
From: alice magniac
Sent: 5/11/2024 9:36:05 PM
To: Council Northernbeaches Mailbox
Cc: matt Cameron
Subject: TRIMMED: Objection submission for DA Number 2024/1390
Attachments: DA objection DA Number 2024:1390 .pdf;

Dear council development assessment team,

We are the owners of 10 Gladys Avenue, Frenchs Forest, NSW 2086.

Please find attached our submission/letter of objection for the DA application number 2024/1390, address 12 & 14 Gladys Avenue, Frenchs Forest, NSW 2086.

Yours sincerely
Alice Magniac & Matthew Cameron

5th November 2024

DA Number 2024/1390

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

Officer: Kye Miles

Dear Mr Miles and development assessment team

We are the owners of 10 Gladys Avenue, Frenchs Forest. Our house directly borders the proposed development. We object to the above DA for a number of reasons, as outlined below

- The size and appropriateness of the proposed development is extreme for R2 Low Density Residential Zoning. Currently 55 bedrooms, 28 car parks and 19 units are proposed, the previous DA was for just 4 dwellings which is a huge escalation.
- The building breaches the height limitations of R2 Low Density Residential. This is a major issue for us with the main outlook of our house directed towards the development site and in very close proximity. Our two main bedrooms and balconies directly overlook the proposed development. We would like a perspective image of the proposed development as viewed from the bedroom balconies
- The impact on our view and light is significant. This proposed development will reduce/remove our district views which is the main outlook of the property and will also significantly impact the property value. It will block light to our patio and downstairs living room and potentially kitchen. It is important that our district views are maintained and light is not reduced.
- The proposed balconies and terraces directly face our property/bedroom balconies and are likely to create excessive noise and will completely remove any privacy from our main two bedrooms.
- The proposed entry to the car park and the proposed pedestrian ramp/step access will be directly in front of our property, running close to our main patio area, living room, kitchen and bedrooms. This will create noise throughout the day and night and cause further loss of privacy from our bedrooms and balconies. The communal bin area is also right next to our property and will cause further noise.
- This is a steep site and the proposed 10 meter car park basement is within meters of our house. It appears to require digging to our boundary. We are very concerned about the impact of this on the stability of our home. An independent dilapidation survey has not been performed and we believe it is an essential requirement.
- All 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 bedrooms. There is also concern for the red gum tree bordering 10, 10A and the proposed development, given the additional heavy traffic down the driveway.
- Traffic and congestion in Gladys Avenue is already very challenging, this is a narrow residential street. 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 along the boundaries of 10,10A and 10B, and is very close to the properties. There is no pedestrian footpath along Gladys Avenue and cars frequently park on verges, this makes it difficult to navigate especially for elderly, disabled persons, patients at Northern Beaches Hospital and parents with strollers. This safety risk needs to be addressed.

- The proposed development will cause significant noise, dust and potential asbestos pollution, this is of grave concern given the proximity to several residential properties, all of whom have children residing. It appears that this project is scheduled for 2 years and 4 months, working 6 days a week, including Saturdays, we believe it will make our home unliveable.
- An additional 19 properties to Gladys Avenue, along with the developments of 6 and 8 Gladys Avenue, without widening the road and improving access, needs to be addressed urgently. This is especially important considering 16 Gladys Avenue has a boarding house DA and the opposite side of the street was re-zoned R3 Medium Density Residential and development there has not yet commenced. At present if more than 2 cars are queuing at the traffic lights to exit Gladys Avenue, the road is too narrow for cars to enter the road. The extra traffic anticipated with a development of this size in addition to others on the street will cause issues of safety and access to our properties and a potential backlog of traffic from either the Northern Beaches hospital or the main road (Frenchs Forest Road West). Please review the street. It is not prepared for this scale of development without proper infrastructure and consistent zoning.

We understand there will be a number of developments in the area and we are not opposed to this as a concept, but we believe the scale and appropriateness of this proposal needs revisiting. Thank you for your time and consideration.

Yours sincerely
Matthew Cameron & Alice Magniac