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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 13/02/2024 11:47:49 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

13/02/2024

MRS Alison Schell  
3 / 9 - Unit G queens PDE  
newport NSW 2106

**RE: DA2023/1869 - 58 Beaconsfield Street NEWPORT NSW 2106**

Hi, my husband and I are writing with our concerns on the proposed development in Beaconsfield St. We have reviewed several of the reports that have been submitted. We have 3 concerns:

1. Removal of 71% of trees.

There are many large trees on the back boundary of the property. Many have been categorized by their trunk size, which doesn't represent well the mature palm trees on the site. The plan is to remove these (with many citing they are in garden beds), which we believe is misrepresenting them. The promise of the developer to replace the trees with "deep soil and on slab landscape" (environmental report) isn't adequate and may take decades before the new trees/plants reach such maturity. We would strongly suggest that the landscape plans are reviewed to ensure more of the largest trees on the back of the boundary are preserved.

2. The height of the building (lifts) breach the DAS20 standards by 15% & 18%, west and east respectively. It concerns us that this breach is allowed and simply discounted as it only represents lifts. Combined with removing so many of the mature trees, we are concerned about the appearance and lack of privacy & noise of residents on top of the building.

3. The addition of 27 residences in such a small area. If the standards (clause 4.5A(2) of PLEP 2014) state 1 dwelling per 200sqm, why are we accepting 1 residence per 162sqm? By adding 32 vehicles to the parking in the building, the roads will become further congested. As it is, there are too many existing cars parked on Beaconsfield Rd that the buses have difficulty driving without other cars pulling over to the side for them. We don't see any plans to improve the roads, and in fact, there are more restrictions and less parking available in Queens Pde with recent NBC changes, so this exacerbates further the concerns on congestion with adding 32 more cars, not to mention the additional traffic for additional visitors.

This proposal allows for 3 residences to become 13 residences, in an already congested road. There will only remain 3 houses left between this proposed development and the public school, which is completely moving this zoned area of single dwellings into apartments. There truly seems enough apartments already in the area.

Thank you for considering our concerns. Please don't hesitate to contact us if you wish to discuss further.

Regards,

The Schell Residents