
Sent: 26/02/2024 8:27:56 PM

Subject: Objection to Mod2023/0716-DA 2019/0081 for 307,Sydney Rd & 12,Boyle St
Balgowlah

Attachments: Objection points (2).pdf;

Dear Council,

Please find attached our objection to Mod203/0716 DA2019/0081

Kind regards,

Michael Ensor

Loss of natural light and views

We bring to question the legitimacy and accuracy of the shadow line drawings. Firstly several windows from unit 10 Boyle street have been left off the plans, while other windows have been manipulated to appear higher than they actually sit. We ask that these drawings are redone with accuracy to display the true loss of light to unit 1, 2, 3, 4 and 6. When accurately done, you will find that the building is going to be severely impacted by the loss of natural light from both planned lots. This will impact the value of these properties, with no option to ever gain natural light again.

Secondly, there are several young families that reside in 10 Boyle street with other families currently expanding. Our children enjoy the sunlight that is currently provided to our common area courtyard and use this as a play area. With the new development, this light will be taken away, the grass in that area will turn to mud and a sanctuary will be lost.

Building outside of the building envelope

In an attempt to maximise the view and space, the lot has been brought forward, further impacting the natural light going into the bedroom windows of unit 10 Boyle street. We propose the building be moved back in order to comply with the height limit which it currently exceeds by 840mm, placing the highest point of the building at 9.36m. This will then allow for more of a shared harbour view and to retain some of the natural light that these bedrooms currently receive.

Furthermore, the building height proposal diagram has deliberately left out key details from 10 Boyle st building such as window and balcony location. This has been done in order to disguise the impact that the new development will have on the neighbouring building. When drawn correctly, it will demonstrate that the position of the top balcony will look straight into the main bedroom window of apartment 6/10 Boyle street, losing all privacy.

Loss of trust from the rules and authorities that are in place to protect us from these things

As residents in this area, this process has made our voices feel unheard. There are development rules and regulations in place which these developers are choosing to outright ignore with their plans. We understand that properties will continually be renovated and/or rebuilt as time progresses, but there should be reasonability regarding plans to do so, where everyone impacted is considered. In this case, there is especially no reason for them to be granted the right to exceed the building envelope to our detriment. We urge our council to represent us with fairness and integrity through this process. As seen by the many submissions over 4 years, many neighbours in this lovely community will be negatively impacted by the proposed development.

Regards,
Michael and Marlene Ensor
6/10 Boyle Street Balgowlah