
Sent: 14/03/2019 9:36:39 PM
Subject: Objection to 2019/DA 81
Attachments: Northern Beaches Council Objection 307 No 2.docx;

Planning Department Manager,

Dear Sir,

Attached please find a covering letter highlighting the objections to the above Development Application.

Regards

Edward Tracogna

Northern Beaches Council

Email: council@northernbeaches.nsw.gov.au

Objection to DA2019/0081

DP 115705 and Lot D DP 335027, 12 Boyle Street Lot 1 and 307 Sydney Road, Balgowlah

I am Edward Tracogna the owner the property at 309 Sydney Rd Balgowlah.

My wife and I have concerns about the scale of the above proposed development.

1. The blatant destruction of the heritage features of the 307 building is a concern and the destruction of the greenery surrounding the area is also a concern.

2. The proposed increased height of the existing 307 heritage building to a second storey dwelling will diminish the heritage value of this property; this should be saved at all cost.

3. The removal of the surrounding garden greenery and trees to be replaced with concrete blocks is destroying probably the only open space left in the Balgowlah district and turning this green space into what will be a massive development.

The developer has no concern what impact this project will have on the surrounding residents' lives, property and values. The developer is only concerned about profit. **The Council should reject this development based on its own Heritage guide lines and green space to building ratio value, alone.**

4. We have young children in our apartments at 309; the shared driveway to 305 and 307 Sydney Rd is often used by children who play cricket, football and ride bikes. The increased traffic along this driveway will stop all such activities due to safety issues. The development and final construction will negatively impact the immediate surroundings with continuous truck deliveries and vehicles driving to the development site. Our tenants with children have informed us that they will vacate the apartments if the project goes ahead.

5. Although there has been an increase in car spaces in the proposed development, there is no doubt that additional vehicles will be owned by families and parked in the streets, thus causing further congestion problems for the locals. Trades people turn away from services due to unavailability of parking spaces in Boyle Street and along Sydney road. There are only a few residential cars parked in the streets

6. We recently concreted the footpaths and driveway to our garages at considerable cost. The shared driveway is narrow and delivery trucks will infringe on the driveway that is not structurally reinforced to support heavy vehicles and will crack under heavy loads. Patch-work by the developer will not be acceptable.

On the basis of the foregoing points the Development Application for this project should be rejected by The Northern Beaches Council as inappropriate for this site.

Edward Tracogna

309 Sydney Road, Balgowlah NSW 2093