



Newport Residents Association Inc.

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20th January 2020

The Chief Executive Officer,
Northern Beaches Council,
PO Box 1336,
Dee Why, NSW 2099

Dear Sir,

Re Submission re DA 2019/1280 60 -62 Beaconsfield Street & 7-13 Queens Parade Newport

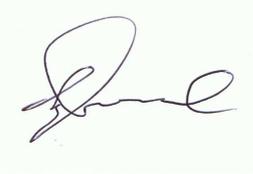
We refer to the planning proposal for the demolition works and the construction of multi-unit housing with associated landscaping works.

The Newport Residents Association (NRA) has a number of concerns with this planning proposal as follows;

1. The height exceeds the allowable height of 8.5m as prescribed in the DCP. The proponent has described this increase to 9.6m as minor. We do not believe that as minor and see no reason that the height limit should be breached.
2. The height breaches which relate to the roof top terraces cause a loss of privacy and a loss of sunlight to some neighbours and should be addressed.
3. There are a number of set-back breaches (some minor, some large) and given the size of the development and area thereof we also see no reason that the setback distances should be breached.
4. There is a major issue with having a vehicle entrance and exit off Beaconsfield Street. Beaconsfield Street is a major traffic thoroughfare to Barrenjoey Road, it is narrow, it has a major school on one side, it is a regular bus route for both City/Manly and school commuters and it has a number of shops near the corner of Kalinya Street. Beaconsfield Street is already a traffic nightmare for Newport residents. We believe the only vehicle entry/exit should be from Queens Parade.

We hope that the council will take careful note of the above issues we see with this planning proposal and request the proponent to amend the plans accordingly.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gavin Butler', is centered on a light green rectangular background.

Gavin Butler
President