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Subject: Online Submission

16/03/2019

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9 / 10 Boyle ST
Balgowlah NSW 2093
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RE: DA2019/0081 - 12 Boyle Street BALGOWLAH NSW 2093

Development submitted by Sun Property Group Aust.P/L has not altered significantly to that previously submitted by Sun Property Northbridge P/L to address major concerns affecting 10 Boyle Street and the many surrounding properties.

Shadowing: Shadow Diagrams are not accurate to represent the impact on dwellings at 10 Boyle Street. Lower unit windows are not represented at all on diagram showing that units on this lower level will never see the sun. The garden, lawn and washing line area of 10 Boyle will likewise not ever get direct sun significantly impacting on lifestyle of families living in 10 Boyle. Heating and electric dryer costs increasing together with the psychological impact of just not having sun in your home is considered unacceptable. Units 3,6 and 9 of 10 Boyle St, some years ago, installed windows on the DA impacted northern wall to allow sun to enter their apartments - so any development that takes away that natural source of light and warmth is considered not in the best interests of the current and future residents nor the environment.

Traffic and Parking: Boyle Street is congested. There is currently simply not sufficient parking for those living in the street. Any development that requires access from Boyle Street and an increase in the number of dwellings and occupants will impact significantly. There is not enough parking provided by the development for number of units nor consideration of number visitors this development would generate.

Boyle Street is in close proximity to Balgowlah Shops, public transport and All Saints Church - all these factors contribute not only residents' parking but also parking of "others" who use the street during the day. There is also maintenance workers e.g. builders, handymen etc who service homes in the street that require parking and as the street is residential made up of many older houses that were not built in the era of cars, many residences only house one car with no space for additional service vehicles.

Basically, Boyle Street from a current parking perspective is full!

Heritage issues: The stone wall to the eastern back border of 10 Boyle is a treasure of our area. Any impact would be a travesty and a loss to our community. Likewise to demolish 12 Boyle would have a further negative impact on the streetscape of Boyle St and the character of this street.