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**Sent:** 16/03/2019 1:21:29 PM  
**Subject:** Online Submission

16/03/2019

MRS Ricki Fitzgerald  
- 303 Sydney RD  
Balgowlah NSW 2093  
ricki-f@hotmail.com

**RE: DA2019/0081 - 12 Boyle Street BALGOWLAH NSW 2093**

Submissions on behalf of Casimir Dickson and Ricki Fitzgerald, owner and occupiers of 303 Sydney Road, Balgowlah.

Dear Mr Price,

It is disappointing that this DA application has been lodged again, as per our previous submissions lodged for DA2018/0355 we maintain a strong objection to the proposed development. We acknowledge the time and effort that has gone in to trying to rectify a number of the issues and defects in the previous DA, however maintain that the development should not proceed, drawing the Council's attention to the following:

1. Heritage

- 303, 305 and 307 Sydney Road are P&O properties which were built as a group. The unique and historic nature of the three properties creates a significant value in them all remaining the same.
- We consider allowing such a development at the proposed scale will destroy the historic and unique architectural structure of the grouped properties.
- The structural design of the proposed build, does not fit the unique nature of the two remaining properties nor does it protect the history of these dwellings. We are also unclear how the heritage façade is protected by these designs.
- We consider ourselves lucky to live in such a unique house that forms part of our local heritage and consider it should be preserved for generations to come.

2. Loss of privacy

- We maintain our concern around our privacy, this development would mean a higher level of foot traffic walking/ or driving alongside our property.
- With the proposed second floor extension of the existing dwelling at 307, this level will be able to look directly into our backyard.
- We have two apartment buildings on the left and right side of our property, majority of our privacy is to the rear of our backyard.
- In particular we note we have DA approval to build a pool in this section as this is where there is the most privacy with no overlooking properties - this will obviously not be the case if the DA is approved.

3. Impact on traffic, parking and safety of residents and public

- We appreciate the further traffic report and adjustments to help traffic issues however maintain these still do not sufficiently cover or resolve the traffic and safety concerns such a development will have on Sydney Road, Boyle street and surrounding properties.
- We note Boyle street is already a very busy street, with cars parked on both sides of the road,

meaning only one car can pass at a time.

- There is also the Anglican Church, which has a number of local community members visiting the premises, creating higher traffic to the area. This Church does not have any on premise parking.
- Additionally Sydney Road is a very high traffic road. There is often cars bumper to bumper in front of our drive way, returning from Manly to the city and it is already difficult to exit at times.
- The drive way leading out to Sydney Road is already shared by 6 properties, with 9 plus cars. Access can already be difficult if adjacent properties are coming and going at the same time. The addition of more proprieties would be unmanageable and unsafe to the children that live in the neighbouring properties. Noting they often also use the drive way to ride bikes or play basketball.

#### 4. Value of our property and other concerns

- We are very concerned that if such a large scale development is allowed this will significantly decrease the value of our property and surrounding properties. We purchased this property in 2016, considering Balgowlah to be a unique suburb, containing properties rich in history that the residents are proud of.
- We are aware there has been significant sewer concerns and issues with storm water compliance, we respectfully request the Council looks into how these plans will address these issues.
- We are also worried that such a large scale development could impact on our property and cause structural damage due to potential earth movement through drilling through sandstone foundations and creating an underground car park.
- Additionally my husband runs his own business from home, requiring frequent access in and out of our driveway. This scale construction will mean he will be unable to successfully run a business as a sole trader from our property. The added noise, vibrations and restraints to access such a development would propose would be unmanageable.

We acknowledge and appreciate the plans in respect of retaining the green lush area and open space but maintain that the structural plans are too large for such a small space in a residential area. We hope Northern Beaches Council consider our objections, including those of the surrounding properties.

We would be happy to meet to discuss further if required.