
Sent: 16/03/2019 7:28:47 AM
Subject: DA2019/0081, submission of objection, attention Benjamin Price
Attachments: Development Application DA2019.docx;

To Northern Beaches Council
attention Benjamin Price
DA 2019/0081

Submission of Objection document for 12 Boyle Street and 307 Sydney Road Balgowlah 2093
from Hania Norman

9 Whittle Ave
Balgowlah 2093
hanianorman1@bigpond.com
0408481212
16/03/2019

Please find attached my submission of objection for DA2019/0081, as i feel, it is a non
compliant DA, and should be rejected by Council
Thank you for the opportunity to submit, please find attached
Hania Norman

[Development Application DA2019/0081](#)

Demolition Works and construction of residential accommodation (Submitted: 04/02/2019)

[Development Application DA2018/0355](#)

Demolition works, alterations and additions to the existing heritage item, construction of a residential flat building and construction of a dwelling house (Submitted: 07/03/2018)

[Development Application DA 64/2012](#)

Alterations and additions to an existing dwelling including first floor addition, rear addition, lower ground floor addition, terrace, deck, swimming pool and garage extension (Submitted: 21/03/2012)

[Development Application DA 196/1997](#)

DA0196/97 New awning and pergola to existing upper deck (Submitted: 03/06/1997)

[Development Application DA 5267/1992](#)

DA5267/92 Alterations & Additions BA 88/92 (Submitted: 25/03/1992)

Hania Norman

0408481212

hanianorman1@bigpond.com

Temporarily living 303 Sydney Road when in Sydney,

Attention: Benjamin Price

Northern Beach Council

Is it true that only 2 weeks were given to do a submission and notices went up before letters to neighbours were sent, is this a correct timeframe for all such huge developments, or because so many DA's have come and gone for this lot, or are they pushing through to get approval, and not giving enough notice to all affected by this huge non compliant DA, and therefore lack of infrastructure by council, to help with his over developed DA for the area, some neighbours could be away or in hospital. And will not be able to comment.

Re: DEVELOPMENT APPLICATION DA2019/0081 12 Boyle Street and 307 Sydney Road Balgowlah

My son is the owner, of 303 Sydney Road, and he and his wife the occupiers of 303 Sydney Road, Balgowlah and as such are directly affected by the above proposal. I am Casimir's mother who has stayed with them, weekly each month, when I lived in Berry, and have seen all the DA's they have

submitted over the years. The latest DA is a big improvement and they seem to have tried to correct older objections, with all the other DA's over the years

We are opposed to the proposed development, as it is non compliant with height and floor space ratios, in part of the DA's, submitted to NB Council and submit below our other objections and comments regarding this application.

If possible we would like to have an opportunity to show you first hand some of our concerns. If you can spare some time for a visit, please contact us to arrange a time.

Regards,

Hania Norman for Casimir and Ricki Dickson nee Fitzgerald, they are writing their own submission

OBJECTIONS AND COMMENTS

1. Dry Stone Wall

1. A dry stonewall near a boundary and is the subject of a heritage order because it forms the boundary to the Heritage property in question (no 307). This fence represents considerable historic and personal value and we would like to be assured that it would not be modified or removed for the purpose of the development. 1.2 In response to a previous development application (DA64/2012) the Notice of Determination (260912 DA64/12) for that DA made the following statement regarding the dry stone wall forming the rear boundary to our property:
"The dry stone wall adjacent to part of the western boundary shall be retained and protected during all stages of construction.

Reason: The dry stone wall contributes to the heritage significance of the listed group of

2. Surrounding residents.

3. Heritage

4. 1.5 Some local residents have relatives who were involved in the building of the wall prior to the First World War.

1.6 I would also like to note that the wall is strong and does not pose any danger to residents.

5. 1.7 I would like to suggest that the Council impose strict requirements on the developer to ensure that wall is left untouched and protected from being damaged in any way during the building process.

6. 1.8 No 307 have a heritage façade listing, and seems this will be demolished or part of. Why have a protection and then remove to fit this DA.

7. This DA will be out of character with the heritage listed buildings surrounding it. Adding a rounded roof shape to fit the P&O heritage style is not acceptable.

8. **2. Existing Sewage Line**

2.1 Currently, a sewage line runs across the rear of (14 Boyle), coming from 12 Boyle and continuing across 16 Boyle Street.

2.2 The Notification Site Plan seems to indicate that the existing sewer line will be covered by the new structure that will form part of the development on 12 Boyle Street.

2.3 Any changes to the location of the sewer line would affect no 14 and and 16, and minor work was carried out to no 309, and I request clarification from Northern Beaches Council that the sewer does not contravene any state or local planning bylaws if the current configuration remains unchanged.

2.4 Please note that I have been unable to find any reference to the sewer line in the existing documentation submitted by the applicant.

9. Adjoining properties in Sydney Road sewer lines not displayed and some owners there are aware of the antiquated clay sewer lines there from a century ago, will the sewer lines be able to cope for all buildings surrounding this DA, we need more information as a massive amount of waste will be added to the antiquated sewer lines existing now.

10. **Impact on local traffic movements and parking**

3.1 The Traffic Report that was submitted as part of the development application did not address the real impact of this development on parking and traffic movements in Boyle Street.

3.2 Parking in Boyle Street

3.2.1 there are 5 Unit Blocks in Boyle Street totalling 72 units and 11 houses. This accounts for a considerable number of visitors and residents that have to find street parking on weekends or during the week.

3.2.2 there are 51(approx.) parking spaces in Boyle Street. Most Weekdays and Saturdays approximately 95% of the available spaces are occupied. On Sunday, All Saints Anglican Church conducts three services (2 morning, 1 evening), which normally increases the parking space occupancy to 100%. There are also many midweek activities held at All Saints, which add to the parking and traffic load during the day, and at night.

Employees of local businesses, shoppers and cafe/restaurant customers also use 3.2.3 Boyle Street for

parking. On a number of occasions owners in Boyle St have had to use neighbours driveway whilst waiting for a parking space in Boyle Street.

11. 3.3 Traffic Movements

3.3.1 Parking in Boyle Street has reduced the street to a single lane thoroughfare. In any one day on numerous occasions I observe one or two vehicles waiting at the top of Boyle Street till another vehicle(s) comes up the street from Lauderdale Avenue. 3.3.2 in an effort to obey the "No-U turn" sign on the corner of Boyle Street and Sydney Road, many vehicles drive down Boyle Street a short distance and then do a U-turn at the corner of Boyle Street and Bentley Street. This is a common occurrence on any day of the week and oft

12. On any day of the week and often causes some traffic congestion.

13. 3.3.3 Boyle Street is also used to gain access to properties in Bentley Street and through access to Lauderdale Avenue. Bentley Street has many houses and three apartment blocks that add considerably to the overall amount of traffic in Boyle Street.

14. 3.4 Clearly, Boyle Street is currently working at more than peak capacity for Parking and Traffic Flow and it will not be able to contain any increase in either of these activities forced on it by the proposed development. When other developments have been in progress in Boyle St, often tradies in trucks, vans and utes would block access totally, leaving the 2 way street to a total standstill, and much manoeuvring to escape a blocked road for development conveniences, and sheer frustrations, Council would need to enforce and make better infrastructure if they allowed this non compliant DA through

15. **Sydney Road Traffic**

16. **The driveway to 307 Sydney Road is an extremely dangerous route, housing nos 303, 305, 307, 309, driveways and only access, to exit and enter with parked cars and obstructed road views to exit safely, parked on Sydney Road. Council would need to do mayor infrastructure to avoid loss of life and car carnage and especially tradies coming and going, which would be well in the hundreds, with their vehicles, while this DA was built, a total chaotic nightmare for the owner occupants and renters using this one way driveway, which council accepted.**

17.

18. The actual driveway to heritage front home nos 303, duplex heritage home nos 305, heritage home nos 307, DA plan,

and small old style apartment nos 309, have 4 garages using this driveway, on the plan, there are mistakes as no 305 garage is said to be 303 and nothing shown for 303 or 307 or 309, already on this driveway the access for this one way access has 9 cars living there and many visitors and tradies using, Adding to this if the non compliant DA goes through, will be 17 plus new vehicles, has council thought this through. Please fix the mistakes on the plan as does not show the affect of garages and driveways using this only access road to enter and exit the owners homes

19. **4. Privacy**

4.1 we are particularly concerned about how the development is going to impact our privacy. We already have one unit block impacting our privacy on our Eastern boundary and the proposed development will destroy during the build our western driveway and more.

4.2 Our privacy will be seriously diminished as a result of this development and we consider this to be unacceptable. My son and his wife work from home sometimes, and entry and exiting from their driveway to their home will be a chaotic disaster. The noise and quality of their life and wages will be diminished with not being able to access their own home with the hundreds of tradies building this non compliant DA'

20. A condition we would expect if this non-compliant DA went through would be no tradies to use the one-way driveway, affecting 7 other families using that driveway to DA for nos 307. So Boyle Street entry and exit for tradies only and that is not a possibility as expressed before.

4.3 We would also expect that all external lighting would be done with consideration of the impact of the lighting on neighbouring properties. For example, the use of down lights on external walkways and driveways.

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21. **6. Loss of sunlight**

6.1 The Shadows Diagram done only in winter clearly indicates that we will lose considerable sunlight in the backyard, This will impact on our use of this space and make it a much less pleasant place to be and enjoy. It will also make it more difficult to use our washing line effectively. And therefore more expensive electricity to compensate for the loss of natural light.

22. **7. Protection of our property during construction**

7.1 we are concerned that the amount of excavation that will be carried out on 12 Boyle Street and 307 Sydney Road could have detrimental effects on our house, and many others surrounding this DA. The amount of excavation and associated activity could result in damage to our building

structure, particularly in creating cracks in the wall(s).

7.3 We would like the council to make every effort to ensure that the development

23. Does not damage our property in any way and that the work is carried out with the utmost care and concern for the environs.

7.4 We would also like to establish that any damage done to our property would be repaired at no cost to ourselves and as quickly as is reasonably possible.

24. 8. General Comments

8.3 after reviewing this development application it is our belief that the scale of this proposal exceeds what is reasonable for the local environment and residents. The enjoyment of living in such pleasant surroundings will be seriously diminished for many local residents if this development is approved.

8.4 The Survey Plans submitted with the DA show a Car Port in the back corner of our property, which is incorrect. It should be noted that it is a fully functioning garage. If required we would ask that the council ensures that the developer is aware of this fact. As other mistakes are there too,

8.5 The Survey Plans did not show a fully functioning garden shed at the rear of the garage referred to in item 8.5. The shed sits on the rear boundary of 14 Boyle St and is constructed of the same materials as the dry stonewall. It should be noted that one of the walls of the shed forms part of the dry stonewall referred to in item 1.1 of this document. If required we would ask that the council ensures that the developer is aware of this fact.

25. 9. Conclusion

9.1 Based on the issues raised in this report we request that the DA be refused in its existing form.

9.2 If the DA is modified as a result of the objections in this report, or the objections of any other party, we respectfully request that we are informed on an ongoing basis and given the opportunity to investigate any modification, and make a further statement

- 26.

27. Yours sincerely

Hania Norman