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Sent: 3/05/2023 4:57:00 PM
To: DA Submission Mailbox
Subject: Online Submission

03/05/2023

MR G J Rattue and Associates Pty Ltd
5 / 29 - 37 Dobroyd RD
Balgowlah Heights NSW 2093
[REDACTED]

RE: DA2022/0596 - 29 - 37 Dobroyd Road BALGOWLAH HEIGHTS NSW 2093

For the attention of Mr. Alex Keller - Principal Planner

Dear Sir,

I make this submission on behalf of G. J. Rattue & Associates Pty Ltd, owner of Commercial Unit 5 at the above premises.

This submission relates to the Notification from Council dated 13 April 2023 regarding amended plans and documents received for DA2022/0596.

We previously made a submission on 30 May 2022 in relation to the Development Application existing at that time. We submitted that Council should not have accepted lodgement of the application as it did not contain the documentation required by the NSW Government. Specifically there is a requirement for a developer to state "I declare that I have shown this document including all attached drawings to the owners of the land and that I have obtained their consent to submit this application". This did not happen in 2022 and it has not happened in relation to the amended 2023 drawings.

Accordingly, Council should reject the application and the amended plans based on the principle that the application has not been properly lodged.

Furthermore, although our company is the owner of a portion of the proposed development site, and although we understand that some redevelopment of the site is appropriate, we object to the "co-living" plans presently submitted. The proposal includes for 10 co-living units, which is a massive over-development of a site area of only 372 square metres. With part of the proposed development as close as 5cm to the adjoining property, there would be significant loss of light for our neighbours, together with noise transfer problems.

The proposed development also contains very limited parking space, and the significant increase in vehicles belonging to the occupants of 10 units would be detrimental to pedestrian and motorist safety in the surrounding area.

We ask that Council pay attention to the views of the local community. To date, there are 30 submissions (relating to the 2023 amended drawings) displayed under the "documents" section of Council's DA tracker. None of those submissions support the proposed development.

Regards
Graham Rattue
G. J. Rattue & Associates Pty Ltd