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31/01/2020

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

To whom it may concern

I am opposed to the proposed development of a boarding house at 242 Warringah Rd, Beacon Hill.

I do believe this type of accommodation is required but only in suitable areas that tick ALL the boxes and where it does not have a negative impact on the local community. I believe this site is not suitable for this development.

My reasons are as follows:

1. The proposed dwelling is not in keeping with the surrounding homes which are mainly single dwelling family houses.
2. There is already another development on the western side of Ellis Rd. In the time I have lived nearby and driven up and down Ellis Rd this development has caused traffic issues with cars parking by the kerb out front meaning road users need to cross the double lines to get past causing near misses with oncoming traffic. There is also a steady flow of police and ambulance vehicles outside the development, so you can assume there are a number of issues with the types of residents on site.
3. I have 2 children that catch the bus to school from the bus stop on the Warringah Rd side of the proposed development. As we live on Oxford Falls Rd they currently walk up the eastern side of Ellis Rd where there is no footpath (and no plans are mentioned to improve this in the application) and they would have to cross the new driveway. This intersection is already so so busy and this will only add to the chances of a fatal incident occurring. I am concerned that the traffic will be constantly backing up as people come in and out of the driveway and it won't allow safe passage for my children to cross. It would also lead to traffic backing up Warringah Rd as they wait for vehicles to gain access to the site, as they have to cross the double lines and get through already queuing traffic.
3. I also mirror the concerns of other locals regarding another proposed development DA2019/3140 in Meatworks Road which proposes 3 years of building works with at times more than 30 truck movements a day using Ellis Road. I think that the cumulative effects of the increased traffic will cause even more safety and movement issues for both pedestrians and for the residences that have to use that route to get home, especially those that live in Oxford Falls Road, Iris Street and Dareen Street.
4. It is very clear that there are major (misleading) errors in the data compiled in the traffic and parking impact assessment.
  - the CLEARWAY, NO PARKING (6.30am - 9.30am, 3.30pm - 6.30pm Mon - Fri) and BUS ZONE restrictions along Warringah Road - this has not been the case for over a year. The

clearway is actually Mon - Fri 6am - 7pm and also Saturday and Sunday 9am - 6pm).

- the NO PARKING and BUS ZONE restrictions along the eastern frontage of Ellis Road - This is also not factual as just recently a yellow line has been painted on both sides of Ellis Road not allowing parking on either side of the road. Therefore, there is no parking at all on Ellis Road.

- the 60 kmph speed restriction this section of Warringah Road - This is also not true, this is a 70 kmph area and the 60km zone starts way down the road to the east.

- There are frequent bus services along Warringah Road - This is also not true. I have been living here for over 10 years and have found that the bus service is ok in peak times on the week days but is fairly infrequent on the weekends, middle of the day and later at night. This is not a main transport line.

5. The Town Planning Report describes the house as single dwelling with a granny flat. The granny flat is a garage that has been converted to a granny flat illegally. So essentially it is a garage. It also says "will have no adverse impacts in relation to the built environment". I believe this is untrue as well. It is not in keeping with the other single dwelling residences that mainly surround the development. It will definitely

cause adverse impacts in relation to the neighbours directly next to the development who will be shadowed by the building for all but 3hrs a day and be overlooked by the development with the eastern wall for the most part being .9m's off their boundary.

6. There is also going to be an impact from the parking associated with the occupants of the development. There could be up to 24 people living in this development at any one time and the differential between the 7 car spaces and potentially 24 cars adds undue stress on the surround streets in an already stressed environment. As mentioned above there is no parking on Ellis Street, also no parking for the majority of the day on Warringah Road. The closest parking for these occupants as well as any trades, visitors, service givers is in Oxfords Falls Road, Dareen Street and Earl Street. As I live on Oxford Falls Rd I know how busy it gets and there is a daily battle to secure street parking even for the home owners in the street, many of whom have more than one car. These streets are already suffering from overspill parking due to current residential parking as a result of the clearways. Also many commuters drive from their homes outside of the area and park their cars on our already congested streets to catch their buses to work 5 days a week. Having to find space for 6-18 more vehicles is ridiculous - there is nowhere for them to go.

7. The development application notification period has not been fulfilled as it is not currently being displayed and when it was on display it was not at the correct height. The timing of the submission of the application was also very strategic, being over the Christmas holidays in a clear attempt to avoid local residents becoming aware of it.

In summary, I oppose the development as it is not in keeping with its surrounds or the area and will have a negative impact overall. It has also presented faulty information to try and justify its building and that in itself presents more reason to reject it.