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Subject: Online Submission

29/01/2021

MRS Aura Vanessa Correa
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RE: DA2020/0511 - 89 Iris Street BEACON HILL NSW 2100

I have recently moved into Iris Street in close vicinity of the proposed development.

It concerns me greatly that this SEPP development is being considered in a high residential area. For what is considered a back street, the traffic is constant as it is used as a short cut to main road areas, the Parkway and Oxford Falls. Between the regular busses and constant cars, traffic is excessive with limited street parking.

This area is experiencing increased population, ongoing construction works and the operational Northern Beaches Hospital. Current medium density developments in construction consist of a Boarding House, large Seniors Living on East Frenchs Forest Road and warehouses in Oxford Falls Road. This in itself will increase traffic for the street and for what I believed to be a family focused area, I am disappointed to see the seascape change to date with increase traffic, street noise and the negative effect of this proposal should it be approved.

The proposed number of units in the application place pressure on the services in the area as it accommodates 10 units with a mix of 2 & 3 bedrooms. In calculating the number of persons 1 property will accommodate, there is a substantial difference between a standard residential property which houses an average of 3-4 bedrooms verse the seniors living of 25 bedrooms over 2 properties equating to 12.5 bedrooms per property. The neighbouring properties to this site will also experience severe privacy issues, shadowing and traffic issues which should be taken into consideration when reviewing this application.

Kind regards
Vanessa