
Sent: 29/09/2019 12:46:16 PM
Subject: Objection to Application Number: DA2019/0081

Attention Benjamin Price

Please find below my objection to the above application

Once again, and much to the frustration of 10 Boyle st residents, the applicants have failed to address some of the major concerns to their overdevelopment. Key issues that remain:

SHADOWING - The shadowing diagrams are incorrect and misleading. Just plain WRONG. I attach a photo taken at 12.15pm, with the wall of unit 3, 10 Boyle st on the right hand side of the building. NO shadows on the building and the courtyard remains almost entirely in sunlight. This is in stark contrast to the existing shadowing presented in the Plan - External - Amended. Page 16, top middle photo. Perhaps the existing photo of shadowing has been taken in the dead middle of winter, to try and show that the courtyard is covered mostly in shade at all times throughout the year, in order to play down the impact of the additional shadowing caused by this overdevelopment? Very unprofessional and sneaky in my opinion. As I have had to say on this objection letter now (for the 3rd time)...this court yard is used by the young families in the building for where the children can go out and play and to hang our washing. Losing the this (or even the majority) of sunlight would be unfair and come at a significant cost to the residents, both financially (we would all need to purchase dryers), environmentally (the cost to run dryers is significant...as I have stated in previous objections) and from a wellbeing perspective (courtyard permanently in shade). Can the DA please address this issue rather than continue to ignore it and misrepresent??



SIDE SETBACKS - Setbacks from the side still remain too close to the east boundary of 10 Boyle St and they do not comply with the local building regulations. When is this going to be addressed rather ignored?

DENSITY - The allowable area of 1646 sq metres only permits 6 dwellings, given that clause 4.1.1.1 of Manly DCP allows for 1 dwelling per 250sqm. Approving all 8 dwellings would result in significant pressure on the local roads and driveways, on an already overcrowded area.

MISREPRESENTED LANDSCAPING - The height and density of the landscaping at the southern end of the proposed development is represented differently in various documents. I

would ask for accurate representation of tree / plant height to be submitted as this will impact the natural light and outlook of the residents of 10 Boyle st.

CONCLUSIONS - If the applicants are serious about getting a DA approved, I would highly recommend that they begin to address the surrounding residents concerns, rather than continue to waste our time having to submit objections to their minor amendments that still do not comply with local building regulations. The sooner the applicants address the (repeated) concerns of the surrounding residents the better. I would ask council to reject this application outright in its current form, and ask the applicants to finally (and properly) address the concerns of this submission and others.

Regards
Andy Rea
2/10 Boyle St
Balgowlah, 2093