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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

25/01/2023

MRS Meryl Kershaw  
8 / 10 Boyle ST  
Balgowlah NSW 2093  


**RE: Mod2023/0001 - 12 Boyle Street BALGOWLAH NSW 2093**

After reading through the modification to the DA approved by the Land & Environment Court last year I am alarmed once again by this developer's disregard for providing accurate, transparent plans and information.

I found this modification document very hard to interpret with little detail in regard to drawings or comprehensible language as to what the modifications proposed actually are.

Areas that I do oppose/question are as follows:

(i) Heritage listed P&O property appears to be totally disrespected with the build proposed to have "removal of the rounded façade treatments and the introduction of more horizontal façade design..." This was original intent and got rejected on Heritage lines. (Has Paul Davies the council's Heritage Expert been consulted about this?)

Also under Architectural Modification heading 202P8 17 "Minor change to heritage item" Why should this be even considered - they are dealing with a heritage property?

(ii)"Reconfigurations of floor plans ....why are there so many "minor increases to the envelope listed under Architectural Modifications pgs 3-4? Surely this development is way too bulky and intrusive on the existing neighbourhood already and increasing the size even more totally unacceptable. Does this mean there are more apartments?

(iii)What does "rationalisation of the basement car parking ....and reducing the excavation of the site" mean? Is the building proposed on 12 Boyle changing from the DA? - this driveway entry to the car park on what is a most congested, narrow street is already untenable and needs most thorough attention going forward. What is actually being proposed in the modification?

The proposed structure at 12 Boyle is so out of keeping with the streetscape that careful attention to landscaping and driveway entry needs to be provided to council - with drawings of all elevations of this area and the changes detailed.

(iv)12 Changes to Conditions of DA listed on page 5 - what do all these mean to the neighbouring properties? Can these be explained clearly and why should they be approved to alter the original DA ?

(v)pg 9 these diagrams are illegible and need more detail - elevation diagrams would explain what is really happening here. A blanketed shaded area communicates nothing.

How can a development that is so bulky be allowed any infringement of building height standards (as in the south-eastern corner of the rear Pavillion) when it is looming over the property directly below to the south?

In summary, I have found difficulty in really understanding the Modification submission but strongly request council to not allow the total demise of the Heritage Property currently on the block by this developer who obviously just wants a larger floor area and has been constantly trying to do away with this listed property and complying to its style from the beginning of Sun Property's application process years ago.