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Subject: Online Submission

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RE: DA2019/0811 - 49 Forest Way FRENCHS FOREST NSW 2086

Thank you for allowing me to make a submission to the proposed development of 49 Forest way Application No. DA2019/0811.

Whilst I feel that replacing this house would benefit the surrounding area, there are 3 main concerns I have with this application and have been outlined below.

1.1, I don't believe the impact to the surround streets has been address in this submission. With 12 rooms and 4 new family's moving in, I feel it will have an adverse effect to parking on adjacent Greendale avenue. There are already serious concerns with parking on this street with people using it as a park and ride street for the bus stop out the front of 49 Forest way. Cars have been damaged at the cost of us who live here, and these additional units will no doubt have a larger impact. Cars often part on the pedestrian strip and causes concerns with people walking being forced onto the road.

1.2 As outlined in the SOEE document on page 14, the location of the drive I believe will create additional safety risks and impact to traffic flow from Greendale avenue. There is currently a keep clear that the residents on Greendale fought hard to get installed as it was very hard to get out of our street in the morning - This is still an issue and you can see this demonstrated in the photo on pg. 14. The location of the driveway for this unit is 2m from this keep clear site. It is my belief that with cars trying to get in and out of the site in the mornings as well as the clear way it will further add to the problems of exiting Greendale avenue.

1.3 Since 2013 until 2017 there have been 24 accidents at the intersection of Forest Way and Adams street and a significant amount in the last 2 years but the data is not loaded into the road safety report (2018+2019)*. The most recent one we had to help pull a person out a vehicle. With the clearway in front of Greendale avenue cars try and make the lights causing a number of these accidents. Again, the location of this driveway in my belief will add to the issues already being faced at this intersection.

If council approves this dwelling it needs to address the issue outlined above as well.

*https://roadsafety.transport.nsw.gov.au/statistics/interactivecrashstats/lga_stats.html?tblga=1

2, The requirement for senior housing requires land size of 1000ms however this site does not meet this requirement at 928ms. With the recent development of the northern beaches hospital zone a significant amount of land has been released to address housing shortages in this region. This area falls outside of the rezoning and it is my belief that it should be kept with as little impact as possible due to the amount being built in the near future within the NBHZ. The

examples of the recent seniors housing developments in the local area that are outlined in the exemption document meet the land size requirement. Why is there a requirement to shove something of this size into an under sized block when sites have been identified to allow for this. Can this not be address with another house option to meet the requirements of the land size and in keeping with the zoning. The offsets outlined in the clause 4.6 exemption document do not address satisfactory the fact that its 7.5% undersize when a significant amount of land has been released for this 800m away.

3, Noise impact to residents on Greendale avenue with the removal of a large number of tress that have acted as sound barrier for the last 9 years +. All tress are proposed to be removed on Forest way side based on the Arabists submission. It is my belief this will impact on the traffic noise that will now travel unabated to our street. Are there options to look at replacing it with something of similar note to help with this impact if the proposal goes ahead.

Thank you for this opportunity to submit our overview to this proposal and look forward to hearing the outcomes.

Regards
Shawn Elliott