

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 27/02/2024 4:45:16 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

27/02/2024

MR Tuukka Salonen  
1 / 305 - 305 Sydney Road ST  
Balgowlah NSW 2093  
[REDACTED]

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

Objection to Mod2023/0716

We strongly object to the modifications application; Mod 2023/0716.

The changes to the already approved DA 2019/0081 seem quite minor and mostly internal. Therefore, this application seems like merely a strategy to extend the date by which development works would have to start on the site(s).

**Heritage**

We still find these plans totally unsuitable for the surroundings especially considering the Heritage value of the group of three houses at 303, 305 and 307 Sydney Road. There simply is no attempt by the developer to complement or match the style and fabric of the Heritage item.

**Planned Excavation**

The proposed excavation for garage access to units 1, 2 and 3 is very close to our property boundary. The scale of proposed excavation and the proximity to our boundary is a major worry due to the possible impacts to our property. Our house sits on sandstone block foundation from the 1930s and thus subsidence and dilapidation caused by the proposed works right on our boundary is a major concern.

Planned excavation right up to the northern wall of the existing heritage listed house on 307 also puts the structural integrity of that dwelling in jeopardy. We doubt if 307 would survive the works intact.

**Side setbacks and building height**

The setbacks for upper floors of the proposed dwelling (units 1,2 and 3) appear to be non-compliant with respect to our property boundary. The 8,5meter maximum height limit is still exceeded. It appears that the southern end of the proposed multi-unit building at 307 Sydney Road is still 9.3 m tall from ground level to roof.

These plans still infringe on our property and have thus an adverse effect on our amenity, privacy, light in the southern side of our property and the value of our property.

**Green space and FSR**

The proposed plan does not allow for adequate open green space. It appears that the developer has included the access handle from Sydney Road and the area next to the existing garage at 307 Sydney Road in their calculations as green space. This area now has a garden shed on a concrete slab and 1 car space adjacent to the garage. Is the plan to remove said car space, shed and concrete slab to allow for more green open space? The access handle and space on 305 side can not be used to accommodate guest parking etc.

The FSR has been miscalculated as well as the access handle with ROW for 303, 305 and

309 has been included in calculations. It appears that the floor area has grown from 881sqm to 902.4 sqm but figures do not include existing garage.

Interestingly in the "BCA report", planned carport next to the existing garage is mentioned, but it does not appear on "Plans - Comparison drawings" document? Ist there a plan for carport or greenspace?

#### Conclusion

The application is confusing, and the supplied drawings and documents are inadequate to truly understand what the changes are and how they affect us.

Considering the Heritage status of the site and the fact that the public response against the plans has been overwhelming and all adjacent property owners have raised very valid concerns regarding all the plans, we respectfully request modifications application to be rejected. Please do not allow this planning nightmare to carry on any longer.

Mr Tuukka Salonen and Mrs Hanna Marjukka Maki-Hokkonen  
1/305 Sydney Road, Balgowlah NSW 2093