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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** TRIMMED Online Submission

10/02/2024

MR Andy Wigan  
1 / 58 Beaconsfield ST  
Newport NSW 2106

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

Hello, Assessing Officer

I simply ask you to consider this proposed 13-unit development in a broader context. That is, to contemplate whether these new dwellings serve or satisfy a need for residents who live (or would like to live) in Newport (at a time when housing affordability is at an all-time low in Sydney) or simply the commercial aspirations of a developer whose intent is little more than to make an abnormal financial gain from it.

Of course, as a long-time tenant of one of the affected houses, I have a vested interest in this development not going ahead. But perhaps a quick account of the conversation I had with the developer in late 2023 will help illustrate my cynicism...

The developer came to my front door and introduced himself as the "new owner of the house"

[REDACTED] I let that misinformation slide and asked him about the proposed unit block. After a 30-minute conversation, a few things became apparent about the developer

- 1.) His prime (and sole) motivation for the development seemed to be making money from "flipping it";
- 2.) That he's "always wanted to do a development on the northern beaches" of Sydney. In other words, it'd be a nice, high end addition to his business's development portfolio, but no mention of satisfying a housing need for the Newport area;
- 3.) After telling me that the 13 units would likely sell [REDACTED], he asked whether I'd like to buy one. It's possible the question was facetious, but it was certainly tone-deaf, given that he was speaking to someone who'd been living at 58 Beaconsfield St as a happy tenant for 18 years!?

Empirical evidence from the recently finished development next door to me (Quebec @ 60 Beaconsfield St) might also shed some light on the likely outcomes if the proposed DA on #54-58 goes ahead. My understanding is that several (up to six, from what neighbours tell me) of the 18 units at #60 were on the market (at asking prices almost double what they paid) within a few months of residents moving in. To me, that suggests luxury developments of this nature in Newport are more inclined to attract property investors, rather than residents who want to be part of the local community and contribute to its longer-term prosperity.

Thanks for your time in considering this submission. Feel free to contact me at any time to

discuss it further

Kind Regards,

Andy Wigan (

