
Sent: 18/06/2020 5:18:58 PM
Subject: Online Submission

18/06/2020

MR Craig Terrey
10 Hakea Avenue AVE
Frenchs Forest NSW 2086
craighawks13@gmail.com

RE: DA2020/0484 - 7335 / 1152473 Hakea Avenue FRENCHS FOREST NSW 2086

ISSUES OF CONCERN RE DA2020/0484

From Craig and Sandra Terrey
10 Hakea Avenue Frenchs Forest NSW 2086

Chapel Building

- Given the availability of land serviced by the internal road network, why would you not locate the chapel behind established trees on this land?

Height

- Non-compliance with DCP

- The bulk and scale of the building is excessive and out of keeping with the local area. This is exaggerated further if Council allow the additional height over the DCP controls

- Request that local height controls are enforced at 8.5m

- Overall a poor architectural design and not in keeping with the existing low level Cemetery buildings and local residences. Current Caretaker's cottage is 5.35m so their requested height is more than double this.

- This will severely impact our primary outlook to the street

- Natural light/windows are orientated to the south. We query why they argue need for natural light when little available from the south

- Height exemption sought Clause 4.6....

Façade

- Façade colour should be more in keeping/reflective of local materials - i.e. brown/green

- Reflectivity of roof - ensure roofing material is not metal to avoid reflecting's from western sun bounding off roof straight into our residence

- As per architect's information in the Community Forum, he went with the natural look (grey) not the camouflage look. Hence, he said the grey colour would be more reflective than a camouflage colour, i.e. green

Landscape

- The Cemetery (exempt main entry opposite 2 Hakea Avenue) is screened from the road to all sides by established native vegetation. The proposal does not reflect this current screening arrangement and due to size and bulk of the proposed Chapel building, will adversely impact our view and diminish the existing low level street scape and reduce the amenity and enjoyment from our home

- DA landscape plans reference hedging plants. On viewing these, there is not the density to achieve this outcome

- Request large, mature native hedging plants (i.e. lilly pilly etc...) to the height of 8m to Hakea Avenue between 4 Hakea Avenue and 12 Hakea Avenue. Reference Ausgrid power poles FF37916, FF37917 and FF37918

- We also have projected photos of what the proposed structure will look like from our 2nd storey and path. It is not in keeping with the local area

Landscape continued.....

- As you can see, they have put in two trees which aren't currently there. How long does it take for these trees to grow to that height? Also, you can still see more than 80% of the proposed structure which again, is not in keeping with the local area.

Setback from road

- Bulk and scale not in keeping with local structures
- Query why such a large bulky structure needs to be situated hard against the road
- Building does not mirror the setback requirements of the residence located within the Cemetery grounds and does not reflect the front setback required by the surrounding residences. All are required to and have built with large front setbacks
- Together with the height controls this then creates and defines the character of Hakea Avenue
- We request the same be required of the new Chapel building
- Given the available land, the building should at least be setback further to address our concerns and ideally located elsewhere on Cemetery grounds

Traffic

- Driveway serving the current Cemetery house/caretaker's cottage is located on a blind bend and not suitable for future use or traffic to said proposed building
- No speedhumps, roundabout or traffic calming device on road to reduce traffic. Suggest a roundabout at Cemetery entry (Kanooka Way) and signage to address these concerns

Parking

- We query the applicant's assertion that there is adequate parking within the Cemetery grounds
- Experience shows that large gathering/visitors to Cemetery's (which will now increase on scale and frequency) park their vehicles on surrounding streets and do not park wholly within Cemetery grounds.
- The site for the proposed building site will exacerbate the above

Construction Access

- During current works, we have observed that semitrailers and trucks and dogs currently use Hakea Avenue for entry and exit. This contravenes the current management plan
- Council and Cemetery staff seem unable to police this, Therefore, we have little confidence that the CTMP will be enforced during the proposed works. Will the NMCLM and NBC (Northern Beaches Council) be enforcing this?

Construction Access continued.....

- We request additional controls and monitoring for truck access during construction to ensure the peaceful character of our area is maintained. Not to mention the safety of Hakea Avenue residents and general community as well

Devaluation

- The valuation for our house, 10 Hakea Avenue, is estimated to fall by 2 to 5%. This will be reflected on house between 2 through to 12 Hakea Avenue.

Proposed Chapel Construction

We ask that Northern Beaches Council ensure that the local controls applied to this development to be fair and to reduce possible negative impacts upon the residents.