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**Sent:** 22/03/2021 12:49:38 PM  
**Subject:** Online Submission

22/03/2021

MRS Viviana Oliver  
39 Duke ST  
Forestville NSW 2087  
vivianaoliver@optusnet.com.au

**RE: DA2020/1759 - 51 Arthur Street FORESTVILLE NSW 2087**

22/03/2021  
Viviana and Paul Oliver  
39 Duke Street,  
Forestville NSW 2087  
vivianaoliver@optusnet.com.au

RE: DA2020/1759 - 51 Arthur Street, Forestville NSW 2087

Attn: Anne-Marie Young

Dear Anne-Marie,

We are submitting our objection to DA2020/1759 for the following reasons:

Firstly, the proposed height of the development exceeds council height guidelines, which is a major concern as this building height would surpass surrounding residential homes. This would not be in keeping with the visual aspect of the Forestville residential area. We would like to confirm our agreement with Adele Spence that the 3D image is not in fact drawn to scale in reference to the current trees therefore the building would be considerably taller than the trees, and not visually pleasing to the eye.

Considering the overall height and bulk of the proposed development, the residents of properties nearby would have their privacy compromised as they would have people in the apartments being able to view their homes and yards.

Another major concern is traffic flow and parking within the vicinity of the proposed development. We have lived directly across the road in Duke Street for over 20 years and can attest first hand that traffic has increased a great deal within the last 5 years. We find it difficult on a daily basis to exit our driveway considering the number of vehicles parked along Duke Street, making visibility of cars travelling in both directions a hazard and we are always proceeding with caution to exit. Having the potential for 11 vehicles exiting the driveway of the proposed underground carpark would create an enormous danger not only to the vehicles themselves, but also traffic in both directions.

It has also been an ongoing peril with cars turning left from Arthur Street into Duke Street and constantly parking very close to the corner, as well as cars parking in front of our house very close to the stop sign. When vehicles illegally park on either side of Duke Street so close to the intersection, vehicles travelling in either direction around the parked cars must cross the double lines at the stop sign therefore being required to drive on the wrong side of the road. This is a

very dangerous situation for traffic flow. Since the unbroken yellow lines have been painted close to the kerb, this practice has eased, however it does still continue to occur.

We would like to agree with Vicki Hewat in regard to the concern with the extent of the excavation required that our property, as well as surrounding properties would be adversely affected. We would also like provision to be made for a Dilapidation Report by an Engineer of our choosing, on our home prior to commencement of the proposed work and 12 weeks following completion. These reports should be at the expense of the Developer as the development is not something we agree with and therefore we shouldn't be penalised financially for protecting our home and property.

We believe the appearance of the proposed development is out of character with the surrounding residential properties and not in keeping with the landscape of Forestville. This building would be better suited to Chatswood or North Sydney CBD, not the leafy suburb of Forestville.

Another concern is the safe removal of asbestos on demolition of the current building. The protection of the environment, nearby residents, workers and pedestrians must be ensured at all times.

Noise levels during excavation and building will be detrimental to us as well as surrounding homes for a long period of time. Our son is attending University and will find it disruptive to his ongoing assessments. We are aware of other neighbours who have children completing the HSC who will also find the noise distracting for their studies. In addition, a large number of people are working from home since COVID 19, so they too would find the noise disturbing.

We do believe the property in its current state requires an update, but for the reasons listed above, the proposed DA for the site is not appropriate or acceptable and will hopefully be rejected by Council.

Kind regards,

Viviana and Paul Oliver