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Subject: Online Submission

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

1/ PROPOSED CHAPEL - Why is this building not located on the north lawn? [Master Plan, p.9]
This would avoid congestion and excessive traffic. This alternate area is more isolated [with a buffer zone] from residential housing and district views are possible.

The developer's argument [as in Architectural Design Statement, p.1 and Building Height Report, p.12, 4.1.1] as to the requirement for more future burials is invalid as over 66% of interments are cremains [BOS 2016 census statistics, Building Height Report, p.13] This location too would be more aesthetically of value with the option of more space for parking as the proposed site is too close to the residential street and entry from Hakea Avenue. The report [Building Height, p.12] states that the proposed site is 'away from burial sites' which is incorrect.

2/ Chapel building height- Why does the chapel need the excessive height?
[Ref: Building Height Report] The planned height impacts on the streetscape views from Hakea Avenue for residents and local drivers and is over the acceptable height in this council zone.
[Ref: Master Plan, 4.6, Photomontages] The plans detract from the surrounding residential character of the street and locality and impacts negatively on the façade of that section of the historic funerary landscape. [Photomontages from 6 and 10 Hakea Avenue include mature trees that will not be preserved, so in the interim until new plantings grow, the building will be more visible than the photos display.]

3/ Proposed mortuary- [Plans Master Set, p.1 and Proposed Access Road Development, p.18]
If this is to be fully functional facility, will there be 24-hour unrestricted accessibility by funeral directors? Could this be detailed more precisely at the meeting and in the DA to invite comments? Is this listed on the plans as the 'Operations Shed'? If not, more specific details should be furnished.

4/ The Manager's house assessment reports that it is in good condition, so why could it not be refurbished and utilised as offices or small events location? [Contamination Assessment, p.15, 6.1 and Geotechnical Report, p.5] This house is of heritage value in the locality being the only house in the vicinity when built in the mid-1950s. It merges with the current vegetation and is uniform with the surrounding residential and funerary landscapes.

5/ Parking- Why does the development application repeatedly state there will be 213 parking spaces, when the current chapel DA does not offer any new spaces in the vicinity of the chapel?

The application states there are to be 37 new parking lots, but there are no 'new' spots related

to the current DA. The 213 [219 noted elsewhere] suggested [in Biodiversity Report, p.10, 1.1] is not workable as the internal streets are too narrow in places [such as Kanooka Way south of the administration parking lot] for even one side of the road parking in locations. The buggy suggestion is in most cases not doable as people will not wait, and some will need a pickup at their car parking spot. [Master Plan, p.28, p.20-24, Plans Notification, p.1 and Traffic and Parking Report, p.17]

6/ Turning circle- Will the turning circle at the front of the chapel be free for public use for dropping off disabled or the elderly?

Although there is a separate entry for hearses, often a hearse parks at the entrance of any funeral chapel so that family can follow the coffin and place flowers in the hearse. [At Macquarie Park the funeral vehicles park at the front door disallowing the attendees to drop off or pick up patrons.]

7/ Hearse entries- Have local funeral directors been surveyed as to the suitability of the design of the entry/pathway points for hearses?

This is paramount as the entry to the present Lorikeet room for the delivery of coffins is faulty and difficult. Also, the speed bump halfway up Davinia Drive has needed to be lowered/ redesigned as hearses were unable to safely pass over the original mound. The separate entry from Hakea Avenue into the back of the chapel for hearses should only have an entry from the west as the turning across from the north in Hakea would be a tight turn for long hearses. Has this been addressed? [Traffic and Parking, p.11]

8/ How will residents in Hyndes Place and adjacent streets be offered the opportunity to view the plans for the proposed 300 crypt mausoleum and associated landscaping/ buffer planting in due time to submit queries? Notification of this current proposed development was not publicised in sufficient time and widely enough for submissions to be considered, so that modifications could be made early in the planning process.