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Subject: Online Submission

04/05/2020

MR Neil Bennett
47 Forest WAY
Frenchs Forest NSW 2086
njkbennett@gmail.com

RE: DA2020/0347 - 49 Forest Way FRENCHS FOREST NSW 2086

Please do not accept the current development application.

There are a couple of exclusions or misrepresentations in this DA.

1: The footprint, roof heights and floor heights depicted for 47 Forest Way are incorrect. The lower level floor is split level sympathetic to the sloping block. This variation from actual makes the 47 Forest Way building look more sympathetic to the the proposed property and distorts the shading effects on 47 Forest Way.

2: The existing roof height of the rear outbuilding at 49 Forest Way is below the main building floor height,. The main building floor height is used as a reference height for the rest of the DA. The effect of this misrepresentation means that the first floor of the proposed development will be significantly higher than the variations demonstrated.

The effective height of the proposed building will have an effective height closer to three stories in relation to its surrounds and 47 Forest Ways floor level at the rear. This will cause significant overshadowing and privacy issues especially from the two rear balconies.

The property as stated in the DA is too small for a development of this site and will have a detrimental effect on the liveability of the property at 47 Forest Way and other residents. The intent of the requirement for a minimum of 1000m² for this size/type of development was to preserve the liveability and sustainability of the area for its current and future residents. It has not been established what benefit this DA will produce for the area as a whole. In fact the opposite seems to be the case as this development will add to the deforestation of the area (Frenchs Forest) and increase the traffic congestion at an already notoriously dangerous intersection.

It should also be noted that the trees along the edge of Forest Way have served as a safety barrier to the occupants of both 47 and 49 Forest Way on several occasions in the past due to the nature of the intersection between Forest Way and Adams Street.

In short this development request is based purely on financial gain with important facts misrepresented and does not represent consideration for the effects on community or neighbours alike. This is the second time this developer has made a non confirming application with the obvious intent to deceive/convince council to approve a non compliant application. Please do not approve this DA.

Regards

Neil Bennett