
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 26/02/2024 5:05:53 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

26/02/2024

MRS Meryl Kershaw
9 / 10 Boyle ST
Balgowlah NSW 2093

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

Unfortunately this new developer is following the same practise as the previous one in trying to increase the bulk and compromising the façade of a heritage list building.

The documentation is extensive and I find difficult to interpret as a lay person so can I please request that council carefully assesses the modifications in light of the Conditions of Consent that were placed on the developer by the Land & Environment Court.

Areas that were of concern are:

- (i) Removal of rounded façade - this was request by previous developer and not approved as this is a heritage listed building they are attempting to alter
- (ii) Increase in the building envelope in at least 3 areas - the development is bulky enough
- (iii) Shadow diagrams still omit northern windows from Units 1 & 4 and the stairwell of 10 Boyle - this will greatly impact these 2 southern facing units cutting out their northern sun and light. Shadow diagrams omit the shadowing totally of the garden/washing line area of 10 Boyle.
- (iv) Dry Stone Wall to rear of 12 Boyle St - it has been requested of council in the past to Heritage List this wall and The Dry Stone Wall Association of Aust requested directly to council to preserve this wall as it is an excellent example remaining in a suburban area. Sadly it has been approved to break down part of this wall to allow access between the adjoining blocks. Can special conditions be assessed and documented that this demolition be to the requirements set out in the approved DA.

It is extremely disappointing that the homes at 12 Boyle and 307 Sydney Road (that so suit the current streetscape and the history of the suburb) are to be demolished and replaced with such an imposing, over capitalised development impacting so greatly the amenity that the local residents have previously enjoyed. Please consider all modifications in the light of this circumstance.

Thank you.