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**Sent:** 27/01/2020 9:48:06 PM  
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27/01/2020

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

This development is going to be detrimental to the local area for a number of factors.

Firstly, parking and traffic congestion. Warringah, Ellis and Oxford Falls Roads are all already very hard to park on. This boarding house has 12 rooms accommodating a maximum of 24 adults, I understand that not all of these individuals may have cars of their own, however if there are only 6 carparks provided for boarders and 1 for the manager, there is already a deficiency here. Not to mention maintenance workers, social workers, visitors etc who will be seeking parking on the street. With the clearway on Warringah Rd and yellow curb lines on Ellis Rd there is not a lot of parking around. The Warringah/Ellis/Government Rds intersection is already a busy one, especially at peak times, this development will only add to that congestion and traffic noise.

Secondly, this greatly affects the security and family oriented feel of the local community. The intended clientele of this boarding house are disadvantaged and transient people from unstable backgrounds and typically they bring with them issues such as domestic violence, substance abuse and increased criminal activity. We bought our house to raise our young family in a nice quiet suburb with a strong community feel, not to be constantly worried about our personal security and safety. However, aside from that issue the development is also not in keeping with the surrounding buildings as there is only one multi-dwelling property in the surrounding area (4 Ellis Rd) and the rest are single and double storey houses.

For the above reasons I do not believe this is the correct location for a boarding house.

Furthermore, the roof line is over the 8.5m limit according to the elevation in their drawings. Why is that being allowed?