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Sent: 1/05/2023 9:43:45 PM
To: DA Submission Mailbox
Subject: Online Submission

01/05/2023

MS Sophie Brown
- 14 Dobroyd RD
Balgowlah Heights NSW 2093

RE: DA2022/0596 - 29 - 37 Dobroyd Road BALGOWLAH HEIGHTS NSW 2093

Attn: Alex Keller

Dear Alex,

I am writing to object to the proposed development DA2022/0596 (amended plans) for several reasons.

The proposal, despite having reduced by two units since the initial DA was lodged, remains a gross overdevelopment of a small parcel of land - circa 400sqm. 18 or more residents, plus a shop, is significant density for a residential area ill equipped to handle it. The density will pose several negative impacts on the community and adjacent homes - privacy, noise, amenity, and importantly, safety driven by the increase in traffic from the cars which the development won't be able to accommodate (3 car parks for 18 or more residents plus a shop is not enough).

The traffic management report cites local public transport as one of the grounds supporting the ease by which residents will be able to access work, shopping etc. This incorrectly assumes local public transport is functioning at all, which based on the poor track record of local bus services, it simply isn't.

Pedestrian safety has not been adequately addressed. Commerce lane is small and has no footpaths, yet is regularly used by pedestrians many of which are local children walking to or from school. The development will sit directly adjacent to the lane way and bring increased traffic.

Lastly, as per my previous submission, the estimated project value of \$2M appears to be grossly underestimated by the Developer - perhaps in an effort to minimise levies and fees indexed to the project value. This should be independently assessed to ensure the Council is provided appropriate funding to repair any damage to council property resulting from a development of this scale (eg curb and guttering, etc).

Whilst I agree that there is an opportunity to redevelop the current commercial units, a development of this scale and density is inappropriate for a tiny parcel of land in a residential area disconnected from services, shopping, CBD etc. A more suitable development would be 1 shop, with two units above, similar to the new development next door to this address.

Thank you.

Kind regards
S. Brown