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To: DA Submission Mailbox
Subject: Online Submission

30/04/2023

MR Edouard Kaiser
- 26 Nolan PL
Balgowlah Heights NSW 2093
[REDACTED]

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

We wish to provide the following submission in response to the amended plans that were published regarding this DA.

First, we want to re-iterate that we are supportive of the redevelopment of the existing building, and welcome the reduction in the number of apartments. But still have major concerns with the latest proposal.

DA Acoustic report

With 6 apartments and balconies facing 26 Nolan place from Commerce lane, an acoustic report should be done to take into account that location.

Privacy concerns

The documents "View 1 PHOTOMONTAGE from 26 Nolan (Amended building design 2023)" and "View 2 PHOTOMONTAGE from 26 Nolan (Amended building design 2023)" state pretty obviously the impact on privacy of such development. Appropriate permanent screening should be included at the bare minimum.

Location, parking & traffic

We want to reiterate our previous concerns. While the application tries to make it look like Balgowlah Heights is a perfect location for such development, it does not reflect the reality of public transport and accessibility to the city, services and shops (eg: Bus 171X only runs a couple of times in the morning and the evening and only during weekdays). Balgowlah Heights is very isolated and poorly served in that aspect. While it looks like the nearest meaningful shopping village in Balgowlah is easily accessible by just walking, the report does not take into account the topology of the neighborhood (very steep hills which makes shopping highly difficult without a car). It means that all units will need a car to move around for basic services.

Landscape

We also want to reiterate our previous concerns about the very tall tree in the Commerce lane, right behind the current building. Today, this tree is slightly bending above Commerce lane and above the existing building. With the proposed development, this tree would be impacted but we haven't seen a report assessing the impact.

We still think developing that location is a great idea, but it needs to be scaled back further to be more respectful of the location and the community.

Regards