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**Sent:** 30/01/2020 7:10:04 PM  
**Subject:** Online Submission

30/01/2020

MRS TsenHwee Williams  
238 Warringah RD  
Beacon Hill NSW 2100  
tsenhwee@optusnet.com.au

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

Tsen-Hwee Williams  
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30th January 2020

Application Number: DA2019/1480  
Address: Lot 10, Sec 1, DP 6854, 242 Warringah Rd BEACON HILL

To whom it may concern,  
I would like to state my opposition to the proposed boarding house at 242 Warringah Rd, Beacon Hill. I live at 238 Warringah Rd (only 2 houses away), and therefore, it would have a huge impact on my life.  
Before I list the reasons why this would affect me, I would like to point out some errors I noticed when reading through the application. Firstly, the traffic report at 6.3 is incorrect, as it relies on old information. The traffic report suggests that overflow parking for the proposed boarding house would be available on Warringah Rd and Ellis Rd. Warringah Rd is a clearway during the day on every day of each week (weekdays and weekends). Additionally, Ellis Rd is no parking, and there is a yellow line painted on each side all the way down the hill. This means that the overflow parking would have to move to other side streets, such as Oxford Falls Rd, Dareen St, and Earl St, which are already over congested. Oxford Falls Rd is an extremely busy thoroughfare with cars already parked there every day. Dareen St is a quiet cul-de-sac road which is tricky to drive to when coming westbound on Warringah Rd. Earl St is already jam-packed with cars parked on both sides of the road, which means that traffic is reduced to single file. Additionally, at 6.1, it states that the sight distance in relation to site access movements is adequate, however, the driveway is at the crest of a hill, making this statement incorrect. I request that an accurate traffic report be conducted, and appropriate solutions be given for the overflow parking.  
Secondly, the Geotechnical report states that buildings bearing on rock can be HIGHLY SUSCEPTIBLE TO DAMAGE from vibrations, and the surrounding houses (including mine) are built on rock. This implies that it is not an appropriate site for excavation, especially as previous houses have been damaged as a result of excavations in Sydney (see paragraphs 3 and 4 on page 4), and I do not want my house damaged as a result of anyone ignoring this recommendation. I believe that this report shows that this is NOT AN APPROPRIATE SITE FOR EXCAVATION.  
Thirdly, in the Application for Development Consent, it lists the number of existing dwellings as 2, counting a house and a granny flat. I have lived in my house for over 13 years, and when we

moved in, the "granny flat" was a spa area. I have not received any notification that this was changed to a granny flat, and do not believe that council would class it as such, unless the owners converted it without council approval. I request that this matter be looked into, so that the application can be accurate, and not based on false facts.

Aside from the obvious faults in the application, I do not believe that 242 Warringah Rd Beacon Hill is an appropriate site for a boarding house for the following reasons. Firstly, it is not in keeping with the character of Beacon Hill, which mainly consists of single-story houses. There are many families living in the area, and the local school is nearby. I am concerned about the large number of local children who walk to and from school, and who would walk past this driveway twice a day. Having 7 cars driving in and out of this driveway, on the crest of a hill which makes it difficult to see, poses danger to these children.

Secondly, public transport is not frequent at the local bus stops. During non-peak daytime hours, buses run once an hour, which does not provide much flexibility or convenience for those who plan to live at the boarding house. Therefore, those people may be forced to use cars for which there is inadequate parking.

Thirdly, I am concerned about the shadowing of the block. The neighbouring house (240 Warringah Rd) will be significantly covered by shade at 3pm (see diagram in DA Application) and will obviously continue to be covered for the rest of the day. The current house shows very little shadowing on its neighbour. Additionally, the view from the neighbouring house will be severely impacted, as the current area has quite an open feel to it. This would impact my view as well, as the open nature of the current backyard would disappear and we would be faced with a big wall and an even bigger structure.

Lastly, there is a DA which is being presented currently which will impact traffic significantly along Ellis Rd, upon which the driveway of the proposed boarding house is situated. If DA2019/1340 is approved, there will be trucks travelling along Ellis Rd for a proposed 3 years, which means that entry and exit from the proposed boarding house will be made even more difficult.

Please re-consider if this is an appropriate place for a boarding house. I do not believe it is, for the reasons I have listed above, and I object to this development application.

Thankyou for your time.

Kind Regards,

Tsen-Hwee Williams  
B.Pharm, AACPA, CDE