

RE DEVELOPMENT APPLICATION - SUBDIVISION 49 BLACKBUTTS ROAD FRENCHS FOREST

Thank you for the opportunity to speak which I am grateful.

- I am the property owner of 3 Rikara Place Frenchs Forest
- I believe that all key stakeholders (particularly neighbours) need to be given an updated final Plan MasterSet with all amendments included now that they are available for comment and consideration.
- Key stakeholders including neighbours should be provided with master concept drawings including 3D drawings showing the foot prints, finished heights of the buildings, layout on site and shadowing effects on other properties. Sekisui House Australia is an experienced developer and should be able to provide concept layout plans for all of the sites ranging from 601 m2 (sites 12 10 6) to the largest 659 m2 (3)
- **Once this subdivision is approved it will be too late. All future DA approvals will be based on the subdivision approval.**

I have significant concerns which I would like to share with the Panel which I would like you to take note.

1. Loss of privacy issues
2. Shading issues
3. Slope of land / retaining wall eastern boundary issues
4. Storm water management issues
5. Number of subdivision issues
6. Position of internal road and turning circle issue
7. Changes to aesthetics and loss of natural flora and habitat for fauna issue

Loss of all privacy

- With the layout of the previous Aruma buildings, the road on the eastern boundary acted as a buffer between the buildings and the neighbours on the eastern boundary
- With this current proposal, multiple new buildings with a potential height of over 7- 8 metres or more. With the retaining walls setting the new height, this will significantly affect neighbouring properties particularly on the eastern boundary. These multiple buildings could be just 7.2 metres from my boundary fence (1.2 metres to retaining wall and then 6 metres of garden_
- This 'wall of new two storey buildings' 3 buildings will be overlooking my property and into my private space. With the proposed subdivision.
- Note my ensuite, main bedroom, main bathroom, living area and kitchen face on to my back yard and will be in full view of 3 x neighbours.
- I will also lose all privacy in my backyard including re my pool, spa and small gardens
- It is important to note that no architectural or draft plans of the actual design of the buildings including layout, heights, entrances and exits have been made available. This additional information is critical

Shading

- No shading plans have been made available at this stage
- Potentially multiple buildings in excess of 7 metres will have significant shading effects on neighbouring properties, including mine on the eastern boundary
- When the sun is at its lowest during June. around winter solstice, and sunlight and heat are important allowing for only 3 hours of sun is unreasonable
- This development in its current form will affect:
 - the use and purpose of my pool and spa
 - the plantings in my back gardens.
 - for how long my solar panels will be powering energy in a day
 - Sunlight and warmth into my living areas

Slope of land / retaining walls

- Please note that the actual slope of the land only became apparent once the demolition was nearly completed.
- Site measurements were again being done today 25/02/2025 but these are yet to be disclosed the exact slope measurements significantly affects the proposed development and the accuracy of all plans.
- Approximate calculations
 - The site slopes 2 metres from the western boundary to the eastern boundary.
 - I also note from the DAAR the site slopes 9 metres from north frontage to south frontage.
- Originally the retaining wall was to be built along the boundary and thank heavens this has been pushed back. Thank you
- I note that the proposed retaining wall is to be built 1.2 m from our boundary and the area between the boundary fence and the retaining wall and must have screen planting.
- I note that the retaining wall along revised plans are
 - a. Lot 12 @ 14.2 m is approximately 700 to 800
 - b. Lot 11 @ 14.8 metres retaining wall grades from 800 to 100
 - c. Lot 10 @ 13.35 metres 1.3 to 600 then 600 to 300
 - d. Lot 9 1.3 to 800
- It was explained that these new levels will be the new height of the land for building development.
- This greatly acerbates the problem re privacy and shading as adds to the heights which affects neighbours' privacy and shading
- Please also note re proposed plant screening ... the site is on rock. Establishing new plants will be difficult because flora being planted in rock.

Storm water management issues Water runs down hill

- I would presume that when the site was originally developed the road and gutters were positioned on the eastern boundary as it acted as a low point to catch/divert rain in heavy down pours. The site I presume was developed to support the natural fall of the land from the high side on the western boundary, with high gutters, the road sloping downwards and proper water drainage there has not been a problem.

- There was also a large portion of the land without buildings so rain could in the main be naturally absorbed
- With 13 proposed subdivisions and dwellings for the site there will be less area for water to be naturally absorbed.
- The natural slope of the land will also create an issue as water flows downhill
- With the retaining wall positioned on the western boundary (high side) then many if not all pipes must be charged (as water doesn't run uphill) which could be a major issue with potential blockages from multiple subdivisions
- I note that each dwelling will also be required to have small rainwater tanks. Will the recommended tanks be enough to handle water on site especially in a downpour? The positioning of the water tanks also needs to be included in the footprint as it takes away opportunity for water to be absorbed naturally.
- If the calculations for containing water on site are not accurate, then potentially the retaining walls on the eastern boundary will be overwhelmed and waterfalls would potentially destroy property on the neighbouring properties. If this were to occur then who is liable – the developer or the individual owners of the subdivisions?

Number of subdivisions

- The subdivisions on the eastern boundary vary but they are approximately 600 sqm with the width of subdivisions vary between 13 metres and 15 metres on eastern boundary
- I will have 3 subdivisions 12 (601 m²/ 14.2 metres wide), 11 (604 m² 14.8 metres wide) and part of 10 (601 m² 13.35 metres wide) across my back fence
- In order to have dwellings built (of approx. 220 sqm plus) on each subdivision, they will be long and narrow plus driveways and small gardens. I presume they will also have dividing walls between the properties for privacy and protection in case of fire (fire protection between buildings). The dimensions of the buildings will be narrow (approx. 10 metres and long approx. 12 metres for a 220 sqm dwelling
- As no architectural or draft plans of the proposed buildings are available including footprint, entrances and exits heights, roof lined shadowing plans etc have been made available to neighbours to my knowledge it is difficult to assess the impact on our properties.
- The proposal for 12 subdivisions plus 1 community title allotment is excessive for the site.

Position of the internal road and turning circle

- A significant proportion of the land (2599 msq) is taken up by the internal road with a turning circle which reduces the land available for subdivisions. Hence the subdivisions are narrow and long
- FYI re turning circle dimension required for garbage trucks. I live in a Cul de sac and the garbage trucks must drive forward and then reverse out each week as the turning circle in the Cul de sac is tight. I expect the turning circle will be even tighter on this subdivision so defeats the purpose
- Please note that a mature native was cut down last week on the western boundary. I presume the bend in the internal road was to protect this tree and provide shade for community use. This bend now seems irrelevant
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Significant change to aesthetics and flora and fauna on the site

- The character of this pocket of Frenchs Forest is valued by local residents. Overwhelming the land with intensive development is not reasonable.
- The proposed subdivision because of the sheer number, size of the buildings and the proximity to the boundaries will negatively impact the valued life style of neighbours. The eastern boundary is significantly impacted by this subdivision.
- From my calculations:
 - The proposed site has 2599 sqm of road and turning circle takes up approximately 25% of land
 - Of the remaining 75% of land available there are 13 proposed subdivisions with major buildings and gardens
 - Each proposed subdivision will take up a 60 % of land
 - In reality there is only a small percentage of land available for trees, gardens etc
- Flora and fauna
 - It should be noted that multiple trees have already been removed and canopy and habitat for native animals and birds has been lost
 - The mature trees on site are very valued by the local community and their loss would be a tragedy.

Conclusion

At this present time, it is not reasonable to approve the subdivision x 13 on the property located at 49 Blackbutts Road Frenchs Forest

I have presented several issues which are problematic and need to be addressed and/or changed before approval of any subdivisions.

In order to avoid further angst and in good faith to key stakeholders particularly neighbours then I request that the final decision re the Development Application is rejected at this time.

I also request that a meeting is organised between Northern Beaches Council representatives, the developer Sekisui House Services (NSW) Pty Limited and other key stakeholders including concerned/interested neighbouring property owners as soon as possible.

The purpose of this meeting would be

- 1 to answer key questions about this DA and to be given greater detail to this DA**
- 2 explain concept plans and detail of future DAs for this site and potential implications.**
- 3 producing architectural or draft plans of the proposed buildings including footprint, entrances and exits heights, roof lined shadowing plans etc.**