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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 31/05/2022 2:53:37 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

31/05/2022

MR Mark Woolven  
8 Curban Street ST  
Balgowlah Heights NSW  
[REDACTED]

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

Hello

First and foremost it has to be stated that the development application, as it stands, is an excellent example of a developer who is willing to overdevelop a site, beyond all the normal planning controls in place, for their own financial gain at the expense of the surrounding community. Council should not be even entertaining this development as it is presented.

We agree with other submissions already presented on the lack of parking within the development. As a resident of Curban St it is often difficult to street park now at certain times. This development will only exacerbate an existing situation not seemingly taken into account. I have not seen any previous applications where so little off street parking would be allowed with the potential number of units and residents.

It is also interesting that the development is being sought under the provisions of Co Living ( eg Boarding Houses ). Within any normal definition of proximity to direct services, the site would fall well short. Public Transport is limited, and recently been reduced, shopping, medical and other services are all well outside of a zone that would be considered close proximity. When you consider under current social housing policy that these dwellings are aimed at those industries of lower income, this development will almost ensure an increase in local traffic and parking needs, as all residents will need a car.

The use and problems of car stackers as an option in the proposal again requires more community consultation. They are not a suitable option for such a small site with access only provided through a narrow lane way.

Commerce Lane was never designed to be a two way access point, nor an entry and exit point for a carpark. The blind corner at the south western end of the lane way, with increased traffic will certainly become an accident potential and if any development is to proceed has to be changed to a one way thoroughfare.

Lastly the community consultation, and lack thereof, is an insult to the community. Many of the submissions are not against development of the site. We have known for many years it would be developed. However as the site next door was allowed to exceed limitations it has set an unfortunate precedent, one that Council should now heed, and at least consider proper consultation of any new development. There has been no letter box drops of the surrounding areas, poor signage of the application, and a general lack of engagement by Council with the

people of the area. This is not an area of large scale apartments and high density. This application falls within a residential street full of families, children, multiple tennis courts and a large bowls facility.

On such a site, three or four units would be acceptable and would also meet the limited space available for parking. The current application is grossly oversized and not in keeping with the surrounding environments. Proper consultation is required of any development proposals for this site.

We therefore are strongly opposed to the current application.

Thank you

Mark & Michelle Woolven