
Sent: 30/09/2019 10:25:24 AM
Subject: FW: ATTN: Development Assessment

From: douglas.margaret
Sent: Saturday, 28 September 2019 4:52 PM
To: council@northernbeaches.nsw.gov.au
Subject: ATTN: Development Assessment

ATT: Benjamin Price – Planner, Northern Beaches Council

RE: Objection Submission for DA0081/2019, 12 Boyle Street / 307 Sydney Road, Balgowlah

Dear Benjamin,

We have reviewed amended plans for this proposal and strongly object to the whole concept.

All previous objections still apply as no attempt has been made to address our concerns or those of our neighbours. We now express additional concerns:

1. Council Traffic Engineer Response (lodged 10/07/19)

We disagree that impact from this proposal will be minimal. There can be no doubt that if this proposal proceeds then during the investigation, demolition, drilling, excavation, construction, landscaping, fit out, finalisation process, then the sales period process followed by the furniture removalists - all of which will approximate two years - there would be a substantial negative impact in the local area of Boyle and Bently streets that would also flow on to nearby streets.

2. Manly Council Heritage Concerns

We refer Council to a previous DA for 307 Sydney Road being DA64/2012. Whilst the MIAP gave consent to the alterations and additions they set strict conditions. Those conditions included protection of numerous heritage items including the building itself and fittings, landscaping and retention of three mature trees, views and the drystone wall being retained and protected during all stages of construction.

We consider these conditions set by MIAP should still apply to this current DA. It is noted that this proposal did not proceed.

3. Protection of Pockets of Green Space

All over Sydney various state and local bodies continue to look at available green, open space as a cheap way to develop built form, without paying the full price. One local example is Balgowlah Golf Course, earmarked by RMS to be part of the Beaches Link Express, much to local anguish.

Most local Councils are aware of the negative environmental impact incurred by chipping away at pockets of green space. When coupled with heritage and local character issues, the argument is compelling for retention of the existing open space on the site of 307 Sydney Road.

4. Preservation of Local Character of Established Area

It should be noted that Manly Council was diligent in seeking to maintain local character whilst not blocking developmental improvement. This is evidenced in restoration of 2 Boyle Street, the group of seven houses; numbers 33-45 and the historical electricity substation on the corner of Boyle and Griffith streets which has been retained and repurposed as an early childhood center. The current proposal seeks to negatively impact and disturb the local character with no offsetting benefit to existing residents.

5. Summary

The brazen proposal was flawed from the outset when the concept would have been discussed with Council.

It is a classic example of property developer overreach.

The proponents only see the land for it's possible development value and have no regard for heritage, aesthetic or environmental values and obviously no regard for neighbours and community concerns as no attempt was made to discuss the proposal with nearby affected residents.

The concept should never has reached the stage of assessing detailed plans but should have been ruled out at the concept stage. To quote the words of Ian Jacobs from his book published 2008 'A fascinating heritage of Sydney's Northern Beaches,' "We only have one heritage to reference our past and it is important that our remaining worthwhile heritage is not compromised or destroyed in a progress that often advances self interest over a sense of history and community concern."

Should any part of this particular proposal reach fruition it would create a most unfortunate precedent for wide spread community concern.

Regards,
Douglas & Margaret Warburton,
25 Boyle Street

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