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18/05/2022

MR Megan Rogers
9 - Dobroyd RD
Balgowlah Heights NSW 2093

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

I am writing to object to the application DA2022/0596. I live on Dobroyd Road and have several concerns.

The traffic has increased significantly at the Vista St end of Dobroyd Road due to the previous development of the adjacent property. There has been a significant increase in cars and traffic since the cafe and 7 apartments were built next to this site. The danger to children walking and riding bikes to school and also to residents trying to leave the area with cars parked on both sides of Dobroyd Road and Visa Ave is already concerning.

The application is for 12 units and a shop but will only provide 6 carspaces (noting there is one space for disable access also). Although there is public transport available it is not sufficient and thus residents are most likely to require a car causing increased street parking and congestion in the area.

I also do not consider that the Balgowlah Heights area is an appropriate one for Co-Living Housing. Co-living housing is typically built in highly connected areas. I would not consider Balgowlah Heights a highly connected area - these would be Seaforth, Brookvale, Manly Vale, Dee Why for example, but not Balgowlah Heights which is effectively an isolated area being a peninsula. I have young professionals who live at home with me. They both require cars to get to their work and would not choose to live in Balgowlah Heights for convenience and connection.

I also consider the street scape of the proposed new building to be totally out of keeping with the area. There is no landscaping to soften this dwelling from the street and it is not set back in any way from the street. There is no ability to add significant landscaping that will add to the amenity of the building as there is minimal space to do so.

The height of the building from the image in the master plan appears to be higher than the apartments next door which from my recollection, exceeded the height allowed but was given consent by the council anyway. It would appear that this building also exceeds the height it should be and will adversely impact the neighbours behind and adjacent to this block.

Overall I strongly object to this development and consider it to be very detrimental to the area and community.

Regards,

Megan Rogers
9 Dobroyd Road, BH