
From: Jane McKie
Sent: 28/02/2024 10:26:25 AM
To: Council Northernbeaches Mailbox
Subject: Objection to Planning App Mod 2023/0716
Attachments: Mckie - Objection.docx;

Submitted before deadline from London

Thanks

Jon and Jane McKie

Submitting from London, UK on 27/02/24

Jon and Jane McKie

8 Boyle St

NSW 2093

Objection to Mod 2023/0716

Dear Northern Beaches,

We live immediately downslope of 307 Sydney Road at 8 Boyle St.

We have repeatedly objected to this development because of

1. Over looking
2. Over shadowing
3. Flash flooding and subsidence concerns

This is in addition to the common objections all our neighbours have about heritage, curtilage, traffic and access.

We strongly object to the modifications application; Mod 2023/0716.

The changes to DA 2019/0081 seem quite minor and this application seems like a strategy to extend the date by which development works would have to start on the site. This is a most cynical tactic.

Excavation

The scale of proposed excavation and the proximity to our boundary is a major worry due to the possible impacts to our property. Our house sits on an earth and sandstone block foundation thus subsidence and dilapidation caused by the proposed works is a major concern.

Planned excavation right up to the southern wall of the existing heritage listed house on 307 puts the structural integrity of our house in danger.

Side setbacks and building height

The setbacks for upper floors of the proposed dwelling (units 1,2 and 3) appear to be non-compliant.

The 8.5meter maximum height limit is still exceeded. It appears that the southern end of the proposed multi-unit building at 307 Sydney Road is still 9.3 m tall from ground level to roof.

These plans will have a negative effect on our privacy and light to the western side of our property and will negatively effect the value of our property.

Green space and FSR

The proposed plan does not allow for adequate open green space. It appears that the developer has included the access handle from Sydney Road and the area next to the existing garage at 307 Sydney Road in their calculations as green space. This area now has a garden shed on a concrete slab and 1 car space adjacent to the garage. Is the plan to remove said car space, shed and concrete slab to allow for more green open space? The access handle and space on 305 side can not be used to accommodate guest parking etc.

The FSR has been miscalculated as well as the access handle with ROW for 303, 305 and

309 has been included in calculations. It appears that the floor area has grown from 881sqm to 902.4 sqm but figures do not include existing garage.

Interestingly in the "BCA report", planned carport next to the existing garage is mentioned, but it does not appear on "Plans - Comparison drawings" document? Is there a plan for carport or greenspace?

Conclusion

These modifications are confusing, and the supplied documents are inadequate to truly understand what the changes are and how they affect us.

It is extremely disappointing that the homes at 12 Boyle and 307 Sydney Road (that so suit the current streetscape and the history of the suburb) are to be demolished and replaced with such an imposing, over capitalised development impacting so greatly the amenity that the local residents have previously enjoyed.

Considering the Heritage status of the site and the fact that the public response against the plans has been overwhelming and all adjacent property owners have raised very valid concerns regarding all the plans, we request this modification application be rejected.

Jon and Jane McKie