
Sent: 2/05/2023 12:20:11 PM
Subject: Attention: Development Assessment DA2022/0596

I am writing about our concerns in relation to the above proposed development application. We are residents at 28 Dobroyd Rd, Balgowlah Heights.

Our concerns are as follows:

There are too many dwellings proposed for the number of car spaces being allocated. Parking is already very congested in the area because of the apartments, cafe and nearby tennis courts. Cars are regularly seen parked at corners close to the site and sometimes impeding driveways, including our driveway. The way cars park in the area affects the safety of driving into and out of Dobroyd Road and Commerce Lane. As the number of car spaces proposed is limited to 2 plus 1 disabled for 10 dwellings, there will be further impact on parking in the area for ourselves and nearby residents. This, in turn, leads to drivers parking in sometimes unsafe or inconsiderate ways. The development above needs more parking and a lower number of dwellings.

Given the limited availability of public transport in the area, residents are reliant on private vehicles for transport which leads to residents typically owning at least one car per household. With the limited number of car spaces this will force residents to park on the already congested and relatively narrow streets.

The limited set-backs of the block mean there will be little possibility for footpaths around the building or green space around the block. The lack of a footpath will lead people to walk on the road and, given the increase in cars to the area, will create a dangerous situation for residents. The proposal for the block to be built with only very small setbacks will make it blocky and not allow for green spaces around the building as all other buildings in the area have. This will make it unsightly and negatively impact the green and leafy suburb in which we live. It negatively affects the environment. It also has impacts on the privacy of neighbouring properties.

Thank you for considering our concerns.

Pascal and Kirsty Gautheron
28 Dobroyd Road
Balgowlah Heights