
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 7/10/2024 6:09:10 PM
To: DA Submission Mailbox
Subject: Online Submission

07/10/2024

MR Joseph Pascuzzo
105 Iris ST
Beacon Hill NSW 2100

RE: DA2024/1206 - 107 Iris Street BEACON HILL NSW 2100

3 lot subdivision has merit, although the lot calculations may be incorrect. Lots 2 and 3 have not been amended to meet the minimum required lot size which can be met by reducing lot 1. Subdivisions referenced in SEE to the east do not have additional land to meet minimum requirements.

There are no landscape plans in the submission and the new driveway is proposed to run along the western boundary. Privacy to 105 Iris Street has been compromised with the removal the trees to accommodate new driveway, therefore a 1.8m boundary fence should be a minimum requirement to provide adequate privacy from the additional dwellings and also reduce the additional car noise from the proposed 3 dwellings.