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**Sent:** 31/01/2020 2:43:06 PM  
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31/01/2020

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

We are opposed to this development for a number of reasons:

- i) It is inappropriate for the neighbourhood which is low density living with the vast majority of properties being owner occupied family dwellings.
  - ii) It will cause additional road risk and parking stress in an area that is already problematic: Cars regularly stop on Ellis Road after the right turn from Warringah Road this causes a hazard for traffic trying to clear Warringah Road at the lights coming into conflict with Traffic coming up the hill from the bottom of Ellis Road. There would now be a much greater risk of traffic accidents (due to both the inadequate parking in the proposal and people being 'dropped off') from cars stopping on the other side of the street. As a resident of Oxford Falls Road we regularly have our street full of parked cars on both sides with both resident vehicles and those from other nearby streets. The curve at the base of the hill on Ellis road has a very poor collision history in wet weather. All of this will likely turn the local area into a traffic black spot in Warringah.
  - iii) The property has a history of disregarding planning regulations with the current 'granny flat' (as described in the application), being illegal converted from a garage some years ago.
  - iv) The scale of the development is completely out of context compared to all but one of the existing properties in the local area.
- In summary this application is completely out of character for the area and should not be permitted to go ahead.