
Sent: 27/09/2019 11:23:58 AM
Subject: Online Submission

27/09/2019

MS Catherine Kell
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RE: DA2019/0081 - 12 Boyle Street BALGOWLAH NSW 2093

Dear Benjamin,

I wish to voice my strongest possible objections to the continued consideration of this development application.

I would particularly like to note that there was at least one group of unaccompanied strangers down our driveway on Wednesday 25th September (probably more that I didn't see) and other groups were observed in Boyle St during the previous week.

When I challenged them, they said that they were buying apartments and wanted to see where they were. They are buying apartments off the plan that don't exist because the DA has not been approved. The arrogance of the presumption that this will be approved is deeply concerning and raises some disturbing questions.

Since the Council sent a letter dated 4th July that the application would not be supported due to significant breeches of planning control, only minor adjustments have been made. These adjustments do not address the core issues of non-compliance.

The workable site area of 1,616.45 square metres (which excludes the driveway) allows for only 6 dwellings on this site as clause 4.1.1.1 of Manly DCP requires a density of no more than one dwelling per 250 square metres. 8 dwellings is too many.

The setbacks from the side boundaries are too close. The amended plans have omitted the measurement to the boundary at a point where the building still appears to be over the allowable height but would appear to be in the area of 1200mm which would allow for a wall height of 3600.

Part of this boundary is the wall which is marked to be demolished. This a part of the fabric of the heritage listed group and would appear to be partially on our side of the boundary line. They cannot demolish our wall.

Can the council ask for surveying pegs to be laid out so that we know exactly where the boundary is?

I have grave concerns about driveway access with an increased number of cars. Ingress and egress is difficult anyway. If I am turning right into my driveway from Sydney Rd as someone else is exiting, I will be stopped across the path of west bound traffic. There is not adequate room for a passing bay.

I am also concerned about access to my property while heavy vehicles are using the driveway during construction.

All of my previous objections regarding compliance, heritage and environmental issues still stand. Please consider that all previous correspondence from me relating to this application still applies.

This development still does not comply. Reject it.