
Sent: 29/01/2021 1:47:10 PM
Subject: Online Submission

29/01/2021

MRS Danielle McDonald
93 Iris ST
Beacon Hill NSW 2100
nshore@bigpond.net.au

RE: DA2020/0511 - 89 Iris Street BEACON HILL NSW 2100

PRIVACY

As per my previous objection, the proposed development has an open view to our house and backyard. Reading the plans, there is removal of existing trees, not all windows have fixed screens or frosted glass and not all balconies/verandas have privacy screens to protect privacy for the residents of the site and surrounding neighbours.

With the proposed design, we have 5 out of 10 units with windows and decks looking into our property. This should not be acceptable by Council as it is a very important issue for all neighbours concerned including ourselves. As the block's levels are higher than adjoining properties, there is a lack of privacy within the design and one not to be ignored.

TRAFFIC

Iris Street is an unclassified Road with flow of traffic from Warringah Road, Oxford Falls Road and Romford Road. These access points are used extensively throughout the day as both shortcuts and access to Oxford Falls Grammar, Wakehurst Parkway and Warringah Road in peak hour to escape the traffic. I understand road works have been implemented to alleviate congestion however I don't believe this has been of any benefit to our area around Iris Street.

Iris Street has become busier with main contributing factors being;

- increased population in the area
- increased residential developments
- ongoing medium density approvals
- Northern Beaches Hospital
- Dareen Street changed to a cultasac blocking access from Ellis St to eliminate traffic access

The traffic consultant noted the increase of traffic from the development as "negligible". When reviewing this, they are only looking at the singular development not taking into consideration what is currently approved and in construction and future impact on traffic that will create. The street was not as busy as it is now from when we first bought and I support my statement that the contributing factors listed above have increased traffic in this highly residential area. It is already a dangerous street in regards to crossing the busy road for young children and the challenge of seeing cyclists when reversing out of a driveway due to restricted vision with the parked cars grouped in set areas of the street. Some mornings, it can take over 2 minutes to exit the driveway or have a break in the traffic to get be able to get into your driver's side of the car.

PARKING

Iris Street neighbours have recently had several bus zones / clearways put in place as instructed by the State Transit Authority regulation to provide a 20m entry point and a 10m exit

to provide clearance on approach at each bus stop. Street parking is now restricted to allocated sections of the road and although parking is reported to comply with SEPP Controls, practically the street cannot take a further increase in parked cars as parking is very limited without visitors/additional cars of units of further developments. With cars parked on both sides, between cars and busses, the two-way traffic is constant and dangerous to get out of your car on the road side with several cars experiencing damage to their side mirrors from moving cars/buses.

For properties close to the proposed development, clearways have been enforced in front of several houses therefore requiring need to park further down near 87 & 89 Iris Street at some points.

RECENT APPROVED DEVELOPMENT APPLICATIONS

With change in the area means new developments which we all know and expect. This area has had substantial approved commercial/medium developments recently including but not limited to the below which I am sure is not the last of further approvals.

1. Industrial warehouses for 17 units on Oxford Falls Road
2. Boarding house for 12 rooms on the corner of Warringah Road and Ellis Street
3. Seniors Living for approx. 41 units on East Frenchs Forest Road.

All of the above developments will create additional traffic on Iris Street as the street is used as a short cut and access to Oxford Falls Road and Wakehurst Parkway.

BOUNDARIES

The side boundary is 1.6m from the perimeter of the fence as per the drawings. Previous DA Approved Applications have been required to have a side boundary from the fence perimeter to be a minimum of 2m. Considering the size of this build, I am unsure as to why this ruling would not apply or be any different in this application. You would hope that requirements for developments such as this one would have tighter restrictions considering the affects it has on the neighbouring properties.

GENERAL

Iris Street is located in a residential area and with a proposal of 10 Seniors living units in addition to what has already been approved, how much more can the street take and what is fair and reasonable to the existing residents. I also wonder if potential oversupply in the area of this sector is considered at time of determination with the new complex on East Frenchs Forest Road.

Services in the area such as stormwater are at full capacity for this area and cannot take any further medium density builds. As per "Census 2016", Beacon Hill has an average of 3.2 persons per household which I am sure would be at least 4 persons per household by now. This development would house approx. 24 persons over the two sites (considering mix of number of bedrooms in units) which would equate to approx. 12 persons per property if the houses were to remain as two separate properties. This calculates to be 3 times more on each property than the average household.

As we know, if this application is to be approved, there is a precedent set going forward for any application that is compliant with the Council Controls. This application might be compliant in most sections but what is good for the area, this should be just as an important consideration and at what point will Council say "enough". Save the medium density developments for an area more suitable.

Thank you for your time and look forward to hearing from you

Robert and Danielle McDonald