
Sent: 18/05/2023 7:49:31 PM
Subject: Submission for DA2023/0379 107 Iris St Beacon Hill

I am opposed to the subdivision of the block into 4 blocks as they will be considerably smaller than, and inconsistent with, the average size of residential blocks in the surrounding areas which are mostly between 750 and 1000 sq metres.

While the submission indicates that each block would be 'only' 12% under the permitted minimum subdivision size, in reality, because of the front cliff face and the loss of usable land space, the actual available & usable land space would be much smaller than 600 sq metres. The large common driveway required to service 4 blocks, proposed easement for drainage and requirement to keep the large oak tree will also impact the green land space. The examples provided in the application for other nearby blocks of a similar size were mostly approved under previous dual occupancy guidelines.

I would not be opposed to 2 or 3 blocks but would object to the construction at the rear of the 107 Iris St of a dwelling greater than a single-storey dwelling. A double storey building would be more likely to result in a loss of privacy for both parties. From an aesthetic viewpoint, it would also result in a loss of bush outlook for me and potentially a loss of house value.

The actual street location is a very poor choice for increased density occupation as the lack of space for visitor parking would result in a considerable increase in the number of vehicles needing street parking. Increased traffic accessing the driveway and street parking if required by multiple visitors at the same time to the different homes would be dangerous given street location & close proximity to the Oxford Falls roundabout.

In short, taking into account the failure of the plan to meet the minimum 600 sq m, the land areas lost to the cliff face, an expansive common driveway and large mature oak, the division into a block of 4 is inappropriate.

Mark Wattle

20 Dareen St

Beacon Hill

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