
Sent: 16/10/2019 9:20:45 PM
Subject: ATTN: Development Assessment

ATT: Benjamin Price – Planner, Northern Beaches Council
RE: Objection Submission for DA0081/2019, 12 Boyle Street / 307 Sydney Road, Balgowlah

Dear Benjamin,

Further to our previous submissions, we wish to add to our objections the following arguments:

MANLY DCP AIMS AND OBJECTIVES Part 1.7 States:-

“The general aims of this plan are to:

- a. Ensure that development contributes to the quality of the natural and built environment.
- b. Encourage development that contributes to the quality of our streetscape and townscapes.
- c. Ensure that development is economically, socially and environmentally sustainable and to require the principals of ecologically sustainable development to be taken into consideration when determining DAs.
- d. Ensure future development has consideration for the needs of all members of the community.
- e. Ensure development positively responds to the qualities of the site and its context.
- f. Ensure development positively responds to the heritage and character of the surrounding area.”

The proposal fails all these aims.

PART 1.5 PURPOSE OF THE DCP

A review of this purpose needs to be taken into account. The review has now been made and endorses and strengthens our belief as previously expressed in earlier submissions that the whole concept should have been rejected at the outset.

- **MANLY LEP 2013 PART 1.2 AIMS OF PLAN** States:-

“Part 1.2(2)(a) in relation to all land in Manly

(IV) to ensure all development appropriately responds to environmental constraints and does not adversely affect the character, amenity or heritage of Manly or its existing permanent residential population.”

This proposal fails to meet this aim.

NORTHERN BEACHES COUNCIL

Following merger of the three councils, NBC is currently seeking submissions in regard to planning and development ‘Planning for the Future.’ This document states:-

“Our aim is to work with the community to conserve, protect and enhance the Northern Beaches natural and built environment and to improve the quality of life for our community now and in the future through the application of appropriate building and development controls.”

This proposal fails to meet this aim.

HERITAGE CONCERNS

The group of houses 303-307 Sydney Road forms a “heritage conservation area” as defined in Schedule 5 of Part 5 of Manly LEP2013 and as such its ‘curtilage’ would not only cover all land on 307 Sydney Road but would include the 100 years old drystone boundary fence covering the four adjoining properties in Boyle Street. As a result the land subject of this proposal cannot be developed as it would be in breach of the heritage conditions of Part 5 Manly LEP. To make this aspect quite clear it is strongly recommended that Council apply to the Minister for a specific *Interim Heritage Order* under Part 3 of the Heritage Act 1977.

PUBLIC NOTIFICATION OF DEVELOPMENT PROPOSAL

The advertising sign for publicising a proposed development on the site should be the same size and structure as used by real estate agents for sale of property and should show full and clear detail of the proposal with photo

montage so that passing local traffic - whether pedestrian or vehicular - are properly alerted to the full impact of the proposed onsite activity so that they can understand that impact as it will obviously be much greater than one or two removalist truck movements in the local area. The cost of the sign would be paid by the developer.

Regards,
D & M Warburton
25 Boyle Street

Sent from [Mail](#) for Windows 10