
Sent: 18/02/2024 2:03:23 PM
Subject: Northern Beaches Council Planning.Objection 3
Attachments: Northern Beaches Council Planning.Objection 2.pdf;

For attention of Development Assessment re Mod2023/0716 – DA2019/0081
Please find attached our objection to this development.
Regards, Adrian Slater

18th February 2024

Re: Objection to Mod2023/0716-DA 2019/0081 for 307, Sydney Rd & 12, Boyle St Balgowlah

We wish to object to the proposed development because of our concerns in regards to parking, increased traffic and loss of visual amenity of the heritage area to the neighbourhood.

Parking

Parking within the proposed development is judged to be adequate using ratios described in the documents, however, those same ratios would surely apply to the existing blocks of units at 4a and 10 Boyle St and it is quite clear that there is insufficient parking in those blocks. Many of their residents continually park in Boyle St. Sydney Rd is also fully utilised by residents and bus commuter parking.

Boyle St between Sydney Rd and White St is already congested with parked vehicles on both sides of the street allowing only one vehicle at a time to move up or down the street. This was bad when we originally objected to the development in 2018 and 2019 – it is significantly worse now. It is frequently impossible to park in the street and nearby streets are becoming equally difficult to find a park. Many commuters catching buses in Sydney Rd also park in Boyle St or Sydney Rd. The church on the corner of Boyle St and Sydney Rd whose services already exacerbate parking problems is renovating and extending which will further reduce available parking for residents.

Even without this development parking restrictions for non residents would be very helpful.

Loss to the neighbourhood of the visual amenity of the Heritage area

The area is sought after for several reasons, one of which is that although development has been reasonably dense, buildings are not crammed together and there is a feeling of space. The value to the neighbourhood of the Heritage area which includes the three dwellings and the small green spaces is significant. It makes for a peaceful and pleasant oasis for all the neighbours surrounding the site. It seems to us that the Heritage site should be viewed not just for the style of the buildings but as a whole within its setting of lawn and stone walls. It really is worth protecting. This is Balgowlah, not Alexandria. Nor does it fall under new rules to facilitate increased housing around train stations.

We would be grateful if the council take our objection into account when making the decision to approve it or not.

Regards, Adrian Slater and Chantal Gilroy