

31/05/2022

Duncan & Antonia Taylor

26 Dobroyd Rd

Balgowlah Heights NSW 2093

RE: DA2022/0596 29-37 Dobroyd Balgowlah Heights 2093

I am writing to object to the proposed development at 29-37 Dobroyd Rd which is across the road from our property. While we would support an appropriate development our principle concern with the current proposal is the size and scale of the development and the flow on impacts this will have on the safety, privacy, traffic congestion and general amenity of the area. We would request adjustments to the proposal that reduce the size and scale of the development and in turn reduce these impacts.

The key concerns with the proposal are

1) Parking

The proposal does not comply with Schedule 3 of the Manly Development Control Plan which requires 1 parking space per dwelling which would be at least 12 spaces + additional spaces for the shop and visitors. While we acknowledge the provisions under SEPP for a lower number of spaces we urge that the realities of the local area be considered in the planning decision. Bus services are infrequent (1 hour) and offer little options (Seaforth or Manly). Balgowlah Heights is a very hilly area and there are no shops, supermarkets or general amenities in easy walking distance. Therefore I think it is relatively safe to assume that all residents would have cars, which could mean up to 18 cars on the road, with more for visitors.

While there is parking for 7 cars, 6 of these are the stacker car parks which can be cumbersome and slow, so I think it can also be safely assumed that for convenience the residents will use street parking whenever available. Therefore we could be facing the scenario of 18 extra cars on the road full time, on what is already a congested parking area with the nearby tennis courts in use 7 days a week and the BallBoy Café also open 7 days. When this additional traffic is compared to today's use of the site which consists of 5 units (3 kitchens and 2 offices) which are used intermittently at various times of the day and night, and as I work from home I only observe 5 to 8 people coming and going at different times of the day. This additional traffic and congested parking will have other impacts most notably on general safety for pedestrians and motorists on Dobroyd Rd and Vista Avenue. We request that the number of dwellings are reduced and therefore reducing the number of cars parking on the street, or more car parking is provided on site.

2) Safety

Having more cars parked on the streets will also create safety issues. There are no footpaths on Dobroyd Rd so all pedestrians, including parents with children in strollers/prams and children on bikes and scooters use the road. Having more parked cars on either side of the road and an increase

in traffic in the road only increases the safety risk. In addition the intersection of Dobroyd Rd and Vista is already dangerous with cars parked on Vista Avenue all the way to the corner of Dobroyd Rd. This means that entering Vista Ave from Dobroyd Rd requires drivers to pull well into the middle of Vista Rd to assess if it is safe to complete the turn. (We have a photo of this issue from inside my car but we couldn't attach it to this online submission). This area is busy with kids crossing the road to and from school (using the path behind the Tennis court) and to and from the tennis courts and we fear this safety issue will only be exacerbated with the scale of the proposed development.

3) Impact on Sall Business

Another impact of the of parking congestion is that the existing small business at 31 Dobroyd, the BallBoy Café, will be adversely impacted as the parking at the front of the café could be consumed by the new residents at 29 Dobroyd. If prospective customers can't easily park at the café they will go to the next café. This could adversely impact the viability of the potential new business at 29 Dobroyd

4) Noise and Privacy

In addition to the parking related issues caused by having so many residents living in the proposed development there are also noise and privacy considerations. The large shared balconies face the street at the front of the building so any noise will carry into the street. While this can be managed according to the management plan it is noted that there is no manager on site and only a phone number to call. We have low confidence that any noise related issues will be adequately dealt with as there is precedence for this with the current and on going very loud buzzing sound that is generated from the refrigeration systems on site today. This noise has been reported by residents at 31 Dobroyd and has been assessed by council but nothing has been done to rectify this noise. My daughters bedrooms are at the front of our house and the noise disturbs both their study and their sleep. In addition there are privacy concerns as the large balconies at the front of the development will have visibility into our daughters' up stairs bedrooms and I note that the smaller balconies on the eastern side of the development over look the back yard and side windows of 27 Dobroyd

5) Floor Space Ratio and Setbacks

I also note that exception requests have been made in the application to develop beyond the standard floor space ratios and setbacks. Given the issues raised above regarding the size and scale of the development we would ask that these exceptions not be approved.

Kind Regards,

Duncan & Antonia Taylor



Dobroyd Rd

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