
From: Greg O'Toole
Sent: 9/06/2022 9:36:04 PM
To: Council Northernbeaches Mailbox; Council Northernbeaches Mailbox;
Alexander Keller
Subject: DA2022/596 - 29-37 Dobroyd Rd, Balgowlah Heights - Submission

Jessica and Greg O'Toole
27 Dobroyd Rd
Balgowlah Heights NSW 2093

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

To: Northern Beaches Council Officer: Alex Keller

We are the owners of the property directly across the laneway from the proposed development and arguably the most directly impacted.

We are strongly opposed to several elements of the design that will have a significant impact on our property – particularly regarding privacy, overshadowing, and parking provisions.

Privacy:

The proposed balconies on the laneway side look directly into our kitchen window, dining room window, and into our backyard. The privacy issues this creates are entirely unacceptable, especially given there is no setback, and they would be 6 metres from our boundary. We respectfully ask for these balconies to be removed.

We also ask that any windows on this side of the development take into account privacy, e.g. they could be above eye level.

Overshadowing:

The proposed development will significantly overshadow our property, and this hasn't been given enough consideration in the development application. We ask that the shadow diagrams be reproduced with our property and the apartments to the west fully rendered so that it more clearly shows the extent of shadowing. Our concern is that when our property is fully displayed it will be in shadow from 2pm onwards.

Parking provisions:

It is well accepted that the public transport access in Balgowlah Height is not great, and most households in the area have one or more cars. It is reasonable to expect that the occupants of this development will have the same experience of the public transport in the area and will also require a car. In that scenario, the parking provided for in the DA is grossly inadequate.

What parking there is has also been provided for using a car stacker, which we expect will not be used by residents. Car stackers are generally slow and inconvenient – you have to wait for your car to go down or come up, and get in a line behind you neighbours to access your car. They also break down, in which case your car is stuck. For these reasons we expect the proposed car spaces won't even be used, reducing the available parking even more. A car stacker is not a practical solution here.

Commerce Lane is very narrow. It does not allow for two cars to pass each other and visibility around corners is very poor. There is also no footpath for pedestrians, which use it regularly. We are concerned about the increased traffic that would be created by a driveway and underground car park here, and the safety of pedestrians.

Noise:

We have an additional concern about noise from people gathered on the terrace. Given that there won't be a person on-site to manage this, it is unlikely that restrictions on the number of people who can gather there, and until when, will be adhered to. There is also no specification around sound baffling on the car stacker and what will be done to ensure its noise impact is contained.

Thank you for your consideration in this matter.

Jessica and Greg O'Toole