
Sent: 18/06/2020 11:23:28 AM
Subject: Online Submission

18/06/2020

MR James Harrison
8 Hakea AVE
Frenchs Forest NSW 2086
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RE: DA2020/0484 - 7335 / 1152473 Hakea Avenue FRENCHS FOREST NSW 2086

Dear Assessing Officer,

My concerns and below comments relate primarily to the proposed Chapel Building with comments on traffic and parking related to the overall operation of the proposed developments.

Our living areas and front yard are positioned approx. 2-3 meters above Hakea Avenue street level and look out directly over Hakea Avenue and over the cemetery. The construction of the proposed chapel would severely impact our views and negatively impact the streetscape. We would effectively be looking right at a solid wall. The existing proposal would reduce the amenity and enjoyment from my home and I believe surrounding residences.

We believe that chapel, as proposed in this DA, would reduce the current and future value of our home.

Design / Setting

- The proposed chapel is inappropriately situated given the availability of land within the cemetery grounds and being serviced by an existing road network.
- We believe that relocating the proposed chapel or setting the building further back from Hakea Avenue to allow for additional screening would reduce the negative impacts upon our home.
- Enforcing the above would not appear to create any access issued for its operation as it utilises the existing internal road network and access.
- We ask Council seek a revised setting and location for the proposed chapel to address the above.

Proposed Chapel Height, Bulk & Scale - Non-Compliance

- Non-compliance with DCP height controls.
- We believe the bulk, scale and height of the proposed chapel building is disproportionate with the street and surrounding buildings. We believe the proposed chapel building will create excessive physical impact upon our views, amenity and enjoyment of our home.
- The above negative impacts are exaggerated further if Council allow the additional building height over the DCP controls.
- Given the negative impacts to our property outlined above we request that Council strictly enforce the local height controls as prescribed under the DCP.

Setback from Hakea Avenue / Streetscape

- All residences on Hakea Avenue and surrounding streets are defined by sizeable (mostly front) setbacks from the street. We do not believe the proposed chapel building reflects these

setbacks.

- We respectfully request that Council impose road setback requirements on the proposed chapel building to limit the building mass so close to the road and adverse impact on streetscape and view etc..

Façade

- Façade colour and materials should be more reflective of local materials - i.e. brick or sandstone.
- If the proposed chapel building is approved then we will be looking straight onto a solid wall.
- we ask Council to reduce adverse impact upon our view and streetscape.

Roof Materials

- We ask Council review the materials proposed and condition the development so that the roofing material is not reflective i.e. not metal to avoid reflecting the western sun directly into the residences on the opposite side of Hakea Avenue.

Landscape

- The cemetery (except main Entry opposite 2 Hakea Avenue) is screened from the road to all sides by established native vegetation. This proposal does not reflect this current screening arrangement and we do not believe the landscape plan adequately addresses our concerns nor reflect the screening to the boundaries of the cemetery.
- DA Landscape Plans reference 'hedging' plants. The plants specified and the density nominated to this 'hedging' area does not seem adequate to achieve adequate screening.
- We request that if the proposed development is approved, with conditions imposed (as noted above) that Council condition the applicant to provide greater density of screening plants and insist upon large, matures native hedging plants to Hakea Avenue between 12 Hakea Avenue down to 4 Hakea Avenue. For reference this is between Ausgrid Pole No.s 37916, FF37917 and FF37918.

Traffic

- Hakea Avenue has no speed arresting devices and we witness on a daily basis cars and trucks speeding on this section of road.
- Driveway serving the current cemetery residence (current vacant) is located on a blind bend and not suitable for future commercial / operational use.
- If the proposed development is approved, with conditions, we would ask Council to provide a roundabout to accommodate the additional traffic to the cemetery, located at Cemetery entry and additional signage to address the above concerns.

Parking

- We query the applicant's assertion there is adequate parking within the Cemetery.
- We have experienced that cemetery visitors to large gatherings (which will now increase on scale and frequency) park their cars on surrounding streets and do not park wholly within the cemetery grounds. We believe this will exacerbate the above concerns re. traffic.

Construction Access to All Proposed Works

- There are currently upgrade works underway to the northern portion of the cemetery grounds. We have observed that semitrailers and truck and dogs currently use Hakea Avenue for entry and exit. We understand this contravenes the current Council and operator management plan.
- At present this is not being enforced by Council nor the operator and builder.
- We request additional controls and monitoring for truck access during construction to ensure the peaceful character of our area is maintained.

Whilst we accept that the cemetery was in place prior to us taking up residence and will always be present and part of the community and landscape. We note that currently, the cemetery built form and landscape is low level with minimal or no impact upon streetscape and local amenity including views.

We believe the proposed development is a significant departure from the existing structures and approving the DA in its current form will adversely impact our enjoyment of our home, our views and local amenity. We respectfully ask that Council review and act upon our concerns and the non-compliances as outlined above.

Thank You for your time.
James & Georgia Harrison
8 Hakea Avenue, Frenchs Forest