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Subject: Online Submission

19/03/2021

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

With reference to DA2020/1759

Dear Anne-Marie Young,

I would like to add my support / agreement with the points raised in the thorough submission provided by Vicki Hewat on 11-3-21.

Unlike Vicki, I do not live within sight of the proposed development, so the priority points for me are:

1. Fit of the development within the local landscape. As noted in the Urban Design Referral Response, the development is not within height guidelines, and its overall bulk would seem inappropriate given its position.
2. Traffic / parking. I consider the traffic and parking assessment report included with the submission difficult to agree with. It is stated that this development will actually reduce traffic, based on the reduction in retail m2. This is flawed thinking as there are currently 2 of the 6 businesses vacant (in real terms) and I cannot believe the new develop is based on this situation continuing. Going from 1 residence to 4 is the other obvious reason for increased traffic. The parking situation is significantly worst. The two businesses with high customer throughput currently have hours that hardly overlap. Even so, the 7 x 90 degree parking spots are full for much of the day (as at 6:30am this morning) resulting in street parking around the site being heavy. Given the width of Duke St and Arthur streets, this makes though traffic passing in both directions difficult / dangerous (Arthur St) and impossible (Duke St). The fact the development is on a 4 way intersection, that also includes a significant bend in Arthur St, exacerbates the problem. 90 degree parking is always difficult with vehicles backing into traffic, and the potential for accidents involving the pedestrian zone. One of the business is currently closed after a car entered the shopfront, fortunately without serious injuries. The assessment also underestimated the through traffic on Duke / Arthur Sts as users of Davidson Park and the boat ramp use this route to get access to Warringah Rd if heading west. In my view a more critical traffic / parking assessment needs to be made, and I fell the outcome should be more off street parking.

With consideration to some changes to the plans as above, I do welcome the development of what is currently a dated and underutilized site. I also think it has the potential to develop a local village atmosphere which would be fantastic thing for the neighborhood.

Thanks for your time.

Brett Ryan