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Sent: 22/01/2023 11:02:55 PM
To: DA Submission Mailbox
Subject: Online Submission

22/01/2023

MR ZHIPEI YANG
- 71 MELWOOD AVE
FORESTVILLE NSW 2087

RE: DA2022/2181 - 69 Melwood Avenue FORESTVILLE NSW 2087

Subject: DA2022/2181
FROM:71 Melwood Avenue

To whom it may concern,

We firmly oppose the development proposal for 69 Melwood Avenue, Forestville due to the interferences the development will cause to neighbouring properties and the neighbourhood. Shading issues, traffic, the height of the building, privacy, noise, and time are major issues that are to be resolved.

Shading issues

As the proposed building is overdeveloped, it will lead to shading problems for both 67 and 71 Melwood Avenue. The construction is situated on the Northern side of the 71 Melwood Avenue property and the proposal clearly presents how numerous windows of the dwelling will receive no sunlight throughout the entire day because of the excessive scale of the proposed new building compared to its neighbours. This is a major issue as all bedrooms in 71 Melwood Avenue are on the northern side so the lack of natural lighting will negatively affect both the health of all residents and the energy efficiency of the property.

Traffic

Being a main road with many ovals, Melwood Avenue is often crowded with parked cars and the traffic is remarkably heavy during days of games and competitions. There are already large numbers of car and pedestrian traffic, not to mention when the development takes place, the large-scale building requires numerous oversized machines and construction vehicles which would place further strain and pressure on the road traffic and cause congestion. This is unacceptable due to the fact that it would be hazardous and challenging for vehicles to leave the development and the surrounding area when there is high pedestrian traffic and heavy traffic.

Size of the building

The Warringah Development Control Plan 2011 states that "Walls are not to exceed 7.2 metres from ground level" yet the proposed height is 8.8m which does not adhere to the requirements. The exceptions included in the Plan that enable heights to be extended to 8.5m are also not applicable to the proposed development so the proposed 8.8m building exceeds both the

requirement and the exception. This indicates that there should be an overall reduction in the scale of the building to meet requirements and would lead to a more cohesive character of our neighbourhood.

Privacy

The objectives of D8 of the Warringah Development Control Plan is "to ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours and to provide personal and property security for occupants and visitors". The requirements of D8 further highlight that rooms and windows should be oriented to private open space areas or to the street to limit overlooking, windows should not provide direct or close views (ie from less than 9m away) into the windows of other dwellings and the effective location of windows and balconies is preferred to the use of screening devices. The proposed number of windows and the location of the windows are inappropriate and in breach of the objectives as neighbouring properties are greatly affected. The four-storey proposed building creates serious privacy issues for both 67 and 71 Melwood avenue as the top floor balcony and the windows of all levels are overlooking the garden and pool on 71 Melwood. This is a serious invasion of our privacy that no screening devices can prevent.

Noise

Noise generated during the development should be considered and additional information regarding the noise levels generated from the excavation of the ground and the construction should be included. Furthermore, constructing a 7-unit seniors housing would undeniably mean that there would be constant traffic up and down the driveway. This would not only create noise pollution but also the headlights would illuminate the bedrooms of 71 Melwood Avenue. This causes large disruptions to sleep patterns and quietness in the early mornings as well as evenings.

Prolonged disruption

The proposed development is highly complicated and will undeniably exceed the standard amount of time to construct average housing. This will cause major disruptions to those living in surrounding housing, especially with a child studying in years 11 and 12 these two years and working from home arrangements. Having such a prolonged construction undertaking alongside our bedrooms is unacceptable and will severely obstruct studies and productivity. This is due to the intolerable amount of noise and pollution created every day which will be drastically detrimental to the overall health of all neighbours and leave them with no pleasant place to complete pivotal work such as studying for their HSC.

Landscape area requirements

The creation of 7 units from the proposal fails to meet the Council's minimum landscape area requirements for a low-density residential setting along Melwood Avenue. The characteristics of the local residential setting are that of a single to a maximum of 2-storey dwellings for one to two families on one block of land. However, from the proposal, the development is shown to be a medium density building which is not compatible with the local area of Melwood Avenue. In addition, the development of 4 storey dwelling would result in up to 38 people or more residents at this dwelling, this further enhances the number of families/ residents living on one landscape block of land. Thus this shows the proposal is "out of character" in the local setting for Melwood Avenue due to the high number of residences for one block of land.

Plan of management

There should be more documents regarding the safety of the operations and how they would be monitored to ensure that they are in line with standards. These should include strict monitoring of the excavation and vibration levels to ensure that no damage is to be done to neighbouring properties, tree roots and foundation. As an underground spring exists underneath 69 Melwood Avenue, it is crucial that there are strict monitoring and professional people to manage any issues and accidents. Moreover, there should be more information regarding the complaints handling procedures and the overall effects on neighbours including noise and pollution evaluation during development. In addition, while there would be large numbers of construction vehicles, it is crucial that there is a plan as to how these would be parked such that they do not obstruct traffic and allow sufficient space for neighbours' cars to enter and exit their property.

Bin locations

The bins should not be located close to any of the neighbours' dwellings. It is important to prevent neighbours' discomfort and reduce smells caused by overflow bins. Furthermore, the bins should be located in an area with the least impact on neighbours and be cleaned regularly to reduce microorganisms and pests. The location of bins should be in line with the waste management objective which is to 'minimise any adverse environmental impacts associated with the storage and collection of waste'.

We urge council to refuse this proposal and to reconsider the impacts this proposed development would have on neighbouring properties and the environment.

Regards,
Owners of 71 Melwood Avenue, Forestville