
From: A B
Sent: 1/11/2024 1:08:39 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2024/1390 Please forward to Kye Miles
Attachments: DA2024_1390 F (1).pdf;

Dear Mr Miles

We attach our full submission.

Please do contact us if you have any questions or would like to visit our home.

We will upload the version without footnotes and photos onto the site.

Yours sincerely

David & Annemiek Ballesty



1 November 2024

DA Number: DA 2024/1390

DA Address: 12 & 14 Gladys Avenue, Frenchs Forest, NSW 2086

Officer: Kye Miles

Dear Mr Miles

Objection to DA2024/1390

We are the owners of 10A Gladys Avenue, Frenchs Forest. Our house directly borders the proposed development and is the closest house to it. Our house is the second house on a battle axe block with 10 and 10B. It is the original house of the subdivided block and was built in the early 60s. It is single level, built on a slight slope and with a now enclosed carport below the property. It has been owned by us for 27 years ago, post the initial sub division¹.

We object to the above DA given:

Size & Appropriateness

- The size and appropriateness of the proposed development is extreme for R2 Low Density Residential Zoning. The current proposal has 55 bedrooms, 28 car parks and 19 units, nestled right next to detached homes with minimal green space. The previous approved DA moved from 4 dwellings to 2, in keeping with the zoning.

Light and Views

- The building breaches the height limitations of R2 Low Density Residential. Whilst this may not be an issue from the streetscape aspect, it is a significant issue for us with our living room, entertaining balcony and gardens being so close to the proposed development.² The Design Report highlights this concern specifically to 10A (p17). We would like a perspective image of the proposed development as viewed from the entertaining balcony of 10A Gladys Avenue.

¹ Refer to maps on pages 5 to 7 of the appendix

² Refer to photos on pages 8 to 13 in the appendix. Of particular note page 11 showing the existing house through our living room window. The proposed development will be significantly higher

- The impact on our view is significant³. This proposed development will reduce/remove the district views to our kitchen, living room, entertaining balcony and gardens. It is important that view corridors are maintained.
- The impact on our light is significant. This proposed development will block light to our living room, entertaining balcony and gardens, especially in Winter.

Noise post development

- The proposed balconies and terraces directly adjoin our property and look into our living room and are likely to create excessive noise when people entertain. ⁴
- The proposed entry to the car park is next to our living room, entertaining balcony and gardens. This will create noise throughout the day and night with cars coming and going.

Geotechnical and landslip.

- This is a steep site and the proposed 10 meter car park basement is within meters of our living room, entertaining balcony and gardens. It appears to require excavating to our boundary. We are very concerned about the impact of this on the stability of our home. An independent dilapidation survey of the impact on our home has not been performed and we believe this an essential requirement.

Landscape

- Most of the tree coverage that currently filters the views of 12 & 14 Gladys Avenue is being removed. This will make the new development and the 2 years of construction a significant eyesore from our living room, entertaining balcony and gardens. There is also concern for the red gum tree bordering 10, 10A and the proposed development, given the additional heavy traffic down the driveway. This beautiful mature tree provides an important screen between 10 & 10A and was not approved for removal during the sub division in 1997. ⁵

³ Refer to photos on pages 11 to 13 of the appendix

⁴ Refer to photos on pages 11 to 13 of the appendix

⁵ Refer to photo on page 14 of the appendix

Noise, Dust and Potential Asbestos Pollution during development

- The proposed development will cause significant noise, dust and potential asbestos pollution, this is of grave concern given the proximity to several residential properties, including ours. All properties on the 10, 10A and 10B battle axe have children residing.
- It appears that this project is scheduled for 2 years and 4 months, working 6 days a week, including Saturdays, from 7 to 5pm, we believe it will make our home unlivable during that period and provide no peace, quiet and enjoyment for many years. We suggest the scale of the proposed development is reduced and that the scheduling is reduced to week days only.

Gladys Avenue Infrastructure is not fit for purpose

- Gladys Avenue was built as a quiet, narrow residential cul de sac street with wide grassy borders and no pedestrian footpath. Since the building of the Northern Beaches hospital it has become a “free” overflow car park, for both patients and staff, with cars coming and going all day and night. These cars park on the verges, frequently in the No Parking restriction zones, and pedestrians walk on the road when access to the verges is blocked. This already makes it difficult to navigate and is a safety risk especially for elderly, disabled persons, patients at Northern Beaches Hospital and parents with strollers. With both the completed 8 and proposed 12/14 developments providing accommodation for elderly and disabled persons, paved access to the main road, bus stops and hospital should be addressed.
- The street is poorly lit at night. With all the additional developments and many people and cars using this street, for parking and hospital overflow, this is another safety risk that should be addressed.
- Traffic and congestion in Gladys Avenue is already challenging. This proposed development indicates the need for 100s of trucks, at peak 6 trucks a day. During the building of 6 & 8 the street was often closed. This project is on a bend with a single entry and the narrow driveway runs right along the boundaries of 10, 10A and 10B.
- We request an urgent review of this street’s access, parking, lighting and pavements. It is not prepared for this scale of development without proper infrastructure and consistent zoning. A traffic and parking report should be prepared considering all the above

completed, approved and potential developments, with all the developments considered as a whole, as well as Gladys Avenue being used as an overflow car park for the hospital, this road is not fit for purpose in its current state.

Future Investigation

- We request the “future investigation” label, as highlighted by Shima Niavarani of Northern Beaches Council in the Strategic Planning Referral Response, be reconsidered to current, and a review of this street is promptly performed.

Whilst we are not opposed to development, and we are aware of the long term plan for the new Frenchs Forest town centre, we appreciate you giving our concerns your urgent consideration.

We request a significant reduction in the scale of this proposed development, providing more space between the proposed development and the neighbouring properties, and addressing the ongoing infrastructure issues of Gladys Avenue.

We recommend that the proposed and subsequent developments keep to the spirit of the current R2 Low Density Residential zoning this side of the street has.

Alternatively we are supportive of the entire street being rezoned R3 Medium Density Residential and/or for our house to be acquired as part of a larger development. This will allow all of us to plan properly for the future, provide more residences for the community, and not have ongoing small, piecemeal developments which are very disruptive, inefficient and much more challenging for the remaining owners, residents and the environment and indeed for council.

Should you require any additional information or to arrange an inspection of our property please do not hesitate to contact us.

Yours sincerely

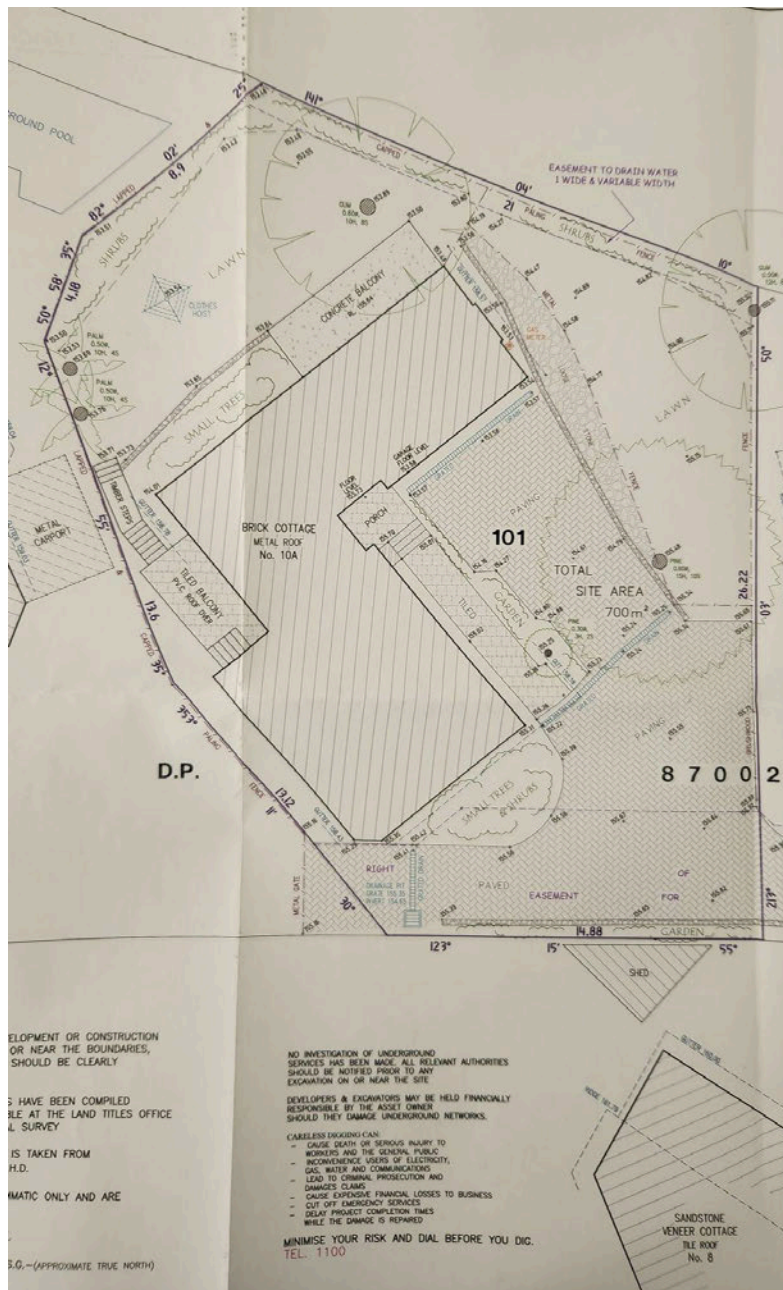
David & Annemiek Ballesty

Contact information provided in covering email

Appendix

A plan of 10A Gladys Avenue

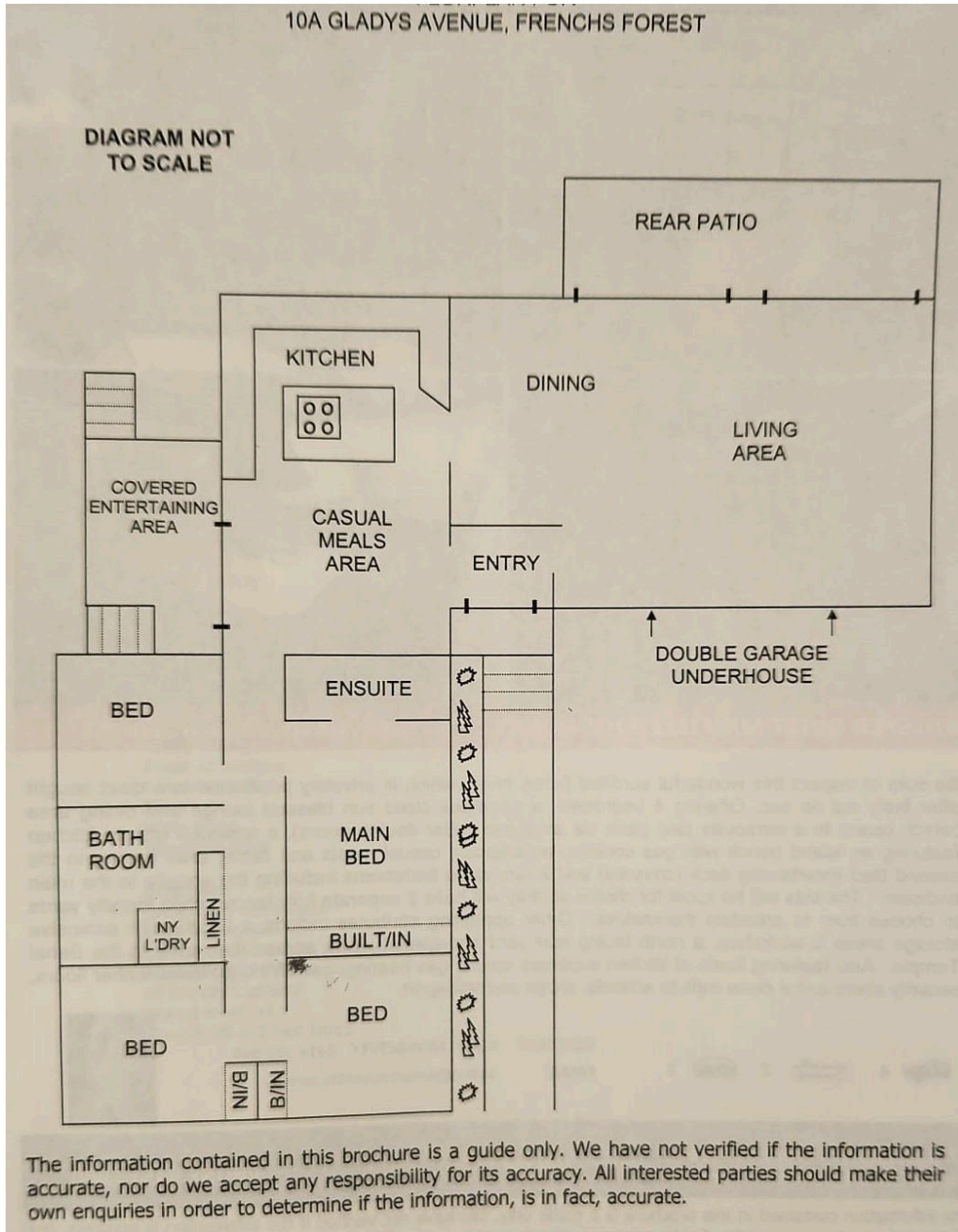
The boundary runs to the top of the map below. The concrete balcony top of the map is closest to the new development. The tree next to the balcony is no longer there. It fell over in a storm several years ago.



Floorplan of 10A Gladys Avenue

The floorplan is a rough layout of the rooms and is not drawn to scale.

The living area opens onto the rear entertaining balcony with double doors. It is closest to the proposed development.⁶



⁶ See appendix pages 11 to 13

Photo of the front of 10A Gladys Avenue



The enclosed car port below the house was built before we purchased the houses and is only suitable for small cars due to height and width restrictions.

Photo of the Back Garden of 10A Gladys Avenue - the proposed development is directly behind the new and just behind the old fence.



Photo of the view from the kitchen of 10A Gladys Avenue

The proposed development can be seen directly below.

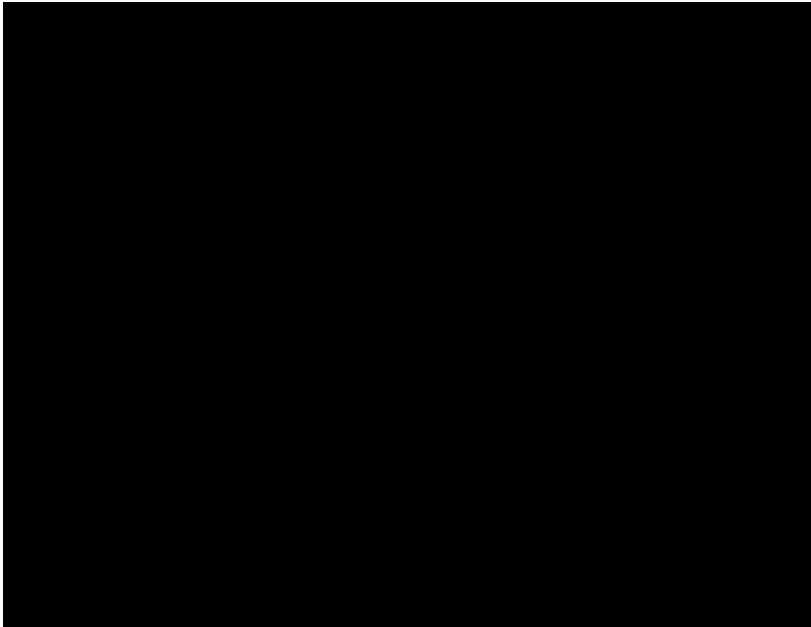
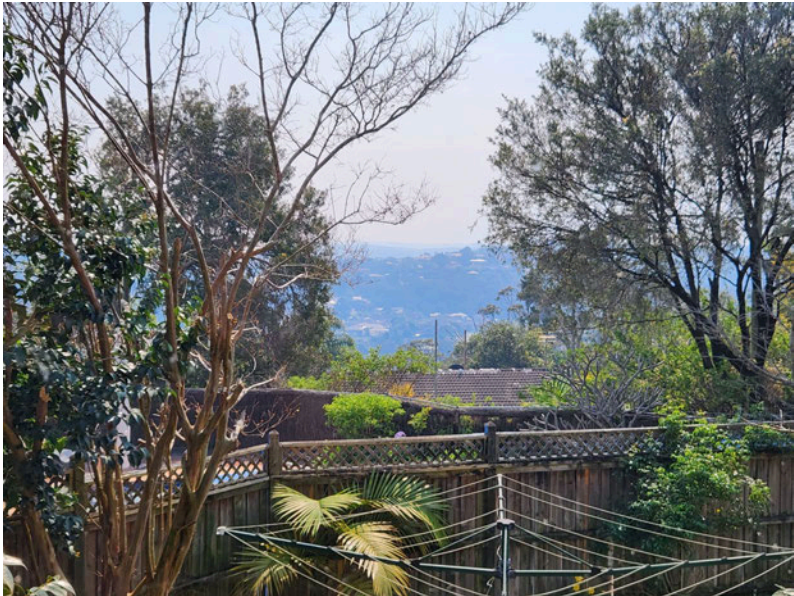
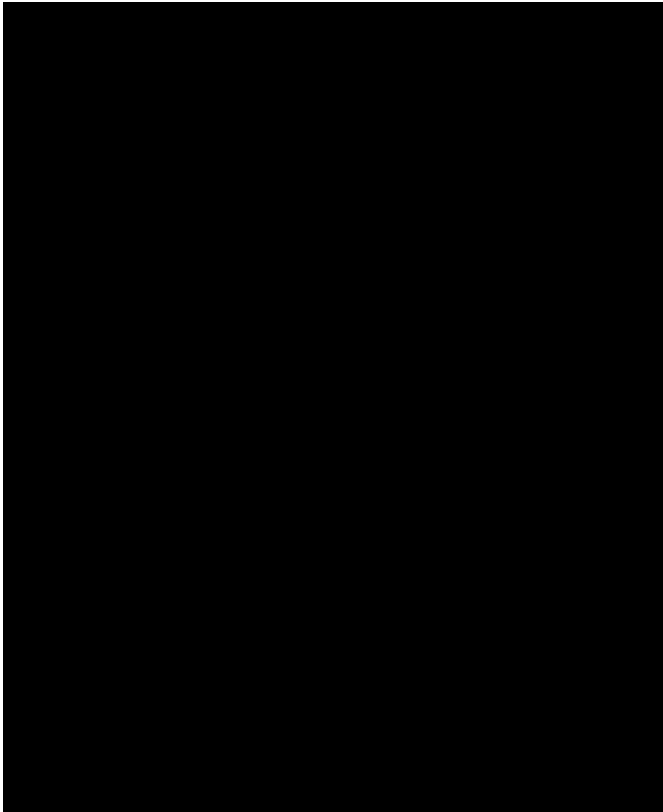
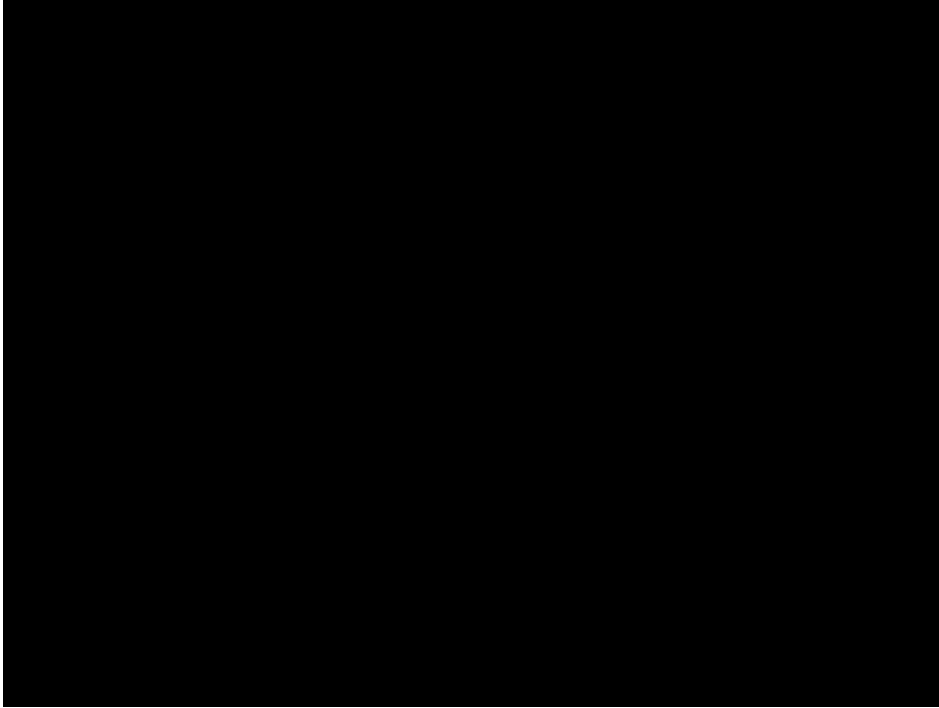


Photo of the view from the living room of 10A Gladys Avenue, this room is closest to the new development. The roof of 14 Gladys Avenue can be clearly seen and the proposed new development will dominate this room.



Photos of the views from the entertaining balcony of 10A Gladys Avenue

This view is looking across the pool of 10B and onto the proposed development straight ahead. This balcony is within metres of the new development's proposed car park. The new fence (lighter in colour) runs along the length of 12 & 14s driveway



This is the side of the proposed development. The new fence runs along the length of 12 & 14s driveway



This is the back of the house with two sets of double doors directly facing the proposed new development. This room is the closest to the proposed development. Below is the low height enclosed carport.



Tree on the boundary of 10, 10A and the Proposed Development

This tree was not approved for removal during the sub division in 1997 and hence straddles the fence.

