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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 2/05/2023 6:26:56 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

02/05/2023

MR Jonathan Rogers  
- 9 Dobroyd RD  
Balgowlah Heights NSW 2093  
[REDACTED]

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

As per my previous submission in 2022, I don't believe the area or site is suitable for the Co-living housing proposed due to the low frequency of bus services and greater than 20 minute walk to any more reliable bus service.

This will therefore mean that the residents will require a car and the proposed parking of 2 spaces is completely inadequate. The area is already heavily used for parking due to the Bareena park tennis courts and the Ball Boy cafe. These residents will be parking on the street, meaning parking for the stated facilities will be unavailable.

I also think the increased congestion is a concern for pedestrians - especially school children walking or riding to school, who often use Commerce Lane - this will be downright dangerous for pedestrians with the cars exiting/entering on to the laneway.

The proposed development is excessive in size, height and overall square metres for the site. There is no setback and landscaping to create any streetscape and the impact to neighbours adjacent to this site will be considerable with overshadowing, no privacy and transfer of noise. The applicant has not listened to his community and feedback and is pushing ahead with a totally inappropriate development for the site and area.