
Sent: 8/05/2020 4:04:52 PM
Subject: Objection on DA2020/0347 - 49 Forest way Frenchs Forest NSW
Attachments: ObjectionLetter-DA49Forestway.pdf;

Dear Lashta Haidari

Reference to the DA2020/0347, please find the attached Objection letter pdf. Look forward to see Council's co-operation in the best interest of its residents.

Regards,
Harry

Harry Koppanyi

23 Adams Street

Frenchs Forest NSW 2086

Re: **OBJECTION ON** DA 2020/0347 Lot 1A DP 382200 49 Forestway Frenchs Forest NSW 2086

Dear Lashta Haidari

Reference to the Council Development Application DA2020/0347, I would like to submit my **OBJECTION** on such planning on the following basis.

- The proposal represents overdevelopment and is not permissible under relevant planning instruments due to its smaller size i.e less than 1000 sqm;
- The venue of the property and it's access shown in the plans (entry from Adams Street right infront of Greendale Avenue) poses significant traffic hazard on already hectic traffic conditions on Adams Street joining Forestway adjacent to Greendale Street. Since the new Hospital started Adams Street's peak hour traffic has significantly increased while the street is still considered as a "Local Street" for its infrastructure designation being single lane each way. We observed several miss and hits especially at the Greendale intersection which is proposed as Entry point for the new development entry. **This proposed development will further worsen the traffic resulting in accidents and major public safety risk.**
- The proposal will result in loss of visual and acoustic privacy on immediate neighbourhood
- The proposed development will result in the loss of significant local housing landscape, trees and severely impact others within immediate proximity to the development;
- The proposal will create pedestrian conflict at driveway and has inadequate parking provisions, Greendale and Dundilla street are already flooded with car parked for city commuters on daily basis resulting in lack of available parking for local street residents.
- With the proposed development of Seniors Resident, staff and visitors parking for in – out would create added stress on the traffic and hazard for general public traffic.
- The proposal will have problematic waste collection especially at the traffic lights with high volume of traffic and shorted traffic light sequencing; and
- Last but not the least more than 15 vacant Senior's residence apartment vacant in Glen Haven retirement village which is in nearby vicinity of this proposed development. Similar development were granted on Forestway and opposite to the hospital which were submitted as Senior's resident whereas since the completion are marketed and sold as Executive Apartments. This development will be no different than those developments.

With our above concerns, we trust that Council in the best interest of public safety and neighbourhood will consider mentioned concerns to REJECT the proposed development application.

If you would like to discuss this further or any point in further detail, please contact us.

Sincerely,
Harry Koppanyi