
Sent: 25/09/2019 6:07:12 AM
Subject: Attention: Benjamin Price DA2019/0081 Amended Plans
Attachments: DA20180355-DA20190081.pdf;

To: Northern Beaches Council
Attention: Benjamin Price

Date: 24 September 2019
From: Tannis and Peter McDonald, Unit 19 / 299 Sydney Road, Balgowlah, NSW 2093

Re: DA2019/0081 'Amended Plans' which includes:
Lot 1 DP 115705 - 12 Boyle Street
Lot D DP 335027 - 307 Sydney Road

Dear Mr Price, Thank you for allowing us to make a submission to the Amended Plans to DA2019/0081.

We are still in objection to this over development for the same reasons we listed in our previous 2 submissions that are attached.

We are yet again having to defend our neighbourhood from rampant over development in our own backyards. This method of developers waring down the affected neighbours with amendments after amendments that do not address the overall concerns, is very frustrating.

Over time, the neighbour objections will be less, as we feel this is a fait accompli 'Dee Why style' development. We believe the strong objections previously made, will not have any effect in this 'develop at all cost' environment we find ourselves in.

As we suggested in our 1st submission, maybe these applicants need to find a more suitable property to make their profits from. A property that will not adversely affect so many surrounding neighbours.

2nd OBJECTION

To: Northern Beaches Council

Attention: Benjamin Price

Date: 12 March 2019

From: Tannis and Peter McDonald, Unit 19 / 299 Sydney Road, Balgowlah, NSW 2093

Re: DA2019/0081 which includes:

Lot 1 DP 115705 - 12 Boyle Street

Lot D DP 335027 - 307 Sydney Road

Dear Mr Price,

We are disappointed to see that DA2018/0355 has been resubmitted as DA2019/0081 within 1 year of its overwhelming rejection. Although modifications have been made by the owners and developers, our objections remain the same as in our original submission (see below dated 11 April 2018).

To recap:

1) Current Site:

"Entering from Sydney Road, there are three significant white buildings (#303, #305, #307 Sydney Road) incorporating P&O / 1930's modern style architecture". "#307 Sydney Road, is listed as a '*locally significant heritage item*' under Manly Local Environment Plan 1988".

2) Trees and Open Green Space:

"Trees of this age and height serve a purpose in this area, be it shade, bird habitat, privacy or simply human enjoyment. The Tree Wise Men who provided the detailed document, do not overlook this garden area and could not begin to understand the importance of these trees to the neighbourhood".

3) Traffic and Parking:

This development area "is always congested with occupants from surrounding buildings already staking claim to limited spots".

4) Resources:

There are simply not enough resources available (ie: Northern Beaches Council Rangers / Manly Police) to service this development. "Adding more units, some with entertaining size decks, the possibility of more barking dogs (of which there are currently many) and other such nuisances just isn't feasible"

In conclusion, we once again strongly object to DA2019/0081 and suggest that the owners accept their neighbours objections to this development and realize there are other areas that this size/bulk of development is reasonable.

ORIGINAL OBJECTION

To: Northern Beaches Council

Attention: Luke Perry – Planner

Date: 11 April 2018

From: Tannis and Peter McDonald, Unit 19 / 299 Sydney Road, Balgowlah, NSW 2093

Re: DA2018/0355 which includes:

Lot 1 DP 115705 - 12 Boyle Street

Lot D DP 335027 - 307 Sydney Road

Thank you for the opportunity to make a submission for the above proposed DA.

Please take note that we strongly Object to the proposal and have provided our concerns below.

1) Current Site

303, 305, 307 Sydney Road

Entering from Sydney Road, there are three significant white buildings (#303, #305, #307 Sydney Road) incorporating P&O / 1930's modern style architecture. These types of buildings are scattered throughout the area and hold historical significance from a by gone era. To our knowledge, there are no other examples of this architecture, grouped this way, in the Manly area.

In fact, the former Manly Council felt strongly enough to deem #307 Sydney Road, as a '*locally significant heritage item*' under Manly Local Environment Plan 1988.

Objection:

#307 Sydney Road with its significant architecture and heritage value, will be unrecognizable in the DA proposal. It states that the building will be 'preserved', but from an atheistic point of view, it will be wrapped in modern materials (ie: wooden timber batons and exposed metal roofing). Materials foreign to its 1930's architecture and what Manly Council deemed significant.

2) Trees and Open Green Space

There are very few open green spaces in the area, as seen in the 3-level garden at the back of #307 Sydney Road. This type of open space should be preserved for the enjoyment of its occupants. Many times during the year, there are family gatherings, children playing and celebrations taking place.

In the proposed DA however (refer to DA2018/0355), the new buildings almost cover this entire block including this 3-level garden area.

This area also houses trees in the Age Class of 'M' with Heights of 11m – 12m, as listed in the Arboricultural Impact Assessment. The Canary Island Date Palm (#16 refer to DA2018/0355) in particular, is home to nesting Kookaburras and Lorikeets. This tree is alive each day with birdlife until after the setting sun. It also provides a safe haven for the birds from their predators.

Although the proposed DA (refer to DA2018/0355) states that this tree will be '*transplanted*' it also states two disclaimers: '*pending transplant feasibility*' and '*if (they) cannot be incorporated into the Landscape Design (they) should be transplanted off site*'.

Objection:

The Canary Island Date Palm is not on level or soft ground and would appear to be difficult to transplant/move. Tampering or moving this glorious tree should not be considered nor should the removal of the River Peppermint (#15) and Bangalow Palm (#18) (refer to DA2018/0355).

Trees of this age and height serve a purpose in this area, be it shade, bird habitat, privacy or simply human enjoyment. The Tree Wise Men who provided the detailed document, do not overlook this garden area and could not begin to understand the importance of these trees to the neighbourhood.

Please note, in a previous DA#64/12 from 307 Sydney Road, the Notice of Determination dated 15/10/2012 stated, '*retain and protect during all stages of construction the following mature trees*' then references the Canary Island Date Palm and the - River Peppermint. These trees were of significance to Manly Council in 2012 and should be of equal significance to Northern Beaches Council in 2018.

3. Traffic and Parking

The Assessment of Traffic and Parking Implications, also a detailed document, has not taken into consideration the reality of traffic in our area. For example, on some busy weekends it can take up to 40 minutes to get from Manly to the Spit Bridge via Sydney Road.

The addition of the Stocklands complex on both Sydney Road and Condamine Street, has also contributed to the traffic congestion of our busy corridor which leads to both the Northern Beaches and Manly.

Parking has also become an issue for several reasons. Commuters can now be seen parking their cars in our streets in order to take public transport to work. Visitors also park their cars in Balgowlah on their way to Manly, to avoid the limited and high-priced parking Manly offers.

Objection:

The proposed DA will only contribute to the current traffic and parking issues.

In regards to parking, the proposed DA (refer to DA2018/0355) on paper appears to cover the number of vehicles required to park. However, looking at the difficult turning radiuses in the underground parking lot, occupants will be tempted to park on Boyle Street or Sydney Road out of convenience.

Also, the Church on Boyle Street does not just require parking for its Friday and Sunday services, it has a multi-function community centre which offers daily classes to the public, often holds dances at night and acts as a voting booth during elections.

As far as on street parking on Sydney Road, it is always congested with occupants from surrounding buildings already staking claim to limited spots on this extremely busy road.

4. Resources

Due to limited budgets, Northern Beaches Council is not equipped to provide enough Office Support, Rangers and Police Officers to attend to such matters as parties, barking dogs and other neighbourhood nuisances. Parking tickets and more serious crimes in Manly seem to take up all their time.

The current area has a mixture of units and free-standing homes. On an Australian scale, it would be considered quite densely populated already. Although most neighbours are respectful, others are not and relying on Rangers and Police Officers for assistance is not an option.

Objection:

Adding more units, some with entertaining size decks, the possibility of more barking dogs (of which there are currently many) and other such nuisances just isn't feasible.

It is also important to ask if the owners of this proposed DA, are considering staying and living in the complex if approved. Often the applicants sell and or leave the property once the DA has been approved or soon after. This would be unfortunate, as it would leave the surrounding neighbours to sort out the issues overcrowding will create; again, with limited resources to access.

5. In conclusion:

In the last year, there have been atleast 6 proposed DA's in this small one block radius; the same block the proposed DA sits. All the DA's were approved, and we have been living in a construction zone ever since. The ongoing noise and related traffic congestion from these new builds, has been very destructive to the peacefulness and enjoyment of the neighbourhood.

To suggest another DA needs to be approved in our busy little area, is leading to overdevelopment and simply letting the community down. The current balance of people, buildings, green space and wildlife all contribute to the high standard of living we all enjoy and desire as residents.

Suggestion: Maybe the owners who are proposing this DA should consider selling their properties if they are not happy with the area. Destroying the landscape for the sake of profit and at the detriment of so many objecting neighbours, will not lead to a successful outcome.

Thank you for your consideration.