
Sent: 11/03/2021 2:06:26 PM
Subject: DA 2020/1759 at 51 Arthur St, Forestville 2087

Dear Sir/Madam,

My concerns regarding the above DA 2020/1759 are as follows:

1. The site is within an Area A Landslip category. I am concerned with the extent of excavation required that surrounding properties may be adversely affected. Due to the proximity of our house at 33 Duke Street, Forestville I would like provision to be made for a Dilapidation Report by an Engineer of our choosing, on our home prior to commencement of the proposed work and 12 weeks following completion. I would like the cost of this Report to be met by the Developer please.

As stated in the Statement of Environmental Effects "the proposed works are suitable for the site and no geotechnical hazards will be created, provided it is carried out in accordance with the recommendations within the geotechnical report". **How is this compliance regulated and adhered to?**

2. I am concerned in relation to the storm water run off to Duke Street and feel that there is inadequate provision for the increased storm/waste water disposal. This could lead to potential flooding and encroachment on surrounding properties. Flood management systems do not appear to be integrated in great detail into this site design, but only to be submitted for a future DA. Thereby leaving this issue unsupported.

3. The height and bulky appearance of the proposed development is concerning. There are height encroachments of a substantial nature and appearance. Perhaps an amendment could be sought to bring this more into alignment with the streetscape by way of 2 units of a single storey nature rather than 4 units of a vertical, bulky nature.

4. Clause 3.1.1 of the Statement of Environmental Effects states that the area is "to provide for the housing needs of the community within a low density residential environment". The proposed development could **never** be described as low density.

5. The presence of asbestos is noted in Clause 3.2.5 of the Statement of Environmental Effects. Due to the age of the existing building, it is noted that asbestos will be present in the walls as well as the ceiling cavities. Removal of asbestos needs to be remediated and I see no provision for this plan or cost. There is a brief reference to remediation in the Construction & Demolition Waste Management Plan. An Environmental Management Plan is required to ensure protection of the environment, local residents, workers and others associated with working on or being involved with the proposed development site. **I am not satisfied this particular issue has been detailed to the extent needed.**

6. Traffic generated by more residences in what is already a compromised street parking area is of concern. There will be more vehicles entering and exiting from Duke Street where the car park entry is located. This is a congested area now and will only increase congestion and cause further safety issues. Council should perhaps give thought to allowing street parking on only one side of Duke St rather than both sides, as currently exists. This would at least allow cars to pass each other safely when entering or exiting Duke Street.

7. The cost of the proposed DA does not seem in keeping with the scope of works required,

especially to include excavation. I can not understand how a development such as this, if done to a high standard with good quality materials would ever fit within the stated amount of \$3,550,429?

The present site is shabby and neglected in appearance so a new development is welcomed. However I feel that the bulkiness, size and height needs to be minimised so that the site will conform to the already existing skyline without dominating and submerging surrounding properties.

Thank you for the opportunity of commenting on this DA and as a long standing resident of Duke Street (since 1993), we hope the points raised will be dealt with favourably.

Yours sincerely,
Vicki Hewat