
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 1/11/2024 1:09:12 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

01/11/2024

MR David Ballesty
6 / 6 - 6 Dalley ST
Queenscliff NSW 2096

RE: DA2024/1390 - 14 Gladys Avenue FRENCHS FOREST NSW 2086

Dear Mr Miles

Objection to DA2024/1390

We are the owners of 10A Gladys Avenue, Frenchs Forest. Our house directly borders the proposed development and is the closest house to it. Our house is the second house on a battle axe block with 10 and 10B. It is the original house of the subdivided block and was built in the early 60s. It is single level, built on a slight slope and with a now enclosed carport below the property. It has been owned by us for 27 years ago, post the initial sub division.

We object to the above DA given:

Size & Appropriateness

The size and appropriateness of the proposed development is extreme for R2 Low Density Residential Zoning. The current proposal has 55 bedrooms, 28 car parks and 19 units, nestled right next to detached homes with minimal green space. The previous approved DA moved from 4 dwellings to 2, in keeping with the zoning.

Light and Views

The building breaches the height limitations of R2 Low Density Residential. Whilst this may not be an issue from the streetscape aspect, it is a significant issue for us with our living room, entertaining balcony and gardens being so close to the proposed development. The Design Report highlights this concern specifically to 10A (p17). We would like a perspective image of the proposed development as viewed from the entertaining balcony of 10A Gladys Avenue. The impact on our view is significant. This proposed development will reduce/remove the district views to our kitchen, living room, entertaining balcony and gardens. It is important that view corridors are maintained.

The impact on our light is significant. This proposed development will block light to our living room, entertaining balcony and gardens, especially in Winter.

Noise post development

The proposed balconies and terraces directly adjoin our property and look into our living room and are likely to create excessive noise when people entertain.

The proposed entry to the car park is next to our living room, entertaining balcony and gardens. This will create noise throughout the day and night with cars coming and going.

Geotechnical and landslip

This is a steep site and the proposed 10 meter car park basement is within meters of our living room, entertaining balcony and gardens. It appears to require excavating to our boundary. We are very concerned about the impact of this on the stability of our home. An independent dilapidation survey of the impact on our home has not been performed and we believe this an essential requirement.

Landscape

Most of the tree coverage that currently filters the views of 12 & 14 Gladys Avenue is being removed. This will make the new development and the 2 years of construction a significant eyesore from our living room, entertaining balcony and gardens. There is also concern for the red gum tree bordering 10, 10A and the proposed development, given the additional heavy traffic down the driveway. This beautiful mature tree provides an important screen between 10 & 10A and was not approved for removal during the sub division in 1997.

Noise, Dust and Potential Asbestos Pollution during development

The proposed development will cause significant noise, dust and potential asbestos pollution, this is of grave concern given the proximity to several residential properties, including ours. All properties on the 10, 10A and 10B battle axe have children residing.

It appears that this project is scheduled for 2 years and 4 months, working 6 days a week, including Saturdays, from 7 to 5pm, we believe it will make our home unlivable during that period and provide no peace, quiet and enjoyment for many years. We suggest the scale of the proposed development is reduced and that the scheduling is reduced to week days only.

Gladys Avenue Infrastructure is not fit for purpose

Gladys Avenue was built as a quiet, narrow residential cul de sac street with wide grassy

borders and no pedestrian footpath. Since the building of the Northern Beaches hospital it has become a "free" overflow car park, for both patients and staff, with cars coming and going all day and night. These cars park on the verges, frequently in the No Parking restriction zones, and pedestrians walk on the road when access to the verges is blocked. This already makes it difficult to navigate and is a safety risk especially for elderly, disabled persons, patients at Northern Beaches Hospital and parents with strollers. With both the completed 8 and proposed 12/14 developments providing accommodation for elderly and disabled persons, paved access to the main road, bus stops and hospital should be addressed.

The street is poorly lit at night. With all the additional developments and many people and cars using this street, for parking and hospital overflow, this is another safety risk that should be addressed.

Traffic and congestion in Gladys Avenue is already challenging. This proposed development indicates the need for 100s of trucks, at peak 6 trucks a day. During the building of 6 & 8 the street was often closed. This project is on a bend with a single entry and the narrow driveway runs right along the boundaries of 10, 10A and 10B.

We request an urgent review of this street's access, parking, lighting and pavements. It is not prepared for this scale of development without proper infrastructure and consistent zoning. A traffic and parking report should be prepared considering all the above completed, approved and potential developments, with all the developments considered as a whole, as well as Gladys Avenue being used as an overflow car park for the hospital, this road is not fit for purpose in its current state.

Future Investigation

We request the "future investigation" label, as highlighted by Shima Niavarani of Northern Beaches Council in the Strategic Planning Referral Response, be reconsidered to current, and a review of this street is promptly performed.

Whilst we are not opposed to development, and we are aware of the long term plan for the new Frenchs Forest town centre, we appreciate you giving our concerns your urgent consideration.

We request a significant reduction in the scale of this proposed development, providing more space between the proposed development and the neighbouring properties, and addressing the ongoing infrastructure issues of Gladys Avenue.

We recommend that the proposed and subsequent developments keep to the spirit of the current R2 Low Density Residential zoning this side of the street has.

Alternatively we are supportive of the entire street being rezoned R3 Medium Density Residential and/or for our house to be acquired as part of a larger development giving more space between the neighbouring properties. This will allow all of us to plan properly for the future, provide more residences for the community, and not have ongoing small, piecemeal

developments which are very disruptive, inefficient and much more challenging for the remaining owners, residents and the environment and indeed for council.

Should you require any additional information or to arrange an inspection of our property please do not hesitate to contact us.

Yours sincerely

Mr D & Mrs A Ballesty