
Sent: 22/12/2019 4:44:17 PM
Subject: DA 2019/1280 submission from Wendy Batchelor
Attachments: DA 20191280 feedback from Wendy Batchelor.docx;

Please find attached my submission for Development Application DA 2019/1280.

Attention: Lashta Haidari, Principal Planner

Attention: Natalie Baldi, Principal - Newport Primary and Newport Infants Schools. This DA impacts Newport Primary and Infants Schools with safety and traffic concerns especially.

Yours sincerely

Wendy Batchelor

5/75 Beaconsfield Street
Newport NSW 2106

Subject: DA2019/1280

To: <council@northernbeaches.nsw.gov.au>

I live at Unit 5, 75 Beaconsfield Street Newport, and find that this development exceeds Council regulations and will directly impact the day to day living of myself and many others during the construction phase of 2 years and forever once completed. I have listed my objections to this proposed development below with constructive and concrete reasons for these objections.

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=1747738>

TRAFFIC ISSUES:

I have previously made Council aware of the traffic issues on our street which are substantial and some are reiterated here:

- Beaconsfield street has the only traffic lights onto Barrenjoey Road which makes it the key access for Bilgola Plateau residents travelling south. It is not a 'local road' but a major thoroughfare for cars, buses and work vehicles on the western side of Barrenjoey Road.
- There is a constant stream of cars coming around the corner of Kalinya and Beaconsfield and with car parking either side, it becomes a blind corner and a traffic hazard. The design of the entry/exit of the development onto Beaconsfield Street will create further problems for this already hazardous corner.
- The school that fronts both Queens Parade and Beaconsfield Street has children walking past the proposed construction site on both streets twice daily, as well as parents dropping and picking up before and after school. Children from Scotland Island walk in a group from Newport wharf to the school along Queens Parade each day. Safety is a real concern here during the building phase especially.
- The Newport hotel brings additional traffic both pedestrian, taxis, and ubers, and private buses to the location. At peak times, traffic must circle finding parking spaces, creating havoc and dangerous exit for vehicles out of their driveways.
- Parking is already under a lot of pressure. There is only one small council car park at the intersection of Kalinya and Queens Parade and another in Queens Parade opposite the school, which is adjacent to the construction. Parking is already strained on these two areas especially at peak times i.e. school hours and peak weekend hotel times.
- Where will the many construction workers park? On any day all the surrounding street parking is used by residents and those coming and going from the shops, school and hotel.
- Our street is already struggling with traffic issues without adding the pressure of a major construction and then increased density from the proposed development
- As Beaconsfield is the only traffic light access to Barrenjoey Road, all the construction vehicles will use this intersection. Traffic is already a difficulty as cars cue at the lights onto Barrenjoey with cars parked either side which does

not allow enough passage for buses, trucks and larger vehicles. At peak times, the traffic line extends down the road and past the school. Cars turning right into Beaconsfield from Barrenjoey Road are often halted mid intersection because of the buildup of traffic if Beaconsfield is blocked.

- 199 bus both north and south travel along Beaconsfield and Kalinya every 15 minutes. On many occasions with cars parked on both sides of the street clear passage is difficult, sometimes stopped when buses cannot pass each other. With larger construction vehicles this will become even more obstructed and exacerbated.
- Entry and exit on Beaconsfield Street in the DA is only 3 metres wide with no layover for cars, and the roller door is within one car length back from the foot path which will result in impacting traffic, with a stop and go light, therefore cars waiting to turn into the premises will block/queue in Beaconsfield Street.
- No consideration has been given to vehicle movements from The Newport, the Mirage, the shops and the school.
- These issues are either ignored or addressed inadequately in the development application

This development will impact all those who use Beaconsfield street as their safe (because of traffic light control) access onto Barrenjoey Road, there being only 2 (Bardo Road) accesses with lights for the whole of Newport west of Barrenjoey Road. PLEASE CONSIDER THIS.

EXCESSIVE TREE REMOVAL

I object to the Excessive Tree removal. (see Environmental Impact section in this email). There are healthy long established trees on these residential blocks that provide shade and cooling and habitat for native fauna.

BREACH OF HEIGHT REGULATIONS

The development is above Height restrictions of 8.5 metre. I object to Roof top viewing platforms which are imposing in height and impact on the privacy of courtyards in our premises. The extra height combined with minimum if not illegal setback on Beaconsfield Street adds to the imposition of this large intended construction on the environment.

DEVELOPMENT BEYOND FOOTPRINT

I object to the impact of the size of this construction on what is already existing. The loss of open space for a bigger footprint adds to the negative visual impact and is contrary to what already exists. Maintaining the ratio of construction to land size by Council has preserved the beauty of this area.

No street frontage of buildings in Beaconsfield Street is above 2 storeys and all have setbacks from the footpath to give a feeling of proportion of construction size to area. This proposed development is out of place in its height and its setback from the footpath and is outside what is allowed already. It will set a precedent for future constructions.

CONSTRUCTION HOURS

In the plan, construction is 7-5 Monday to Saturday with no consideration of The Newport operating hours on the weekend. I object to construction vehicles and added activity/noise on weekends. I object to the added traffic havoc of construction vehicles coming and going when we already have traffic problems during peak times especially on weekends at the Newport.

The proposal does not detail the number of trucks expected during the day, removing the soil, and offloading materials, nor where these vehicles will stand and wait for access.

The report states that the trucks will queue in the surrounding streets - what streets? If it is in the unrestricted parking spaces this means the spaces will be used for commercial purposes and not for residents. Lack of parking space will necessitate trucks to double park whilst queueing for access to the site. Also, I do not want large construction vehicles parked permanently in front of my property for 2 years.

The development application makes NO mention of school hours and peak hours. What time will trucks arrive?

ENVIRONMENTAL IMPACT

I have dust allergy which triggers asthma from time to time, and I am concerned about my ongoing health during the construction phase.

The excessive removal of trees is contrary to Council's policies for environmental aesthetics and healthy environment. Our native fauna and flora are some of the beauties of living in this area. We as a society are being encouraged to preserve environments for species under threat especially. I see that the VERY minimum requirement is stated here as an historical norm to justify the excessive removal of trees but circumstances have drastically changed. Current requirements for a healthy environment for people and animals are now higher, therefore the percentage required of trees to be left intact is also higher. The percentage level should be higher for this development with a smaller footprint. Has this been taken into account or do we create another environment like Manly or Dee Why by allowing developments like this that become a benchmark for irresponsible planning beyond what is healthy let alone allowed?

I am concerned for the environmental impact with so much excavation required to provide the underground parking proposed. Has this aspect of the proposal been reviewed by an independent structural engineer?

THE TIME PERIOD FOR RESPONDING TO THIS DEVELOPMENT APPLICATION IS INADEQUATE

The period given for feedback to this application – Jan 13 - is inadequate in its timing with Christmas and New Year. This poor timing minimises awareness of this intended construction and the time given for residents to research and to respond.

This development will impact more people than those informed by Council. All those who use Beaconsfield Street as their safe (because of traffic light control) access onto Barrenjoey Road, there being only 2 (Bardo Road the only other) safe accesses

with lights for the whole of Newport west of Barrenjoey Road and Bilgola Plateau, will be affected by this 2-year construction and afterwards.

In summary, the development application does not take into account the local resident needs in terms of risk to safety for school children, increased hazardous traffic conditions, unreasonable pressure on local parking, invasion of privacy, over development within the local context, impact on the environment resulting in a change in character of the area. Increased noise, dust and inconvenience to residents due to the size of the development is also of great concern.

I look forward to your acknowledgement of this email and of my concerns.

Wendy Batchelor
5/75 Beaconsfield Street
Newport