
Sent: 18/03/2019 1:40:58 PM
Subject: attn.Benjamin Price. Objection to DA2019/0081
Attachments: Northern Beaches Council Planning.Objection 2.docx;

Dear Mr Price,

Please find attached our objection to the development proposed under DA 2019/0081.

Thanks and regards,

Adrian Slater and Chantal Gilroy

Northern Beaches Council Planning.

Adrian Slater and Chantal Gilroy
6 Boyle St Balgowlah NSW 2093

Re: Objection to DA 2019/0081 for 307, Sydney Rd & 12, Boyle St Balgowlah 18th March 2019

We wish to object to the proposed development because of our concerns in regards to parking, increased traffic and loss of visual amenity of the heritage area to the neighbourhood.

Parking

Parking within the proposed development is judged to be adequate using ratios described in the documents, however, those same ratios would surely apply to the existing blocks of units at 4a and 10 Boyle St and it is quite clear that there is insufficient parking in those blocks. We see many of their residents continually park in Boyle St. Sydney Rd is also fully utilised by residents parking.

Boyle St between Sydney Rd and White St is already congested with parked vehicles on both sides of the street allowing only one vehicle at a time to move up or down the street. It is frequently impossible to park in the street and nearby streets are becoming equally difficult to find a park. Many commuters catching buses in Sydney Rd also park in Boyle St or Sydney Rd. The church on the corner of Boyle St and Sydney Rd whose services already exacerbate parking problems is renovating and extending which will further reduce available parking for residents.

Loss to the neighbourhood of the visual amenity of the Heritage area

The area is sought after for several reasons, one of which is that although development has been reasonably dense, buildings are not crammed together and there is a feeling of space. The value to the neighbourhood of the Heritage area which includes the three dwellings and the small green spaces is significant. It makes for a peaceful and pleasant oasis for all the neighbours surrounding the site. It seems to us that the Heritage site should be viewed not just for the style of the buildings but as a whole within its setting of lawn and stone walls. It really is worth protecting. This is Balgowlah, not Alexandria.

We would be grateful if the council take our objection into account when making the decision to approve it or not.

Regards, Adrian Slater and Chantal Gilroy