
Sent: 16/04/2019 4:28:08 PM
Subject: Submission for DA2019/0081 - (Jane McKie) Attn Ben Price
Attachments: Submission for DA20190081 - Jane McKie.docx;

Dear Northern Beaches Council,

Please accept this submission relating to DA2019/0081 - 307 Sydney Road and 12 Boyle St.

I've informed that I will receive acknowledgement of my submission and that it will be uploaded to the online folder on the Northern Beaches website.

Many thanks,

Jane McKie

As one of the owners of an adjoining private family home (8 Boyle Street), I would like to add my voice to the numerous others in opposition to this development, and in addition to the submission made by Planning Direction P/L on our behalf.

My property will be severely negatively impacted if this development in its current form were to go ahead.

In 2019, people no longer oppose development simply because they reject change. They oppose developments like DA2019-0081 because they are seen to blatantly disregard Council regulations and the rights of residents to maintain local character and heritage, architectural aesthetics and the natural environment. This proposed development possesses an inherent arrogance and contempt that is insulting to all local residents.

I am also unhappy that, in many instances, Sun Property Ltd has excluded my property from plans submitted to Council, making it appear as if my family home does not exist.

I do not want to replicate the illustrations of non-compliance and points made in the submission by Planning Direction P/L. They present quite clearly and legally why this development should be rejected.

My own objections to this DA are as follows:

Impact on privacy and light

1. The proximity of the rear section of development will hugely encroach on our privacy and is non-compliant as it proposes a rear elevated balcony setback 7m from our boundary. The balconies are to have a floor level 7m higher than natural ground level and the design effectively creates an imposing monolith with invasive viewing potential straight into our bedroom, office, lounge room and garden.
2. The shadow diagrams in the DA indicate that our bedroom, office, and lounge room will be in shadow.
3. This loss of natural light would mean that we will have no option but to turn on lights during the daytime, increasing our energy bills. We shall also be forced to draw curtains for privacy, and of course, turn on lights when this happens too.

Scale of proposed development

1. The scale of the proposed development is excessive and flouts floor space ratio,
2. The existing green area on one side of our house, *a significant factor in our purchase of the property*, will disappear and the heritage-listed building will effectively be obliterated from view.
3. As a battleaxe, we will be hemmed in on all four sides.

Traffic congestion and manoeuvrability outside 12 Boyle Street

1. The proposed driveway that will be the entry point for the underground 13 vehicle car park is non-compliant and does not provide adequate turning bays and has no passing bays which are required for any driveway over 30m in length.

2. Traffic in Boyle St is already highly congested — we usually have to reverse in the road to allow traffic to pass. The result of this development will be untenable regarding congestion and the risk to residents' safety whilst walking and driving in the area. Quite frankly, it poses a traffic danger for any residential zone, never mind an area with many young families such as Boyle St.

Flooding and site instability

The downhill location of our property, and the flooding we experience from 307 Sydney Road during heavy rains, leads us to be extremely concerned that the removal of almost all the soft landscaping will result in even more damaging flooding.

Geotechnical report

This aspect of the submission arrogantly and blatantly flouts the processes and procedures of the DA, assuming success before it has been awarded. "The investigation was carried out to assist with the DA stage of the project and as such was limited to a walkover inspection and limited testing using portable hand-operated equipment to obtain geotechnical information on subsurface conditions as a basis for comments and recommendations on likely subsurface conditions, slope stability, excavation, retention, footings, acid sulphate soils and additional geotechnical investigation required following demolition."(Source: JK Geotechnics)

To suggest tampering with heritage buildings and historical green spaces with no certainty of actually being able to ultimately achieve the development is beyond belief, and quite shocking. This of course, would then leave the way open for any type of development as the heritage element has been eliminated. A worrying tactic.

Heritage impact

Arguably the most disturbing aspect of the proposed development.

1. The heritage-listed P&O properties were built, and should be viewed, as a curtilage. Their value — architecturally, historically, aesthetically, culturally and financially — is meaningless if one dwelling can simply be wiped out.
2. No consideration has been given to retaining any of the existing character of the P&O heritage block as indicated by the DA plans. Yet, inexplicably, owners of one of the other P&O properties were required to comply with strict heritage criteria despite the fact that their *interior* changes did not impact on the footprint of their property. How is it possible to treat heritage listing with such totally opposing approaches?
3. The stone fence/wall that separates the houses on Boyle St from the Sydney Rd property is heritage-listed as a result of marking the boundary of the heritage-listed P&O properties. The retention of this structure should be observed and not simply swept aside. The proposed development ignores the status of the stone fence/wall.
4. The structure proposed for this development displays no empathy towards the P&O style and is completely out of architectural sync for the street.

5. Time and time again, public opinion has shown to be overwhelmingly in favour of retaining historical buildings. This is our community, please listen to the community. We should preserve this pocket of history.
6. What is the point of designating a building heritage-listed if this status can be dismissed so easily? It makes a mockery of any heritage listing status.

As detailed in the submission by Planning Direction P/L, Clause 4.1.5 of the DCP relating to Landscaping and Open Space Provision, states that soft landscaped areas and open space should be maximized, appropriate tree planting be encouraged and existing vegetation and bushland maintained. None of these directions are being observed in this development. A long-established palm will be destroyed alongside the habitat of bandicoots (a protected native species) that frequent the garden.

The existence of an historical underground water course with connections to Governor Phillip flows to North Harbour Reserve via the proposed development site. This is largely undocumented on formal plans of the area and could pose significant drainage and flooding issues, were extensive excavation to take place.

A cursory geotechnical report to 0.63m falls far short of what should be required for this type of proposed build.

Summary

This greedy application is fraught with non-compliance, inaccuracies, presumptions and disregard for any historical values and the people whose homes will be impacted so greatly. It is arrogant and insulting to residents who place importance on the cultural integrity of the area; people who want to live in homes that respect the character of the neighbourhood and who don't believe in filling a plot with as many dwellings as possible for purely financial benefits.

We are constantly hearing of the numerous benefits of green spaces in residential areas. I urge Northern Beaches Council not to rob Balgowlah of yet another unnecessary loss in an already densely populated neighbourhood.

Thank you for your time,

Jane McKie