
Sent: 20/03/2019 4:15:39 PM
Subject: Online Submission

20/03/2019

MS Helen Martin
ST
Fairlight NSW 2094
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RE: DA2019/0081 - 12 Boyle Street BALGOWLAH NSW 2093

Dear Assessing Officer,

I wish to lodge my objection to this development on the following grounds:

1. It seems an overdevelopment for the size of land and the residential area. It is out of proportion with the surrounding neighbourhood. The scale of development is just too great.
2. Traffic and parking impact. Boyle St and pretty much the entirety of Sydney Road are already heavily oversubscribed by the parked cars of residents, shoppers and commuters. The access to the Boyle St entrance in particular would overcrowd what is already a very difficult street to navigate. I also note the following passage about the driveway in one of the impact studies and am wondering if it could be clarified please: "It is noted that the geometry of this 'passing bay' is not entirely consistent with the relevant AS design criteria, in that it is smaller and extends beyond the site boundary." I'm not sure why it should be permitted to extend beyond the site boundary?
3. Heritage value. Heritage Impact statement seems to discount the fact that you don't need to have full street visuals of a heritage building in order to appreciate it. This little rare pocket of the neighbourhood is a local gem with wide open green spaces, beautifully preserved buildings and a link to the early history of Balgowlah. I was of the belief that Heritage-listed buildings had very careful restrictions imposed on their development. This development would impact massively on what is a precious area and is out of keeping with the neighbourhood.

In summary I think it is an inappropriate overdevelopment of a rare site that should instead be protected.

Thank you for your attention.

Regards,
Helen Martin