
Sent: 10/06/2020 11:54:49 AM

Subject: Attention Claire Ryan Planner: Response to DA 2020/0511 87 & 89 Iris Street.

Attachments: Response to DA 20200511.docx;

Attention: Claire Ryan, Planner.

Dear Claire please find attached my response to DA 2020/0511. Please confirm receipt.

Rgds,
Greg Kendrick

10 June2020.

Attention Claire Ryan.

Northern Beaches Council.

council@northernbeaches.nsw.gov.au

Subject: Notice of Proposed Development DA 2020/0511

Address: Lot A & Lot B 87 & 89 Iris Street BEACON HILL.

Dear Claire,

Please see below the objections and serious concerns regarding the above DA.

1. The size and scale of the development is excessive and imposing creating an over bearing structure which dominates the street.
2. The site is sloped causing the construction of stepped or tiered layers of dwellings. Looking from a street level and lower this presents visually as a continuous serious of brick walls and tiled roofs going up the slope. Spaces between the dwellings are not visible. This is out character with the street.
3. From above the rear (south) of the development looking north down the property all that can be seen is tiered roofs. Again spaces between the dwellings is not visible.
4. Blocks on the South side of Iris Street have commonly been subdivided into two housing sites. There is no reason why this division and format with houses designed for seniors living can't be done therefore maintain the street scape. A development with ten dwellings changes the street scape adversely.
5. For this type of development there are many far more suitable sites available in the suburb with flat level corner blocks.
6. The position of the driveway for vehicle access is significant problem. It will be constantly dangerous. It is adjacent to a bus stop and opposite a bus stop which are used by young school children and commuters. Iris Street has become a very busy street. It is used as a 'rat run' (short cut), especially in peak times. This will result in constantly dangerous traffic situations. For example, when the buses stop, cars over take them at speed and it is foreseeable that cars leaving the driveway cannot anticipate or see the overtaking cars resulting in a collision or swerve which hits a pedestrian. The introduction of bendy buses will increase the blind spots around the bus stops.
7. During the evening and night time the lights of the cars leaving the drive will shine directly into the front door of properties opposite.
8. The layers of balconies extending up the development take away the privacy currently enjoyed by properties adjacent and opposite.

9. The development is against the population/resident trend in the area. The trend is not towards seniors living. The trend is towards families with children needing close proximity to schools, buses, playing fields and pools.

Thank you for the opportunity to respond to the DA.

Yours faithfully,

Greg Kendrick

74 Iris Street Beacon Hill.