
From: Jessica Power
Sent: 3/05/2023 7:15:01 PM
To: Council Northernbeaches Mailbox
Cc: Greg - The Berry Man
Subject: Development Assessment - DA2022/0596 -29 -37 Dobroyd Road
BALGOWLAH HEIGHTS NSW 2093

Jessica and Greg O'Toole

27 Dobroyd Rd

Balgowlah Heights

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

For the attention of Mr. Alex Keller -Principal Planner

Dear Sir,

We have received a Notification from Council dated 13 April 2023 regarding amended plans and documents received for DA2022/0596 at 29-37 Dobroyd Road.

While we acknowledge and appreciate that efforts have been made to improve the amended plans from a privacy perspective, we still hold several concerns, and this means we continue to object to this development.

Common room terrace

- The side of the common room terrace is open and faces onto Commerce Lane.
- We have concerns about noise and visual amenity, as it would look directly into our kitchen windows.
- We ask for the side of the terrace to be closed, or at a minimum that 1.6m or taller privacy screens be added along the Commerce Lane side.

Off street parking

- Off street parking has been reduced to 3 car spaces for a total occupancy of 18 plus a retail place.
- Dobroyd Rd is already congested and short on parking. It also does not have good public transport links, so residents of this new development are likely to have their own cars.
- The number of new residents without parking is going to make the street extremely congested.
- More parking should be allowed for, or the number of residents needs to be reduced significantly.

Safety on Commerce Lane

- With the driveway location on Commerce Lane and without sufficient setbacks to allow for a safe pedestrian footpath (or anywhere at all for pedestrians to walk), we are concerned about traffic and safety in the laneway.
- The laneway is frequently used by pedestrians and school children walking or riding their bikes home from school. The laneway has two elbows in it that are blind corners, and with

increased traffic, we are concerned that there will be a collision.

- There needs to be sufficient set-back to allow for a safe pedestrian footpath.

Driveway and ramp gradient

- The location of the driveway and ramp is directly across from our kitchen and dining room windows.
- We are concerned about that ramp gradient and headlights shining in on us. We would like this to be tested.
- We are also concerned about the noise of the garage roller door and would like this to be acoustically tested to make sure it is compliant.

Height and shadow

- We are concerned about the height of the building and the shadowing it will create over our backyard, which will be significant.

Location of bins

- The bins are directly across from our kitchen and dining room windows.
- We are concerned about odour and visual amenity.

While we understand that housing of this type is needed on the Northern Beaches, we feel that the proposed DA represents a significant over development of a very small and unsuitable site.

We do support the development of the site, but it would be much better suited to a much smaller number of units that could accommodate sufficient off-street parking and safety measures for pedestrians.

We therefore ask that council does not approve this development application.

Sincerely,

Jessica and Greg O'Toole