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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 1/06/2022 2:04:56 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

01/06/2022

MR victoria james roberts  
24 dobroyd RD  
Balgowlah Heights NSW 2093  
[REDACTED]

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

DA2022/0596

29 to 37 Dobroyd Rd, Balgowlah Heights, NSW 2093

Northern Beaches Council Officer: Alex Keller

From: James and Victoria Roberts, 24 Dobroyd Road, Balgowlah Heights, NSW 2093  
1 June, 2022

We have FOUR key objections to this development:

1. Connectivity and Street Parking

Dobroyd Road is clearly not appropriate for multiple co-living housing, there is very little public transport (an occasional bus). The SEPP stipulates that co-living housing should be built in highly connected areas, so that residents have good access to work etc. The council is clearly wrong to have let this process even go this far.

2. Street Parking

Further to point 1 above, all (new) residents will obviously need a car.

We note there are 12 units, 19 possible residents and only 6 car park spaces provided (as one is disabled). So potentially, it is highly likely there will be at least 13 additional cars parked on the street.

Indeed, the number will probably be higher as people tend to avoid car stackers, as they are slow and notoriously breakdown (so you can't use your car at all).

With people already visiting the Ball Boy Café, and tennis courts (before and after school, daytime comps on weekdays and weekends for adults and children, it will be impossible for more residents to park in Dobroyd Road and the streets around it which are already severely congested. Patrons to the café and tennis courts already double park and it is dangerous for pedestrians, especially as neither Dobroyd Rd or Vista Avenue have adequate pavements.

(see next page)

### 3. Building Height:

Balgowlah Heights is not a high-rise area. From the plans this proposal is clearly way too high (even possibly higher than the new development next door) and totally out of character of Balgowlah Heights.

Allowing this will change the entire nature of Balgowlah Heights.

### 4. The Use of Commerce Lane

It is not possible for two cars to pass on this road (as it is very narrow, with a steep slope with a sharp curve at the top), it was not designed as a road to be used regularly, as per the plans.

### SOME IMPORTANT NOTES:

Many local people are not aware of these proposed plans. The sign was only put up last week (over a week after the notification period started), and it is well hidden behind a tree, stuck onto an existing ad. (billboard), with bins in front - rendering it virtually impossible to see.

The DA does not easily appear when doing a search on the Northern Beaches website and takes some time to navigate. Infact, the initial searches just return to a blank search window

In addition, we have been given a very limited time to respond to this, and conduct our own research, which only serves as a great advantage to the developer.