
Sent: 25/09/2020 8:53:42 AM
Subject: Online Submission

25/09/2020

MR Glenn Hinson
40 Pringle AVE
Belrose NSW 2085
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RE: DA2020/1072 - 1 Drew Place BELROSE NSW 2085

Glenn Hinson 21st October 2020.
40 Pringle Ave,
Belrose 2085.
hino1098@yahoo.com

RE: Notice of proposed Development:
DA2020/1072
Lot 1 & Lot 2 DP 2289621 Drew Place Belrose
Construction of Senior Housing development.

To Whom it may concern;

I would like to make some comments regarding the above development and its impact on our property and the surrounding amenity of the suburb. As an adjoining property there are implications for a development of this size on the enjoyment and amenity of a home that we have lived in for 20 years.

Whilst seniors housing is important, it is not appropriate for developers to stretch the planning rules to create buildings that contravene the zoning of the land. They are effectively developing units in areas that are primarily single dwelling houses. The scale and bulk of this development is totally out of character with the surrounding area.

Town home structures where living areas are downstairs and sleeping arrangements are upstairs would create a better option in terms of privacy and appearance of the property. This new development is effectively a small block of units where second floor residents will always look out on to other people's properties. This will affect their privacy and enjoyment, at all hours of the day and night.

Placing units of this style will set a precedence of allowing unit development in suburbia.

I welcome new, architecturally pleasing and considerate development however I strongly oppose the encroachment of unit blocks into our suburban streets.

It is noted that the architect has labelled several habitable rooms on the plans as "Study". I believe this is a deliberate attempt to diminish the responsibility of the developer to provide adequate on-site parking. This development effectively has 17 bedrooms. According to the planning rules this would require 8.5 car spaces on site. Only 6 spaces are indicated, which would create an overflow into the surrounding streets making it difficult for existing residents to access their properties and would impact on the already limited parking spaces in the cul-de-

sac.

Specifically, Unit 6 (second story, north facing) creates privacy issues for our residence. As there is a large terrace and living areas facing north it means that the new residents would continually look out over our backyard and those of our neighbours. This would affect the enjoyment of current residents using their yards and pools. Two story townhouses would be a more suitable form of housing.

This second story living also creates issues of increased noise from the higher natural elevation. The inclusion of a lift will also create unsatisfactory noise levels.

The landscape plans show a new tree that would be planted and eventually grow to impact on our house. I would ask that this tree be moved east to the corner of the courtyard between unit 2 and 3. This would create some more privacy for us and not damage our property.

I have concerns that this development will impact on the surrounding properties that are listed in a flood zone. I would hope that all consideration be given to retention of water and overflow to surrounding homes.

Another concern is that the retaining wall between our two properties has not been considered in any geo technical surveys. The wall is currently leaning, and the breeze blocks are not in a sound condition. The developer would need to consider the removal and replacement of the retaining wall and fence. This would also require the removal of a living cypress pine tree, indicated as a "stump" on the plan. This tree is currently a support mechanism for the failing fence.

I trust that the above information would be considered, and appropriate planning and zoning controls be applied to make this a suitable development for the amenity of the surrounding area and its residents.

Your sincerely,

Glenn Hinson & Pamela Rome.
40 Pringle Ave,
Belrose