
Sent: 19/03/2021 3:48:41 PM
Subject: DA 2020/1759 - Letter of Objection
Attachments: Letter of Objection_DA 2020_1759.pdf;

Attn: Anne-Marie Young, Principal Planner

Northern Beaches Council

Dear Anne-Marie

I wish to **object** to DA 2020/1759

Please find attached written letter of objection.

Kind Regards,

Adele Spence

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28 Duke St, FORESTVILLE

adelejspence@gmail.com

Attn: Anne-Marie Young, Principal Planner

Northern Beaches Council

**Re: Letter of Objection to DA 2020/1759
51 Arthur St FORESTVILLE 2087 NSW**

Dear Anne-Marie Young

I wish to **object** to the above mentioned Development Application for the following reasons:

Height of the building

The height of the proposed development is unsympathetic to the current streetscape. The proposed development is situated among low density one and two storey residential detached houses, the 3 storeys of this development is incompatible with the height and scale of surrounding development.

The building does not just exceed the height control, it substantially exceeds it by 14 – 22%.

Arthur St runs along the ridgeline of the northern Forestville peninsula, with either side of the street sloping away to the north and south. This property sits along Arthur St on a site sloping away to the south, and to the north of the property the hill slopes away down toward the northern end of Duke St. Having a building this tall sitting atop the ridgeline further compounds this buildings inability to contextually blend into the amenity of the area.

Arthur & Duke St nil setback

The development proposes a nil setback to both the Arthur and Duke Street frontages, this is consistent with the existing development on the site, though the existing development is only one storey tall.

The Statement of Environmental Effects proposes that (4.2.1) *"This (nil) setback is considered acceptable given the design quality of this façade which incorporates face brickwork and architecturally detailed windows"*

No amount of architectural detail will hide the fact that there will be a 3 storey wall reaching 10.4 meters high, abut the western property line along Duke St. This will not sit well with the surrounding low density housing compromising of one and two storey houses.

To exacerbate the lack of setback, the top 2 storeys of this proposed development are not stepped back from the street, there has been no attempt along Duke St to reduce the bulk of the building and ensure that development does not dominate existing buildings and public spaces.

Building Bulk

The statement of Environmental Impact asserts that (4.2.2) *“The scale of the building in terms of its three-dimensional size will not be perceived as jarring or antipathetic in a streetscape and urban design context as detailed on the 3D rendered montage prepared by the project Architect...”*

I forcefully disagree with the above assertion. The height, form and mass of the development are not contextually appropriate for the area. The 3D rendered image prepared by the project Architect (inserted below) and that is relied on in the Development Application to reflect how the building will sit in the area has grossly misrepresented the scale and bulk of the building in relation to the surrounding area.



In relation to the numbers drawn onto the above 3D image:

1. In reality the trees to the left of the development stand at 1.5/2 storeys tall. The trees in the 3D image are well overstated standing between 6/8 storeys tall. This image should just have sky in the area within the red line.
2. The mature tree in the top right hand side of the 3D image does not exist in the current streetscape. This tree looks to provide shade to the street and gives the appearance of overshadowing the proposed building. On the opposite side of the road to the property run overhead power lines, Ausgrid regularly trim branches that would encroach upon the nature strip or power lines. There would never be such a tree in this context.
3. The tree placed behind unit one is a 2/3 storey tree, this development would obscure this tree from view.

Inserted below is a current view of 51 Arthur St from Google Maps to assist in the interpretation of the 3D rendering prepared by the project Architect above.



The trees that are represented in the 3D rendering by the are grossly exaggerated so as to make it appear that the bulk of this development would be overshadowed by trees and sit into the area, they have been strategically placed by the project Architect to minimise the visual impact of this development in an attempt to support the assertion made in regards to *DCP Control 9 & 4.2.2*. In reality the bulk of this development would sit proud above the tree line in the area, and proud above the surrounding residential houses which are missing from this 3D rendering.

The Bulk of this proposed building will be further exacerbated by the location of the property on a visually prominent corner allotment of Arthur and Duke St.

Conclusion

For the above reasons I object to development application 2020/1759 of 51 Arthur St, Forestville.

Note that I do not object to development on the site, the existing structure is starting to date, and is in need of a refresh. Though for the above reasons the development proposal in its current state will not fit with the amenity of the area.

If the proposal were to remove the upper level, to a single storey of residential units to reduce the height and break up the mass of the development, then with the current design features it could sit against the surrounding area. The 1 storey of shop top housing could still consist of 4 x 1 bedroom units, or the number of residential units could be reduced to still consist of 2 bedroom units.

Regards,

Adele Spence