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Sent: 22/03/2023 10:03:59 AM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

22/03/2023

MRS Nicholle Lacey



RE: DA2023/0172 - 7 Gladys Avenue FRENCHS FOREST NSW 2086

Dear Sir/Madam,

LEASE REDACT MY ADDRESS, EMAIL ADDRESS, AND PHONE NUMBER FROM THE SUBMISSION PRIOR TO PUBLISHING TO COUNCIL'S WEBSITE OR ANY OTHER PUBLIC SPACE.

Re: SUBMISSION - DA2023/0172 - 1, 5, 5a, 7 Gladys Avenue, Frenchs Forest.

I am a resident of Gladys Ave, one of four owners of a split-level home in the street. I am talking on my family's behalf with this application and outline the below key issues we have with this development application for the above street numbers and strongly oppose this DA submission.

- 1) Incompatibility with the character of the locality
- 2) Natural environment
- 3) Inadequate servicing and traffic access

1) Gladys Avenue is a tree lined street, with a multitude of wildlife, flora, fauna and large family homes on large blocks with big back yards.

When we came to first look at our property we were impressed with the wonderful views and vast opportunity this presented us and the fact it was Zoned 2 by the council (and still is), so we decided to build.

At the time of our application, and during the build, our local Council were very strict on how big the Duplex must be and the materials that could be used. The Council were extremely strict on the colour, construction material, height and so on; and Council only granted final approval on the condition that the Duplex 'blended in' with its surroundings and the fact that the building must look like a "house" and not look like a "Duplex".

Council were adamant that our build must fit in with the character of the surrounding dwellings. We jumped through many hoops to ensure we would deliver a building that would complement the aesthetic of the street, its natural environment and the area around it.

Why is it, there appears to be one rule for us and a very different rule for developers?

Townhouses do not 'blend in' with the surroundings and do NOT pass the "character test". I didn't think the law was allowed to discriminate and be inconsistent in such a terrible way. We find this abhorrent and so discriminatory!

2) If you take a walk down Gladys you will see that it's a natural habitat for many species, many which have relocated their home due to the hospital development. We've been very conscious of these animals and have retained as much natural habitat on our property for them (and will bring in more native plants to help maintain the thriving fauna).

Take away another large area for development, then this wildlife will be living amongst vertical wall gardens, gravel paths and terraces in replace of a natural habitat that they deserve.

We have many protected trees growing on our property and in our street, these home many different species of birds. What are the developer's plans for protecting and retaining these magnificent trees which provide shade, shelter and food to the local wildlife? Are the wildlife protected under this newly proposed DA?

4) Gladys Avenue is clearly a very narrow street with vehicles permanently parked on the left-hand side of the road. Cars have no choice but to illegally mount the curb-side to allow vehicles to pass through and whilst this could reduce car collisions, it will significantly increase the risk of personal injury to pedestrians, especially young children that play on or near to this narrow street.

If the average car cannot pass each other safely, how would large construction trucks and cranes safely enter and turn in Gladys Avenue?

Are the Planning Authorities prepared to accept a disproportionate number of vehicular collisions and/or injury to pedestrians in this narrow street that is in close proximity to a 'blind spot' in the road?

The safety of pedestrians is a priority. We currently do not have a foot-path to safely walk on and therefore resort to using the street where many (and many more) cars will be travelling on, putting our residents safety at risk, along with their pets safety.

Will you ignore the fact that this DA will forever destroy the character of the area, and set a standard for more developers to exploit and destroy close knit communities? Do you endorse overcrowding in prime residential streets and blatantly defy local council zoning guidelines on proper, sustainable planning? Developers do not seem to care if their local Council rejects an application because they immediately apply to The Land & Environment Court to have the decision overturned!

Please, we plea with you to put a STOP to excessive greed by developers and to adhere to proper, sustainable planning guidelines by our local council. If you do overturn and defy council guidelines on proper planning then you are blatantly misusing the planning laws and the trust the community expects of you.

Thank you for the opportunity to express our concerns. This is street is just not able to cope with this proposal, therefore we strongly encourage a review of this DA submission.

Yours sincerely,
Mrs Nicholle Lacey

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