

20 November 2024

Councillors Heins, Williams and Hrnjak
725 Pittwater Road
DEE WHY 2099

Via email.

Dear Councillors,

Development Application DA2024/1481

We are writing to you in relation to the above development application for a child care centre at 7 Blackbutts Road. Formal submissions will be made by many or all owners/residents of Nyorie Place and Dakara Drive, however we wanted to make you aware of a residents' meeting scheduled for **21st November at 7:00pm at 18 Dakara Drive**. You are most welcome to attend – please advise by return email.

While the formal responses will address specific concerns, we would like to outline several significant concerns held by most or all affected residents:

Traffic Access and Parking.

Nyorie Place, where the entrance to the parking area is proposed, is a quiet, narrow suburban street comprised entirely of residential dwellings which include a population of young children. Blackbutts Road is also a busy single lane road with significant traffic. We suggest that any high volume entryway in Nyorie Place and increased traffic flow in Nyorie Place and Dakara Drive would present safety concerns.

Building Bulk and Scale.

The proposed development would be the only commercial/industrial development in a residential area.

Streetscape

The proposed development is completely out of character for the area comprising Nyorie Place, Dakara Drive (and Dakara Place) and would negatively impact the quiet enjoyment of residents in this area.

Incorrect consideration of existing ground level

Excessive height of building.

Insufficient setbacks for commercial building.

Adverse view sharing impacts on adjoining properties.

Adverse solar impacts on adjoining properties.

Adverse privacy impacts.

Adequacy of Plans.

The submitted plans do not adequately represent existing structures in the street, nor do they adequately represent existing vegetation in the street.

Removal of native vegetation.

We understand that several requests were made by previous owners to remove the native pine tree on council property in Nyorie Place – these were refused. It seems there may be one standard for residents, and another for developers? The tree in question is often used by Black Cockatoos during their seasonal migration.

Both of us have resided at this property since 1968, and we believe that a previous owner (George Parker) of the property subject to the DA used part of the area as a “tip”, including burying waste from the replacement of an asbestos roof. We are therefore very concerned about the potential for contamination from the proposed development. Also, given the nature of the Frenchs Forest area, it is almost certain that excavation would require an industrial rock breaker less than 15m from our living area.

In our view, this area has “done it’s bit” to promote mixed density housing. There are three granny flats adjacent to our property, all approved recently. These have had a significant detrimental effect on the safety of traffic in Nyorie Place and Dakara Drive (given a large number of vehicles permanently parked on the street). It is our view (and that of most or all of the other residents of Nyorie Place and Dakara Drive that “enough is enough”.

We consider that should the development proceed, property prices for all homes in Nyorie Place and Dakara drive would be negatively affected. We therefore will be requesting that market evaluations of all residences in these streets be undertaken at the developer’s expense prior to the development, and appropriate compensation agreed and paid.

While we understand that child care centres are important, a short drive around the area will confirm that several new large developments (including a very large development on Warringah Road, Frenchs Forest) have either been completed recently, or are in progress.

Please consider attending the residents’ meeting at the time and place mentioned above.

Yours faithfully,

(signed)
Gloria Wigney (Owner)

(signed)
David Wigney (Resident).