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Sent: 7/10/2025 12:35:55 PM
To: DA Submission Mailbox
Subject: Online Submission

07/10/2025

MISS Joanna Hishon
33 - 33 Bluegum CRES
Frenchs Forest NSW 2086
[REDACTED]

RE: DA2025/1263 - 14 Gladys Avenue FRENCHS FOREST NSW 2086

Objection to Development Application for 12/14 Gladys Avenue Frenchs Forest (DA 2025/1263)

Attn: Kye Miles, Council Officer.

Dear Kye,

I am writing to formally object to the Development Application for the proposed construction of 32 residential apartments at 12/14 Gladys Avenue Frenchs Forest. While I understand the need for residential development in our area, this proposal raises significant concerns that will negatively impact both my property and the broader neighbourhood. My key objections are outlined below:

1. Scale of Development

The proposed 32 apartments are immense and wholly out of character with the surrounding residential environment. The Design Statement accompanying the application claims the development is "in harmony with the streetscape" and that "the architectural language is that of large residential homes keeping with the local context and character." This assertion is misleading. While façade treatments may borrow elements from nearby dwellings, the overall bulk and massing of a 32-unit block bears no resemblance to the surrounding single homes. Instead of a single dwelling set among trees, neighbouring residents would face a multi-story apartment building with multiple balconies, limited setbacks, and an overbearing built form. The proposal represents overdevelopment and is inconsistent with the established streetscape and character of the surrounding residential neighbourhood.

2. Geotechnical and Structural Risks

I request that Council require both pre- and post-construction structural surveys of my property, undertaken at the developer's expense, and that all excavation works include certified shoring and retaining systems to prevent damage to adjoining properties. This is critical given the excavation and known stability issues in the area. The retaining wall between my property and 35 Bluegum Crescent has already failed once and required rebuilding behind my carport. The retaining wall that borders my driveway is at significant risk of landslip as a result of excavation for this development. Without thorough geotechnical assessment and protective measures, my property could be exposed to severe damage.

3. Noise Levels: Residential

Although I acknowledge that four of the proposed apartments are designated as seniors' residences, and are located in the building closest to my property, my concerns regarding noise from the remaining 28 apartments remain significant. These are standard 2/3 bedroom units, and a development of this density, in such close proximity to neighbouring homes, will generate high levels of activity and noise. This will unreasonably impact the quiet enjoyment of my home and surrounding properties.

4. Noise levels: HVAC

The development plans do not show the location of air conditioning systems. These units can generate substantial noise, particularly in a high-density development with 32 apartments. Without clear placement and acoustic treatment details, it is impossible to assess the potential impact on my property. Given my property adjoins the proposed development, I request that Council require the applicant to:

- Identify all proposed air conditioning locations
- Provide an acoustic report demonstrating compliance with relevant noise standards; and
- Ensure that any such equipment is screened and located away from property boundaries to avoid noise and visual intrusion.

5. Loss of Privacy and Overshadowing

Balconies on the elevated floors of Building A will directly overlook my property, leading to significant loss of privacy. The extent of overlooking is unacceptable and inconsistent with the reasonable expectations of privacy for adjoining residential properties. Additionally, the proposed buildings will block natural light to the eastern side of my property. This will materially reduce residential amenity, affect garden growth, and diminish energy efficiency. I request Council require increased setbacks and privacy screening for balconies and windows facing adjoining properties.

6. Inadequate Parking and Traffic Impacts

The development proposes only 35 parking spaces for 32 apartments, which is inadequate and below expected demand. Street parking in this area is already extremely limited, as hospital staff and visitors routinely use these streets to avoid hospital parking fees. The additional strain will exacerbate congestion. I request that Council require the developer to increase on-site parking provision or demonstrate that overflow parking will not impact surrounding residential streets.

For the reasons outlined above, I strongly object to the approval of this Development Application in its current form. I urge Council to either refuse the proposal or require substantial amendments to address these concerns.

Please keep me informed of all further steps and correspondence in relation to this application.

Thank you for your time and consideration.

Yours sincerely,
Joanna Hishon