has had a number of cars crash into it and breaking the posts over the years.

The proposed subdivision of 40 Bungan Head Rd is asking to double the exits off the narrow driveway.

A total of 4 exits off a small narrow driveway is dangerous and foolhardy.

Two proposed homes with underground garages accommodating up to 4 cars each is increasing the traffic on this driveway from 6 cars with very good vision to as many as 12 cars with very bad vision, to assess who is on the drive at any one time.

I believe the vision will be inadequate and lead to accidents for 2 reasons

Firstly the sub division is in a high-risk fire hazard zone and fire proof walls under council regulation have to be built to protect the homes, this will limit their vision of whoever is already using the driveway.

Secondly the drive is too narrow, and situated at an already bottleneck point of Bungan Head Rd adjacent to a heritage listed stone wall and protected reserve.

I firmly believe the proposed subdivision and subsequent commandeering of a once shared driveway for financial gain could have dangerous repercussions in this listed conservation C4 zone.

Yours faithfully
Louise A McLean

10/10/2016
