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To: DA Submission Mailbox
Subject: Online Submission

26/02/2024

MR Michael Ensor
6 / 10 Boyle ST
Balgowlah NSW 2093

RE: Mod2023/0716 - 12 Boyle Street BALGOWLAH NSW 2093

Loss of natural light and views

We bring to question the legitimacy and accuracy of the shadow line drawings. Firstly, several windows from unit 10 Boyle street have been left off the diagrams, while other windows have been manipulated to appear higher than they actually sit. We ask that these drawings are redone with accuracy to display the true loss of light to unit 1, 2, 3, 4 and 6. When accurately done, you will find that the building is going to be severely impacted by the loss of natural light from both planned lots. This will impact the value of these properties, with no option to ever gain this natural light again.

Secondly, there are several families with young children that reside in 10 Boyle street with other families currently expanding. Our children enjoy the sunlight that is currently provided to our common area courtyard and use this as a play area. With the new development, this light will be taken away, the grass in that area will turn to mud and a sanctuary and communal area for our children will be lost.

Building outside of the building envelope

In an attempt to maximise the view and space, the lot has been brought forward, further impacting the natural light going into the bedroom windows of unit 10 Boyle street. Previously plans had shown a 840mm breach of the height limit, placing the highest point of the building at 9.36m. Astonishingly, the new developers have audaciously attempted to extend the building envelope even further to a now undisclosed amount. We propose the building be moved back, or the building lowered in order to comply with the height limit. This will then allow for more of a shared harbour view and for 10 Boyle st to retain some of the natural light that these bedrooms currently receive.

Furthermore, the building height proposal diagram has deliberately left out key details from 10 Boyle st building such as window and balcony location. This has been done in order to disguise the impact that the new development will have on the neighbouring building. When drawn correctly, it will demonstrate that the position of the top balcony will look straight into the main bedroom window of apartment 6/10 Boyle street, losing all privacy. We also request any windows that are in level and face 10 Boyle st are frosted for privacy purposes.

Loss of trust of the rules and authorities that are in place to protect us

As residents in this area, this process has made our voices feel unheard. There are development rules and regulations in place which these developers are choosing to outright ignore with their plans. We understand that properties will continually be renovated and/or rebuilt as time progresses, but there should be reasonability regarding plans to do so, where everyone impacted is considered. In this case, there is especially no reason for them to be granted the right to exceed the building envelope to our detriment. We urge our council to represent us with fairness and integrity throughout this process. As heard by the objections over 4 years, many neighbours in this lovely community will be negatively impacted by the proposed development.

Regards,
Michael and Marlene Ensor
6/10 Boyle Street Balgowlah