
From: Tim Pearce
Sent: 1/06/2022 11:45:01 PM
To: Council Northernbeaches Mailbox
Subject: Subject: DA2022/0596, 29-37 Dobroyd Rd Balgowlah Heights

Tim Pearce
3 Curban Street
Balgowlah Heights 2093

Dear Planning Officer,

I am registering my concern concerning the subject development and object to it for the following reasons:

1. The development provides basically 12 bedsit home units plus one commercial premises. Such high density housing is completely incompatible with the low density residential area in which it is located.
2. The provision of just 7 car spaces with 12 units is inadequate and will result in congestion and parking issues.
3. Considering the need for recycling collection and rubbish collection it is not clear how the weekly collection will work for 12 units when there is provision for just 6 bins to be positioned for collection in Commerce Lane. I expect the excess bins to clutter the lane and the collection process to exacerbate the parking and congestion issues.
4. The height of the building substantially exceeds that of the current building. A three story building of this bulk causes a significant increase in shading to surrounding properties and a substantial loss of views and amenity for surrounding properties.
5. With its footprint and height, the bulk of the building is excessive for the suburban neighbourhood in which it is located.

In summary the proposed development is inappropriate for the area. It is underserviced for the 12 units proposed, it has too many units, is too high and too bulky. It represents, in my view, an overdevelopment of the site.

Yours faithfully,
Tim Pearce



Things are hotting up, but not in a good way: <https://xkcd.com/1732/>