

SCANNED
NORTHERN BEACHES
COUNCIL
10 JAN 2020

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10 JAN 2020
MAIL ROOM

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

NORTHERN
BEACHES
COUNCIL
08 JAN 2020
MONA VALE CUSTOMER SERVICE
RECEIVED
Signature *Russell*

Mr JR-Brady
58 Beaconsfield St
Newport NSW 2106
6 January 2020

Attention: Lashta Haidari

RE: DA No 2019/1280

Demolition works and construction of multi-unit housing with associated works carparking and landscaping works

I live at 58 Beaconsfield Street Newport, this development will have a direct effect on my property as it will surround my property on both the side and rear.

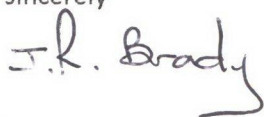
The issues that are of most concern

- 1) Height and setbacks- the height of the building at 9.6 metres exceeds the DCP. The front, side and rear setbacks do not comply with the DCP. This development will over shadow my home as it is in effect 4 storeys high, I will lose my current open views of the street and be faced with 3 stories of blank building. To the rear there will be 2 storeys of rear building façade and retaining walls. I will be boxed in by an over development of the site not consistent with surrounding structures.
- 2) Loss of natural sunlight- As stated in the "Statement of environmental effect": There is already an impact on my property of loss of natural sunlight caused by the development at 15-17 Queens parade Newport. This development will have a further impact of reducing the available winter sunlight to my property. It appears that there will be little to no sunlight to my rear yard which is my private space as a result.
- 3) Loss of privacy- The roof top terraces will allow over look of my property from both the side and rear and remove all privacy I currently enjoy.
- 4) Garbage bin storage area-The proposed position of the Garbage bin storage area for the whole development is adjacent to western side of my property. The potential odour from this area will have a direct effect on the living standards of my property.
- 5) Working hours on site- The proposed construction working hours are from 7:00am to 5:00pm 6 days a week. The accepted working hours have always to my knowledge been until 1:00pm on Saturday. The 1:00pm stop work does give a small respite from the noise and dust. There is no justification for extension of hours.
- 6) Loss of vegetation- there will be a significant loss of mature and natural vegetation on this site which adds to the over development of the site, this is not consistent with the desire to retain the existing tree canopy as outlined in the Newport DCP.
- 7) Traffic and Parking- There are already significant problems with traffic issues in Beaconsfield street, residential parking is insufficient for the current population and as such all the streets are full with parked cars on both sides of the street. There is a small shopping centre, hotel bus route and public school which further contribute to a substantial traffic load. It is necessary to pull off to the side to allow buses to pass now, as both sides are parked out reducing the centre lane width. This development will dump a further traffic load from

increased density with 46 carparking spaces proposed, all will exit into Beaconsfield street. Some consideration must be given to cars using the Queens parade frontage to exit. During the construction phase there will be construction and trade vehicles, trucks for deliveries and removal of rubbish and spoil, which will be all concentrated on Beaconsfield street. There is no parking available now, no stand by parking for trucks, waiting to be loaded with excavated material and deliveries. This is not an insignificant development and will generate a lot of traffic and cause lots of double parking and vehicle waiting. The close proximate of the school and children foot traffic, will be a major challenge and cause significant disadvantage to surrounding properties.

In closing it would be appreciated if my comments could be considered when council is assessing this proposed development.

Yours sincerely

A handwritten signature in black ink that reads "J.R. Brady". The signature is written in a cursive style with a long, sweeping underline.

J Brady