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**Sent:** 22/03/2021 8:27:25 PM  
**Subject:** Online Submission

22/03/2021

MRS Jolene Farrant  
- 47 Arthur ST  
Forestville NSW 2087  
joles15@hotmail.com

**RE: DA2020/1759 - 51 Arthur Street FORESTVILLE NSW 2087**

22/03/2021  
Jolene & John Farrant  
47 Arthur St,  
Forestville NSW 2087

RE: DA2020/1759 - Lot 2, DP 233083 - 51 Arthur St FORESTVILLE NSW 2087

Attn: Anne-Marie Young

Dear Anne-Marie,

We have the following concerns regarding the development application at 51 Arthur St Forestville (DA2020/1759):

**Height:**

The height of the proposed structure exceeds the council height regulations and is not in keeping with the surrounding one- and two-story properties. Residents in the properties surrounding this development will be overlooked and have their privacy negatively impacted. The building will block the natural sunlight of many adjacent properties throughout the day and during the year. In particular, we are concerned that the current plans would significantly impact the afternoon summer sun at our property. We would support any modifications to the development that reduce the structure to a single story above the shop fronts.

**Setback:**

Parts of the eastern and southern boundaries of the proposed development, and current structure, have no setback from the property boundary. This adds to the imposing visual of the structure and emphasizes its excessive height in comparison to the adjoining properties. There is no space to soften the view with added trees/hedging. We would agree with the recommendation of the Urban Design Referral Response report that suggests that the apartment on the Eastern Boundary should be removed or reduced to one story to reduce the visual bulk of the building currently proposed.

**Basement Excavation:**

Another concern we have is regarding the excavation of the basement parking. It is an extensive excavation that will take a long period of time to complete. Many residents now work from home and this prolonged period of excess noise will certainly affect their ability to work effectively. Our property is located within the notification zone so we are also extremely concerned about the impact the excavations will have on the structural integrity of our property. We agree with Vicki Hewat and Viviana and Paul Oliver and so we would also request that

provision be made for a Dilapidation Report by an Engineer of our choosing, on our home, prior to the commencement of the demolition of the current structure and 12 weeks following completion. We believe these costs should be met by the Developer.

**Traffic and local parking:**

The busy corner of Arthur and Duke Streets has long been considered a dangerous intersection. The current on-street carparking adjacent to the intersection only adds to safety concerns as it has very poor visibility in all directions. Cars are often parked along Arthur and Duke Streets and due to the nature of the businesses currently operating, there is a lot of movement throughout the day. There is also school bus stop on the corner of this same intersection. The council must be prepared to ensure this is managed effectively to ensure the safety of all residents during the construction period and beyond.

**Asbestos:**

Being an old building, we are concerned about ensuring the safe removal of asbestos during the demolition process. We would expect to be informed as to when this will take place and require official confirmation of the safety of the site post removal.

It is important to note that we are supportive of a development on the site as we believe it will ultimately benefit our local community. Unfortunately, we don't believe that the proposed DA in its current form is acceptable and would hope that the council considers the objections raised by the local residents before making its decision. In particular, we consider the addition of two level apartments on top of the shops is excessive and creates a structure height that is not acceptable in the current area.

We thank you for the opportunity to raise our concerns relating to this development application.

Kind Regards,

Jolene & John Farrant