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**Sent:** 21/03/2021 10:12:15 PM

**Subject:** Re: development application No: DA2020/1759 51 Arthur St Forestville

The Development Manager

Northern Beaches Council

DEVELOPMENT APPLICATION DA2020/1759

51 Arthur St FORESTVILLE

Dear Sir/Madam,

We are writing to lodge a submission regarding the proposed development application DA2020/1759 to build a mixed use residential/commercial building with underground car park at 51 Albert Ave, Forestville 2087.

We had previously requested an extension of time for our submission in order to properly review all the information related to this development application. As we have till 22 March to lodge our submission and we did not hear back from council, we felt we need to at the least lodge our concerns in the event we miss deadlines for submission.

Our suburb is surrounded by low density residential houses of a distinct and relatively low height that maintains a level unobtrusive sight line. The current commercial only building is old and contains asbestos.

We believe this proposal is strongly out of keeping with the existing and proposed uses for the site. It is likely to have adverse impacts on the surrounding community and the environment as well as our property. We urge council to request a redesign of the proposed development and restrict certain aspects. We are not objecting to a development of some sort. We only request that fairer consideration is made in respect to the surrounding area and our property in particular as it will be the most significantly and directly impacted.

We strongly object to the proposed height and underground car park as it directly impacts our residence. Our objection and respective concerns are as follows:

1. Asbestos handling and removal/remediation:
2. Height of the proposed development being 3 stories
3. Underground car park
4. Design does not fit the surrounds
5. Our home will now be overlooked and heavily shadowed
6. Increased traffic which we feel is of great concern to the safety of our 3 young children and 2 pets.
7. Increased noise pollution due to increased traffic and people in the area.
8. Increased air pollution both during development and once opened due to increased traffic.

The proposal for a development of this height is significantly out of keeping with the surrounding dwellings. The area is characterized predominantly by single detached residential dwellings with back yards offering comfortable and abundant privacy. The proposed height intrudes into our back yard, kitchen, living areas, bathrooms and bedrooms and this is of major concern to our family's privacy, especially having 3 children in the house. To go from a ground level building to a 3 level building with 4 residential units above in this specific location given the small size of the block is unsuitable and disregards not only our privacy but also the community values. Why would council approve higher density living in the quiet suburban streets of Forestville? This is a family area where people move to and stay for whole generations as the area offers space, quiet and a community feel. Units usually don't attract buyers, more so renters and transients who don't want to stay in the community, nor do they usually attract families for which the Forestville area is known for. Security of our home,

family and belongings is now a concern especially given there are 4 units proposed. The proposed design appears to offer no consideration for security into our property. This is a vulnerability point into our property. Furthermore, perhaps fewer units or even office/commercial space requiring only one additional story would be more suitable. We need to see an amended design not allow any kind of access into our property. We feel it would be less obtrusive and we wouldn't object to a new height of the development being 2 stories.

The area is also not characterized with any infill developments or underground car parks. Why start now in the middle of a suburb? To have an underground car park of the proposed size concerns us with respect to the amount of digging and excavation required into the rock below to which our house also sits and is directly adjacent to. This is a major objection on our part, one that we feel strongly against as it threatens the structural integrity of our home and land. Not to mention the noise and air pollution (dust, stone cutting etc) which will be extensive during this process. We also have a very large and very old established Jacaranda tree which we adore and provides much needed shade and treescape. The trees root system would most definitely be compromised in the excavation process as the tree is near our boundary. This tree must not be harmed. We are also very concerned about flooding of the underground carpark and the adverse affects this will have given the size of the hole in the ground proposed which will be directly next to our property. Frequent and heavy rain seems to be a commonplace occurrence and we believe the underground carpark will be subject to flooding and overland flow during heavy rains. Having below street level potential flooding directly next to our land is greatly unsettling. We do not support the proposal to excavate for a carpark of any size.

The contemporary design of the proposed development is out of place and doesn't belong in Forestville. It goes against the streetscape with the unsightly large square frames that overwhelm all surrounding dwellings. Surely there are more suitable designs which are more sympathetic to existing houses in the suburb. The building is also proposed to be 3 stories which is not only out of character with the area but will leave our home terribly overlooked and overshadowed. This is going to be an eyesore out the back yard of our home and will greatly impact the value of our home. Not only will it be unsightly and will block the natural light and completely shadow our pool as well. We must ensure this new building is no more than 2 stories high! We beg you please there can be no windows at the back of this new building which looks into our yard. Privacy is of huge concern to us and this is the main reason we bought this house in the first place because we felt so private in our yard and never overlooked. A place where our children could play freely and safely. The proposed development will have sightlines right into our kitchen window, bedrooms and bathrooms! Unacceptable.,

Additional cars and people to the area which this proposed development will certainly bring will only further contribute to traffic congestion during not only peak times but throughout most days at the traffic light intersection of Albert Ave and Warringah Road. This intersection is already a bottleneck situation. We will also require the street parking out the front of our home to be restricted for residence only as we are concerned this area on our street front will become a permanent carpark. We already struggle finding space for our own rubbish bins and the additional traffic if parking is not restricted will only make this problem worse.

The current building is contaminated with asbestos and this is of grave concern to us, its safe and permanent removal. We require proof of significant remediation works with regards to the asbestos to make this safe for us and the community and for any future use, be it the proposed development or otherwise. Again the health of our children and family and pets is paramount.

We are open to a sympathetic design and redevelopment of the next door property, it just needs to work for all parties concerned. We urge council to thoroughly consider all points put forward and to please think about our family and our home as you would your own. This proposed development presents significant, adverse impacts on our family, our property and our community.

Yours Sincerely

Claire and Garry Hovagimian

34 Duke Street

Forestville

20/3/2021

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**From:** Claire Hovagimian <clairedevine83@hotmail.com>  
**Sent:** Thursday, 18 March 2021 10:46 AM  
**To:** council@northernbeaches.nsw.gov.au <council@northernbeaches.nsw.gov.au>  
**Subject:** development application No: DA2020/1759 51 Arthur St Forestville  
Re: Development Application 51 Arthur St, Forestville.  
Development application number DA2020/1759

Dear Anne-Marie,

We have received a notification letter for DA2020/1759.

We understand that we have been provided until March 22 2021 to submit our submission to the development. However, as there are numerous aspects and documents which require careful consideration and assessment, we kindly request that an extension be made until April 22 2021 to provide ourselves the opportunity to sufficiently review the documentation and draft a suitable submission letter that outlines our concerns.

If you can please confirm whether this extension of time is acceptable as soon as possible via email that would be greatly appreciated.

Kind Regards

Claire and Garry Hovagimian  
34 Duke Street  
Forestville