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27/02/2024

MS Catherine Kell
2 / 305 Sydney RD
Balgowah NSW 2093
[REDACTED]

RE: Mod2023/0716 - 12 Boyle Street BALGOWLAH NSW 2093

Dear Council,

Here we are again. Another application for a "modification"
So, what ARE the proposed modifications? I have found it impossible to tell.

All of my previous objections to the previous modification (2023/0001) still apply.

Apparently, the cost of these "new" modifications will be \$10,688.

I also understand that the cost to submit this new application to council was \$3,500 as a Modification 2 which means the proposals are NOT minor.

Any approved modifications would not extend the expiry date of the existing DA.

A cynical person might ask themselves why the new owner would go to the trouble and expense of this application when he has visited many of the neighbours to tell them that his plans are to build a lovely family home on the site.

The Boston Blyth Fleming report dated 20th December 2023 is identical to their report dated 17th August 2022 with the exception of the statement in the second paragraph of the introduction 'which enables the Court, as the consent authority, to modify the consent pursuant to section 4.55(8) of the Act' which has been deleted.

As far as I can see, this is the only change in the documents from 2022 to 2023.

The same two elements are highlighted in both documents.

24a Planter. Land and Environment Court condition bb

26 Minor increase envelope. U3 to accommodate new stair and communal lift

Are these the only changes?

Or, does this mean that ALL the proposed modifications in the 2022 are still at foot? Even though the previous developers were told by council that those modifications would not be approved and which they then subsequently withdrew?

There is still, however, the very fabulous statement in the current iteration of the report that states that 'removal of the rounded façade treatment and the introduction of a more horizontal façade design to ensure that the new building forms better relate to the architectural character of the retained heritage item' meaning that they would like to remove one of the last remaining

heritage features of the original dwelling so that it fits in with the new buildings. This is incomprehensible in its audacity.

The document 'Plans Comparison Drawings' Show a large number of highlighted elements. Are all of these going to be changed? I can't see any indication on these plans that they have been amended for the current modification application.

Is it possible that all these changes will cost a mere \$10,688 to implement as the statement of cost on the application indicates?

An interesting document is the Sediment and Erosion plans dated 16/6/22 which now show a carport next to the existing garage. I don't recall seeing this document before. This would change the FSR and take it over the acceptable ratio. This document also shows a site security fence to be erected during the building phase that would not allow us, at 305 Sydney Rd, ingress or egress to our car spaces.

I counted at least 18 documents that have been submitted with this application that are dated 2022 and have not been altered. That's a whole lot of material to wade through to look for something that may have some relevance to this application.

All my many previous objections still stand.

There is a lack of transparency in the scope of this modification. Please reject it until some clarity can be demonstrated.