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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 18/10/2022 3:33:15 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

18/10/2022

MR Eric Eric Blewitt  
10B Gladys AVE  
NSW 2086  
[REDACTED]

**RE: DA2022/1474 - 14 Gladys Avenue FRENCHS FOREST NSW 2086**

Thank you for the opportunity to provide comments on the above submission.

As the owner of 10b Gladys Avenue, I have concerns and object to the existing proposal.

1. I note the relevant shadow diagrams in the submission all relate to the proposed properties. I do not see any detail of shadow impact to any of the existing properties or any detail of shadow impact to any of the adjoining existing properties.

This raises a question for the council to consider...

2. I note to the proposed height of the properties is twice that of the existing dwellings namely another 3m+ higher

There is no analysis of the impact of the proposal - it would appear that this had a detrimental impact on the view from and therefore the desirability and value of my and others' properties.

it further concerns me that there is a statement of environmental effects report seeking to influence councils view, that concludes with a recommendation to the council to support the proposal.

"the application before the Council provides no unreasonable impacts to adjoining and adjacent residential properties. The proposed subdivision and associated low-density dwellings are also in keeping with the envisaged low-density residential character of the locality and no adverse amenity or environmental impacts are foreseen.

The proposal is assessed as being satisfactory, having regard to the matters for consideration contained within Section 4.15 of the EP&A Act 1979.

Accordingly, it is recommended that Council support the proposal and grant development consent subject to conditions of consent.

The report itself is conflicted in as much as Metro planning services have been engaged by the applicant! it is difficult to take this report and its recommendations as impartial or independent

when commissioned and paid for by the applicant is it not?

Contrary to the conclusion in the conflicting report, due to the doubling of the existing height - I would contend that the application before the Council does indeed create unreasonable impacts to adjoining and adjacent residential properties.

Please note these as the primary grounds for my objection whilst reserving my rights to rely on other submissions or facts.

I am sure the council will review the above and pay due attention to my concerns.