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RE: DA2019/0081 - 12 Boyle Street BALGOWLAH NSW 2093

I have just been made aware of DA 2019/0081 and have in front of me the artists impression of the proposed development application. As I type this email I am looking directly at the site of the proposed development. I am totally overcome by the size and bulk of this development as I currently look at trees and green grass. The site slopes steeply from Sydney Road downhill south towards Lauderdale Avenue and North Harbour. I still find it hard to understand how the Council has approved the development of a new addition to No. 8 Boyle Street. A two story white painted brick building has been added to the 1908 stable building. Just looks awful and completely out of character to the surrounding buildings. It must block the views of the adjoining block of units which face Sydney Road.

I have been living in Unit 7 for more than 20 years and access my unit is by 38 steps so I look directly into the new addition, plus the green space of the proposed DA 2019/0081. Currently my unit block has a continually running 'stream of water' through the garbage area coming from somewhere up the hill. Goodness knows how a new large proposed development, with parking, will effect the continual flow of water.

The approved development of No. 4 Boyle Street, was done so well a couple of years ago - such a shame Council is considering DA2019/0081 which changes the character of the area. The coachhouse, No. 8, was part of the original estate of No. 4 Boyle Street, built in 1908, so the original building must have some sort of heritage notation. It is certainly not 'Adaptive reuse of a historic building' - it is such a bad addition which has been buttered up against an older building which does not fit in. Workmen are still working on the coachhouse addition as I type. I did not receive notification of the building work before work commenced.

I find it extremely dangerous to exit the driveway of my block of units now as cars, and other builders vehicles are parked on both sides of the narrow road. Traffic speeds either up hill or down hill as Boyle Street is a short cut between Sydney Road and Lauderdale Avenue. The road narrows considerable between Orchard Road and Lauderdale and I daily expect a serious accident to occur.

Parking as well as the width of Boyle Street are also important considerations for such a large proposed development which is out of character to the current P&O style buildings I can see from my window as I type this email.

Julie Werner