
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 5/11/2024 9:47:28 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

05/11/2024

MR Liam Nield
35 Bluegum CRES
Frenchs Forest NSW 2086
[REDACTED]

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

5 November 2024

DA2024/1390
DA address: 12 & 14 Gladys Avenue, Frenchs Forest, NSW, 2086
Officer: Kye Miles

Dear Mr Miles,

Objection to DA2024/1390

We are the owners of 35 Bluegum Crescent, Frenchs Forest. Our house directly borders the proposed development. Our home was originally built in the 1960s and sits on a slope with our backyard, pool and entertaining area next to the shared fence with 12 Gladys Avenue. Several documents in the DA have our address inaccurately as 35 Gladys Avenue.

We strongly object to the above DA given:

Unreasonable and non-compliant scale

- The scale of the proposed development is prohibited under the R2 Low Density Residential Zoning requirements. We purchased our house in 2021 after the rezoning for the Frenchs Forest Town Centre had been confirmed. A major part of our decision to buy was the amenity of the backyard and the knowledge that 12 and 14 Gladys Avenue were marked as R2 Low Density Residential Zoning.
- With 55 bedrooms, 28 carparks and 19 apartments - the sheer scale is completely out of step with the single residential properties that it would share a boundary with.
- The Design Report (page 4) states that properties to the west, including our home, are 'yet undeveloped'. This is misleading. The single residences on Bluegum Crescent that share a border with the proposed development are also zoned as R2 Low Density Residential. Not only do we have no intention to redevelop, our R2 zoning appropriately prevents this.

Loss of privacy

Our privacy will be significantly impacted. Due to the height and design of the proposed

development, the west facing windows and terrace (as shown in the Design Report's photomontage) will look into our backyard, pool area, and into our home. This is dismissed and misrepresented on numerous occasions in Attachment 1 Clause 4.6 of the DA (Height Variation Request). For example:

- On page 1 clause 4.3 of Warringah Local Environmental Plan 2011 (WLEP) is cited as justification, despite stating requirement "to minimise visual impact, disruption of views, loss of privacy and loss of solar access".
- The planner on page 7 states that "the breaching elements will not be discernible as viewed from the street" despite the street level being several metres in altitude above the topography of the relevant building site and our adjacent property. Our objection is not based upon the street view. Our objection is based on the proposed 4 storey building with terraces and windows overlooking the eastern half of our property. This is further illustrated in the statement "The building height breaching elements are not located immediately adjacent to any residential development with the breaching elements quantitatively and qualitatively described as minor and reflective of the topographical characteristics of the site which falls approximately 26 metres across its surface". The height of the proposal cannot be misrepresented as minor and it is completely adjacent to the entire eastern boundary of our property.

View loss and visual impact

Our view will be significantly impacted. The proposed height, which breaches restrictions by up to 2.2 metres, and sheer scale of the proposed development will result in significant view loss to the east and north-east, only to be replaced with high apartments walls, windows and west facing terraces.

This is best evidenced in the photomontage on page 12 of the Design Report, which illustrates a 2-4 storey building with windows and terraces overlooking our swimming pool and yard. Any suggestion of "harmony" or of not being "offensive" or "jarring" as quoted throughout supporting documents is not credible.

Ongoing noise

- The proposed elevated pathway and driveway would run parallel to our back fence. The noise from the traffic going in and out of the 28-space car park would be significant.
- With 19 apartments, and south and west facing terraces, the potential noise from residents during the day and night will be significant.

Geotechnical impact

- The proposed car park basement is within metres of our pool and backyard, which are built on a slope, with multiple major retaining walls. We are very concerned about the impact of this on the stability of our property and the safety of neighbouring properties downhill from us. An independent dilapidation survey of the impact on our home has not been performed and we believe this an essential requirement.

Noise, dust and potential asbestos during development

- Construction is expected to take 2 years and 4 months, working 6 days a week from 7am to 5pm. We are concerned that the loss of privacy in our backyard and the relentless noise will make it unsafe for our children to play outside during this time. We suggest that the scale of the property be reduced and the working hours cut back to 5 days a week.
- The proposed development will cause significant noise, dust and potential asbestos pollution. We are very concerned about this given the proximity to our pool and backyard where our children play.

We're supportive of the plans for the new Frenchs Forest Town Centre, the amenity it will provide our community, and of increased housing supply in the area. The scale of the proposal in this location however is extreme and a contravention of R2 requirements.

We request that this development be rejected in favour of a proposal that meets the requirements for R2 Low Density Residential Zoning.

Thank you for considering our objections.

Yours sincerely,

Liam Nield and Sarah Terry
35 Bluegum Crescent
Frenchs Forest