
Sent: 1/02/2020 2:52:59 PM
Subject: Online Submission

01/02/2020

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RE: DA2019/1480 - 242 Warringah Road BEACON HILL NSW 2100

To Whom it May Concern

I hereby formally notify Council of my objection to DA2019/1480 Property 242 Warringah Rd, Beacon Hill

The Development of a 12 Room Boarding House is:

1. Not in Character with the Local Area - the local area is made up almost exclusively of single dwelling residential family homes. The proposed 12 room boarding house is not in keeping with the low density residential council zoning and the quiet family oriented community this area currently experiences. Such developments should exist near major transport and shopping precinct hubs located along the B Line this being the main northern beaches corridor.

2. Parking & Traffic Congestion

Traffic Congestion

Data contained in the Traffic & Parking Impact Assessment is flawed.

Refer to Section 3.2. Traffic Controls - Clearway Times are out of date. Daily clearways are now in operation on Warringah Rd.

Refer to section 3.3. Traffic Conditions - this report has neglected to incorporate traffic flowing from Government Rd into Warringah Rd (East & Westbound) as well as Government Rd across Warringah Rd to Ellis Rd during the morning and afternoon peak.

The current AADT data has been collected only taking into consideration traffic volume in the vicinity of Warringah Rd East of Daines Parade, Beacon Hill.

This is only taking into consideration 50% of prevailing traffic conditions on the road system in the vicinity of the development as it has only taken into consideration traffic conditions North of the prevailing development.

The Traffic Congestion Report needs to be conducted also taking into consideration traffic conditions to the south of the prevailing development incorporating traffic volume in the vicinity of Warringah Rd East to Earl St Beacon Hill and Government Road Beacon Hill during the morning & afternoon peak.

As already noted in the traffic report observations of traffic activity in the vicinity of the development site during morning and afternoon peak periods reveal some queuing occurs at times along Warringah Road and Ellis Road as a consequence of the arterial traffic flows along Warringah Road but has not taken into consideration the queuing that takes place on Government Rd between the cross streets of Warringah Rd and Stephen St, Beacon Hill.

Government Road is heavily congested in the morning and afternoon peak with additional congestion flowing into the side street of Earl Street where I reside.

Earl Street has become single file traffic due to the commuter and residential overflow parking from nearby Warringah Rd. This traffic congestion results in residents from Earl Street not being able to get out of their driveways and residents of Earl, Mary, Gertrude & Margaret Streets not being able to turn right into Government Rd.

South side Warringah Rd residents are also using Government Rd & Earl Street to make illegal U-Turns to travel East along Warringah Rd adding to traffic congestion.

I am more than happy to share photographic and video evidence of this.

Other Safety Concerns - with increased car volume from the proposed 12 Room Boarding House, the driveway of which is located on the crest of a hill, there are concerns around cars stopping to turn right into the driveway from Ellis St causing further congestion of traffic flows into Ellis St from Warringah & Government Rd.

Cumulative Traffic Congestion

The Traffic report has not taken into consideration the cumulative effect of other developments in the area, namely the Meatworks Development under DA2019/1340 where this development is expected to last for 3 years and allows for the passage of 8 Metre Long Double Axle Trucks to travel along the Ellis Rd route to Oxford Falls between the hours of 0700-1700 Mon-Fri and 0800-1200 Sat.

Car Parking

The traffic report suggests that overflow parking for the proposed boarding house would be available on Warringah Rd and Ellis Rd.

Warringah Rd is a daily clearway

Ellis Rd is no parking, and there is a yellow line painted on each side all the way down the hill. Overflow parking would have to move to other side streets, such as Oxford Falls Rd, Dareen St, and Earl St, which are already over congested.

Oxford Falls Rd is an extremely busy thoroughfare with cars already parked there every day.

Dareen St is a quiet residential cul-de-sac road which is tricky to drive to when coming westbound on Warringah Rd.

Earl St is already congested with cars parked on both sides of the road so traffic is reduced to single file.

As you will note from the above there are many shortcomings with the current DA submission and each of these need to be looked into in more detail and given a lot more weight.

I look forward to hearing from you about this matter.