
Sent: 10/06/2020 4:06:38 PM

Subject: Proposed development DA2020/0511 (Lot A and Lot B DP 415552 - 87 and 89 Iris Street - SUBMISSION

For the attention of Claire Ryan - Planner

Proposed development DA2020/0511 (Lot A and Lot B DP 415552 – 87 and 89 Iris Street

Please find below my concerns relating to the above development proposal

- This would be a major and dense development with 10 units in close proximity. This type and level of construction is out of keeping with the surrounding area and would change the character of Iris street, which is currently almost exclusively comprised of family homes on good size blocks.
- If I am reading the geo report in the submission correctly, only shallow test bore holes have been dug to assess the ground / rock structure. I am concerned that the impact of the proposed excavation & rock removal is unknown & could have adverse impacts on surrounding properties.
- I am concerned that with a construction of this nature, the significant increase in hard surfaces on this sloping plot, will, in periods of very heavy rain, create high water run off levels. This could have potential impacts on surrounding properties. (can council confirm the modelling of rainwater volume to be handled on the proposed site and surrounding storm drainage has been modelled on peak rainfall periods?)
- Provision has been made for just 13 car park spaces on site. I am concerned this is unlikely to be sufficient to accommodate all senior site resident parking and certainly not visitor parking. This development is therefore likely to require considerable street parking space, especially on weekends / evenings, when demand for street parking from current residents is at its highest.
- The amount of street parking on Iris Street is currently being reduced as a result of the bus route upgrade works (see below) and the addition of a large development of this nature will only exacerbate the parking challenges for current residents.
- This is likely to be a large and lengthy construction project with a significant impact on the surrounding residents for an extended period. The main impacts being:
 - High construction traffic movements – including heavy vehicles on a street which currently has a restriction on vehicles over three tonnes
 - Large numbers of construction worker vehicles parked on both sides of Iris Street around the construction site – impacting traffic flow and reducing street parking further for residents
 - Interruption to traffic flow along Iris street, when construction vehicles are entering / exiting the site
 - Construction noise commencing early in the morning and continuing through the day - with significant rock drilling associated with the planned excavation.
- A final concern relates to the work currently underway to upgrade the bus route along Iris Street, (a project currently being managed by the council traffic dept). These works are designed to provide improvements to bus travel time, free movement and safety along the route. The addition of a large senior housing development on Iris street is likely to have an adverse impact on these intended traffic flow improvements. This being due to high levels of construction traffic & and site workers vehicles parked on both sides of the street during construction, and additional site resident and visitor parking on the street once completed. ,

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