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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 1/06/2022 12:25:51 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

01/06/2022

MRS Louise Lewcock  
8 Nolan Place Nolan Place PL  
Balgowlah Heights NSW 2093

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

My husband and I would like to oppose the development of the co-living proposed dwelling on 29-37 Dobroyd Rd, Balgowlah Heights due to the following reasons:

- 1) The proposed development is not aligned with the low residential zone of Balgowlah Height. The proposed development has a lot of apartments on a small block of land which would result in high density living in a suburb that is designed to be low density.
- 2) The proposed development has a floor rate ratio above what is permitted and proposed height above what is permitted.
- 3) Contrary to the DA, the site is not close to conveniences, the coffee shop is only open part time and the shops such as the Balgowlah IGA are a considerable uphill walk away.
- 4) Again, Balgowlah Heights is not connected well with Public transport. Our kids can testify to this! There is only one bus to Manly every hour, More buses on Sydney Rd are available but this is not a short walk and includes a very steep hill from North Harbour to Sydney Road.
- 5) What are the setbacks for the proposed dwelling?
- 6) The suggestion that 7 stacked parking spots (a system not without its own mechanical problems, noise pollution and time inefficiency) are not nearly enough for 12 units that could potentially house 20 people so possibly 20 car...given the lack of public transport. And what thought has been given to these 7 cars and multiple motorbikes accessing the car stacker from Commerce Lane which is narrow and is known to amplify noise to the surrounding neighbours.
- 7) When walking or driving along Dobroyd Rd, there are already cars park on both sides of the road and at the proposed development end, there are more cars due to visitors to Ball Boy cafe, for the weekly tennis games and the kids weekend tennis competitions, plus those going to events/games at the Balgowlah Bowling Club. The increase in traffic would be major concern to us and our children.
- 8) Can you confirm the commercial activity will be in keeping with a residential area? A 24hr or late night business would generate noise and increased traffic in the dark which is a worry.
- 9) We would like clarity on what constitutes a boarding house - is it aimed at temporary residents or Airbnb occupants where permanent residents are unable to hold occupants

accountable for noise etc? If it is for long term residents then the proposal is still inadequate.

10) Where are the facilities for the proposed inhabitants? Twelve rooms with only one common room and little to no outdoor space is a poor plan.

11) What consideration has been given for the privacy of existing residential neighbours, many of whom have young families?

We are strongly opposed the current application.

With regards,  
Louise and Stephen Lewcock