
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

03/05/2023

MS Bree Roberts
8 Dobroyd RD
Balgowlah Heights NSW 2093
[REDACTED]

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

Objection Re DA2022/0596

I would like to make a formal objection to the proposed Development application. I think this is a gross overreach on behalf of the developers to try and overdevelop this site not only for profit but for a use that it was never intended and something that will not fit within this community nor is wanted by same.

My main areas of concern are as follows:

1. **Setbacks:** With setbacks from as little as 5cm this falls way outside current guidelines and sets a very dangerous precedent for Council that if approved other development applicants to council might seek to obtain the same parameters and if council refuses then they will simple bypass council and go to the land and environment court and rely on this precedent to have their approvals granted.
2. **Parking:** 2 parking spots and 1 disabled? Are you serious? Our street is already a disaster for on-street parking and you are seeking to add 10 additional dwellings to the street. You might say this is affordable housing but this does not mean people don't have cars. If they are a couple or have their significant other over to visit it may mean 2 cars so this could mean an extra 10-20 cars that require parking on street in the area as well as the retail owners and customers when parking is already hard enough.
3. **Access:** As above this creates a further increase in traffic to the area that is already busy enough.
4. **Public transport:** Basically there is none so these people will definitely need to have access to their own cars.
5. **Noise:** an extra 10 residents and cars and associated traffic is going to create extra noise to this very quiet area.
6. **Site area:** 382sqm for 10 dwellings. Really? This is a staggering floor space ratio and once again sets a significate and dangerous precedent to the planning approval process for the Northern Beaches Council. If this is approved council will be going to the Land and Environment Court way more often for other developers seeking same.
7. **Crime and antisocial behavior.** More people mean a gresater chance for these things to occur.

I cannot fathom how NBC thinks this could be a positive for this community. The development application needs to be refused and never entertained again.

Kind Regards,
Bree Roberts