
From: Philip Wallis
Sent: 19/04/2023 6:00:39 PM
To: Council Northernbeaches Mailbox
Subject: DA2022/0596 for 29-37 Dobroyd Road, Balgowlah Heights

To Development Assessment Department,

I received a letter from Council recently regarding the above captioned development application.

I wish to raise serious concerns about the adequacy of the off-street parking proposed for the development at 29-37 Dobroyd Rd, Balgowlah Heights.

The development consists of 1 commercial premise and 12 co-living units which may be occupied by up to 18 residents. Only 7 car parking slots are provided in total which is clearly insufficient in my view.

This proposal is bad for the existing local residents whose streets are already congested and worse for the occupants of the co-living units who will inevitably need to compete for space against the existing cars, trailers and boats which line the fairly narrow streets.

The seven car parking spaces comprise 1 for the commercial space and 6 for the co-living unit occupants.

The single space for the commercial premise is not enough as it only provides for the employee's car and makes no provision for customers. At the very least there should be 2 additional dedicated customer parking spots.

The proposal really falls down on the provision of only 6 parking spaces for the co-living units.

Balgowlah Heights, as the name implies is extremely hilly and Dobroyd Road is near the top of the high Dobroyd Head escarpment. This means that the residents will not be getting around on bicycles but will certainly need to have their own car. Bus stops are nearby, but the service is not particularly frequent, again making it likely that they will need a car.

The proposed ratio of residents to car parking places may work if the co-living units were located in Manly or along Sydney Road where buses are frequent but doesn't make sense in this relatively remote part of Balgowlah Heights which is car dependent and where every resident owns a car. The co-living unit occupants will be no different.

At the very least there should be 1 car parking place for each resident given the location and topography of the development site.

Rather than a mere 7 car parking slots, I believe there should be at least 15 slots, 3 for the commercial premises and 12 for the residents.

After looking at this proposal, it appears the developer is trying to cut their costs by shifting

the car parking problems onto local residents and Council. This is, as you will be aware, a common tactic which I urge the Council, acting in the public interest, to strenuously resist.

Yours faithfully,

Philip Wallis
44 Tabalum Road
Balgowlah Heights

