
Sent: 9/03/2020 1:52:12 PM

Subject: Re: Proposed development 2020/0102 79A Ryan Place Beacon Hill

To COMPLIANCE. AMENDED SUBMISSION FOR PUBLIC VIEWING
ALSO CONCERN FOR ILLEGAL USE OF A BUSINESS

Sent from my Samsung GALAXY S5

----- Original message -----

From: Denise Roach <deniselroach@hotmail.com>

Date: 9/03/2020 1:24 PM (GMT+10:00)

To: council@warringah.nsw.gov.au

Subject: Re: Proposed development 2020/0102 79A Ryan Place Beacon Hill

Re SUBMISSION FOR 79A RYAN PLACE BEACON HILL NSW From 81 Ryan Place Beacon Hill. Due in by 11th March 2020.

Sent from my Samsung GALAXY S5

----- Original message -----

From: Denise Roach <deniselroach@hotmail.com>

Date: 6/03/2020 2:28 PM (GMT+10:00)

To: mrsbeckyjane@gmail.com

Subject: Re: Proposed development 2020/0102 79A Ryan Place Beacon Hill

Sent this last week

Sent from my Samsung GALAXY S5

----- Original message -----

From: Denise Roach <deniselroach@hotmail.com>

Date: 24/02/2020 7:26 PM (GMT+10:00)

To: council@northernbeaches.nsw.gov.au

Subject: Proposed development 2020/0102 79A Ryan Place Beacon Hill

Dear Sir/Madam

Received letter regarding above development Monday 24th February 2020.

We have a number of concerns regarding this development .

1. 79A Ryan place is on a private driveway owned by 12 houses from 75 to 91a. The road is

paid for by residents the poles are paid for by us and maintenance is paid for by 12 households. This driveway is a small one way carriageway with limited parking and no turning points in a narrow ending which is a cul de sac. Sometimes cars are stuck and cannot get out with trucks ubers and taxis trying to turn and get out. These vehicles are backing into residents driveways. This private driveway is for personal use only being privately owned land. It is dangerous for any more traffic by cars taxis, ubers or a business to run on private land where strangers are coming and going constantly disrupting peace in our tiny driveway. It also takes away people's privacy in a small area with noise and sensor lights flicking on and off taking away from people's relaxation and comfort in their own home with ubers and taxis coming early in morning picking up people catching planes and dropped off at midnight. There is no public transport here so people will be using vehicles to get here. It is also dangerous for the many children playing on the driveway and in front of their houses with extra vehicles and people coming down our driveway. Also as Ryan Place main is used as a rat run it is extremely hard to get and in and out of driveway. More traffic would make matters worse as it is already difficult for residents now to get in and out of driveway with Ryan Place already lined with cars.

2. The site is already over developed with the residence being divided into 79A, 79B and also a hobby room being rented out as well as the outhouse in the backyard developed into a split level residence. The outhouse is detached from 79a and is many metres down a steep pathway. The whole backyard adjoining us has adjoining steps many metres long where the outhouse is situated where lights will be installed taking away from our peace and privacy with people clamouring up and down at all hours and lights keeping us awake at night. The driveway is so narrow only one car can pass at a time and 2 car spaces for 79 a and 79 b plus the hobby room rented out plus the split residence in backyard is over development. The main part of 79a has also been letted out with previous b & b people all coming in with suitcases bringing their cars vans etc into the driveway plus people waiting for uber and taxis in the private driveway. Taxis beeping for guests to come out disrupting us with sensor lights continually flashing at night into our house and bedrooms keeping us awake at all hours. It has an impact on our health keeping us awake with the constant flow of strangers which could be dangerous as children play on the driveway. Also there is no screening of random people posing danger to the 12 houses situated in the driveway. Early mornings at 4.30 am beeping horns noisy people coming out with their suitcases will also impact the 12 houses on the driveway and many neighbours on Ryan Place itself. Another occasion there was a police paddy wagon parked out front. The police asked me if I had seen a man around who was living in 79a as he had not turned up to see his parole officer. This not safe for our residents and children.

3. He has now turned his outbuilding at back of premises into a split level house. If he turns this outhouse into a b&b with people coming and going to it, it will be unbearable as it adjoins our house and bedrooms. The stairs go right to the bottom of land which is extremely long. It's too close to our house and his driveway is also very close to our house and bedrooms. Cars and vehicles pulling into his carport is continuous and makes it feel like a public carpark with cars revving trying to back into a tiny angle to get in. It will inconvenience residents also when 79b. He wants to bring his driveway even closer to our boundary which is also in his application. This will make not even noisier with vehicles revving into our house and bedrooms. Ryan place is already overcrowded with cars and trailers where residents cannot even get a parking spot. Guests cannot park in the street as it is congested already.

4. This is a bushfire zone. In 2017, 79a had a large fire which was around 30 metres high. It went for 5 hours with 4 fire engines 3 police cars. We were evacuated at 3 am and had to run through fire and shrapnel from his driveway shooting into our place. We had to leave our cars as we could not get them out due to congestion. The cleanup and truck drivers w caused

absolute chaos for months as his driveway was burnt badly. My house was burnt and the fence as well as all my garden charred to black ,front porch side steps under house was all burnt.I was told by police and fire people that I may lose the house. I was grateful they saved it but it had a huge toll on my health and daughters health as it was a frightening experience. It was also expensive as we had to fix the burnt fence replace all our plants in garden and fix house. The constant flow of people coming and going was a nightmare as trucks and cleanup people had to get the job done. They constantly had to keep moving to let people in and out. I strongly object due to noise bright lights into our place early starts with holiday makers with ubers and taxis .The area is already over developed in an area with privately owned driveway with only one way traffic.People move here as it's a quiet area and not to have it turn into a full on business in a narrow street plus our privately owned tiny one way driveway.

The conclusion is this new application is totally unacceptable due to reasons outlined.

Private driveway. Too many ubers, taxis and cars which will not fit into our driveway be noisy and people coming and going dangerous to residents who live here. Ryan Place main congested with cars.and trailers. Sensor lights , car headlights and taxis and ubers into house all hours. Dangerous to children playing on driveway Residents cannot use their own driveway due to congestion.Noisy. People waiting on driveway for transport..Bushfire area where his house has already been in a major fire damaging my house and his driveway in 2017. The risk becomes even higher with more people coming here. Also this is not a public road. 75 to 91a own the driveway. On purchasing a house on this driveway we have to sign a right of way declaration to allow other residents to pass over the front of our house to use the driveway. 79a will have vehicles and people here without any responsibility for maintenance of the driveway or right of way. We pay for upkeep and maintenance of this driveway and poles. It's a private driveway. We don't want more activity as the driveway already has significant wear and tear. Packed with cars and people already, dangerous for children with strangers coming and going and increased traffic with taxis and ubers. The narrow driveway onto 79a carport makes it very hard for cars to turn into it and cars revving in and out trying to get into it is extremely hard. There have been trucks stuck in the driveway hitting the wall in front and cars needing to be guided in as they cannot manouver the sharp angle of turn.

I urge you to be reasonable and realise this is the wrong area for a business on a private congested driveway with no dedicated turning point ending in a cul de sac with no parking and also no parking on the public Ryan Place road. No public transport for people to get here encouraging more vehicles.Also we do not wish to have the risk of another fire due to a constant stream of people coming to 79a situated in this bushfire zone and over developed space.

Thanking you for your positive outcome and consideration.

Denise Roach

Sophie Hansen
81 Ryan place beacon hill

0409300329

Sent from my Samsung GALAXY S5