
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 30/01/2023 11:16:49 PM
To: DA Submission Mailbox
Subject: Online Submission

30/01/2023

MR Jon mckie
8 boyle ST
sydney NSW 2093
[REDACTED]

RE: Mod2023/0001 - 12 Boyle Street BALGOWLAH NSW 2093

Hi,
we are the owners of an adjacent property severely impacted by the approved development. We are currently overseas in the UK, and want to object to the proposed modifications, the lack of detail and cynical late submission while people are on holiday. Please see below for the details.

Kind rgds
Jon & Jane McKie

29th Jan 2023

Dear Northern Beaches Council,

RE: Mod2023/0001 - 12 Boyle Street BALGOWLAH NSW 2093

My wife and I are the owners of 8 Boyle St, the property immediately downhill of 307 Sydney Road.

We would like to object to the modified proposal. This is because:

1. They don't offer enough detail of what the developers are proposing. Many of the changes are very vague but clearly exceed the plans approved by L&E court. Why is this being considered by Northern Beaches Council, surely it needs to return to L&E court?
2. Impact on privacy and light. The proximity of the rear section of development will hugely encroach on our privacy as it proposes a rear elevated balcony setback 7m from our boundary. The balconies are to have a floor level more than 7m higher than natural ground level and the design effectively creates an imposing monolith with invasive viewing potential straight into our bedroom, office, lounge room and garden. The shadow diagrams in the previous DA indicate that our bedroom, office, and lounge room will be in shadow. Where are the new shadow diagrams? Further loss of natural light would mean that we will have no option but to turn on lights during the daytime, increasing our energy bills. We shall also be forced to draw curtains for privacy, and of course, turn on lights when this happens too.
3. Scale of proposed development. The scale of the proposed development is excessive and flouts floor space ratio. The existing green area on one side of our house, a significant factor in our purchase of the property, will disappear and the heritage-listed building will effectively be obliterated from view. As a battle-axe, we will be hemmed in on all four sides.

4. Traffic congestion outside 12 Boyle Street. Traffic in Boyle St is already highly congested -- we usually have to reverse in the road to allow traffic to pass. The result of this development will be untenable regarding congestion and the risk to residents' safety whilst walking and driving in the area. The proposed driveway that will be the entry point for the underground does not provide adequate turning bays and has no passing bays which are required for any driveway over 30m in length. Quite frankly, it poses a traffic danger for any residential zone, never mind an area with many young families such as Boyle St. What does "rationalisation of the basement car parkingand reducing the excavation of the site" mean? Is the building proposed on 12 Boyle changing from the DA? What is actually being proposed in the modification?

5. Flooding and site instability. The downhill location of our property, and the flooding we experience from 307 Sydney Road during heavy rains, leads us to be extremely concerned that the removal of almost all the soft landscaping will result in even more damaging flooding.

6. The heritage listed P&O property will have "removal of the rounded façade treatments and the introduction of more horizontal façade design..." This original intent was rejected on Heritage grounds by a Northern Beaches independent panel. The emphasis being on 'independent'. This proposed erasure of the heritage building surely cannot be approved!?

Otherwise every single ruling that has gone before is meaningless. Northern Beaches Council should be throwing out this proposed 'modification' (read 'violation') of planning without further ado.

7. Are there more apartments proposed? The submission is unclear ie. "minor increases to the envelope listed under Architectural Modifications pgs 3-4? This development is way too bulky and intrusive on the existing neighbourhood already and increasing the size even more totally unacceptable.

8. 12 Changes to Conditions of DA listed on page 5 - Can these be explained clearly and why should they be approved to alter the original DA? (v)pg 9 these diagrams are illegible and need more detail - elevation diagrams would explain what is really happening here.

9. Heritage. The modified development still does not conserve the environmental heritage of Manly, as the listing as a 'Group of Houses' would reduce its significance, in particular, the original single storey form of the heritage item at 307 Sydney Road. It does not conserve the heritage significance of the three buildings as a heritage item in terms of their important setting as a group and it does not maintain a curtilage for the heritage item at 307 Sydney Road, nor the views, both to and from each other. The proposed development is therefore, inconsistent with the heritage objectives of the Manly LEP 2013, and should not be permitted consent under clause 5.10.