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01/02/2020

MR Ara Gurjian  
- 240 Warringah RD  
Beacon Hill NSW 2100  
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**RE: DA2019/1480 - 242 Warringah Road BEACON HILL NSW 2100**

Thank you for the opportunity to provide comments. We live next door to this DA and have the following concerns:

- the proposed DA is out of character with the local area of single story single dwellings. It gives the impression of a unit style or townhouse type dwelling which is in contrast to a R2 residential zone that stipulates low density residential environment characterised by landscaped settings that are in harmony with the natural environment.
- Parking issues. These are experienced now with any excess parking (visitors and services) driven to narrow neighbouring streets due to parking restrictions on Warringah, Ellis & Government Roads. The parking provisions are not adequate in the DA and will have major impacts
- Increased and dangerous traffic flow concerns (including position on major traffic arteries and the cumulative effects of the meatworks road development trucks). There is no footpath on the eastern side of Ellis Rd forcing people onto the road in very hazardous situations and the proximity of the driveway to this major intersection will be problematic. I am also not convinced that the data presented in the transport and traffic planning report is completely accurate.
- concerns about the the monitoring and policing of conditions recommended to overcome environmental health issues raised in the Environmental Health Referral Response (see <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDo?id=AAMhrwaB31oV0A60ki4OEg%253d%253d>)
- Although Warringah Road is a major arterial road it does not have adequate public transport, is not located on a transport hub or major network.
- Geotechnical concerns for neighbouring properties and roadways being "highly susceptible to damage" from vibrations when rock excavations are made which is raised in their report (see <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDo?id=pP%252f13GY1wWAV0A60ki4OEg%253d%253d>)
- Concerns of shadowing on our property and the loss of 3 hours of sun per day is significant
- Privacy issues with eastern and northern facing windows facing our house and back yard pool. We have windows to the ceiling and have concerns about people seeing right into our living area.
- Noise generated by 12 rooms housing up to 24 adults will be significant and what measures will be put in place to mitigate this?

Thank you again and look forward to your response