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To: DA Submission Mailbox
Subject: Online Submission

02/05/2023

MRS Anu Pietilainen
20 Vista AVE
Balgowlah Heights NSW 2093

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

Hello Alex,

I wanted to submit in response to the planned redevelopment at address 29-37 Dobroyd Road, Balgowlah Heights and object to the proposed construction of a mixed use development comprising of retail and co-living housing over part basement parking.

I live on Vista Avenue cnr. Commerce Lane and have significant concerns about the proposal and the impact to our community, particularly relating to "compatible with, and enhance local character and the desired future character and provide a high level of resident amenity, safety and privacy for boarders and neighbours".

Firstly, the lot is extremely small for the size of the proposed development. Whilst the existing building on the block comes near to the boundary it is only a single storey building - and all of it used for retail/commercial on a neighbourhood centre zoned block of land.

The increase in building height, floor area - and limited parking onsite - combined with the massive reduction of allocated retail space is a concern. It is fair to say the proposed development meet very little in terms of "provide for a range of retail, business, entertainment and community uses for the people who live, work or visit the area. Your neighbourhood centre is where you find your local café, barber shop or dentist, a place for local communities to meet and take care of their daily needs" per NSW Government planning.

In terms of the facilities for residents of the proposed re-development, there are aspects of concerns: location of rubbish and recycle bins on Commerce Lane (a narrow 2-way traffic area with no footpaths), parking entry from commerce lane is a safety concern, units for future residents feature little space for drying their laundry for example (instead of "adequately provide kitchen, and laundry facilities for all residents"). Additionally spaces allocated to "indoor and outdoor communal space for residents to relax and socialise" is extremely limited.

The development will provide no improvement for safety - especially over the surrounding roads with expected increase in traffic - and on-street parking - considering the development will only house limited parking onsite vs. the allocated units. The setbacks of the proposed development are non-existent on the two sides bordering on to Commerce Lane. Furthermore, the laneway on the 2 sides of the proposed development - whilst technically for 2-way traffic, is very narrow and even presently 2 cars are not able to pass around corners and is very difficult to navigate when a vehicles are parked there. The laneway is frequently used by pedestrians, including children on their trip to and from school. With expected increase for spaces to park with the number of units and allocated parking space for residents, added with the entry/access to parking from the laneway is a safety concern for the time the proposed building has been completed. Visibility is limited as it is, and I am very concerned if the proposed structures to the proposed boundary lines can be built safely - and without further obstruction to safe use of the laneway by our community.

The development in its current form severely impact the privacy of neighbouring properties. Additionally the proposed plan for the development on a 382 square metre lot - for a three storey unit block of one shop and 10 co-living spaces is not in keeping with the area (for example the neighbouring property 31 Dobroyd Road of retail outlets and residences sits on a block double the size of the proposed re-development and features less units). The indicated cost of work at just over \$2M seems minimal considering the scale of the proposed redevelopment - demolition and safe construction of the new. These costs should be reviewed.

Public transport from and to Balgowlah Heights is limited - and bus services in the area are often missed - most people in the community rely on private transport.

Overall, per council website on B1 Neighbourhood centre developments, "Neighbourhood Centres exist to serve the needs of people who live or work in the surrounding neighbourhood and it is this relationship that is particularly significant in shaping the local character of the Neighbourhood Centres" which the proposed re-development does not, nor does it meet the council objectives:

"Objective 1) To accommodate a range of small scale development permitted by the LEP within

established residential neighbourhoods where such development is compatible with the amenity of the surrounding area.

Objective 2) To provide side and rear setbacks which ensure the building height and distance of the

building from its boundaries at various storeys, maintain the amenity of neighbouring residential sites and contributes to the amenity of the building and surrounds through landscape design"

Thank you for your consideration in this matter.

Anu