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**From:** Simon Tebbutt  
**Sent:** 27/02/2024 4:43:50 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED DA application number DA2019/0081  
**Attachments:** DA20190081 Submission 270227.docx; PastedGraphic-1.tiff;

Please find attached submission against the proposed development at 12 Boyle Street

I have attached a word document at the bottom repeating the email.

Simon Tebbutt

**DA application number DA2019/0081**

**Address:**

**ot 1 DP 115705, 12 Boyle Street, Balgowlah, NSW 2093**

**ot D DP 335027, 307 Sydney Road, Balgowlah, NSW 2093**

**Rejection of the planned block of apartments**

Having seen the recent planning details for the above property, I have provided a rationale as to why this development should be rejected (again) by the council's planning dept.

**A consistent response from council planning**

- Back in 2019? a similar development DA was presented to council. This was rejected.
- 4 years on, we have a very similar proposal, albeit with a different design, with which council is required to make judgement.
- Unless planning rules have significantly changed over the past four years, we would expect a consistent response from council.
- Why should this change?

**A complete disregard for local housing design and heritage architecture**

The plan is to rip down a beautiful period property, which is similar to other houses in the street and locality

We moved to Boyle Street 4 years ago with the intent to retain the architectural integrity of the area and specifically the house. Our 1920's property was restored to its original style and features with a sympathetic, but stylish extension to the back

Looking at the design of the proposed development, there is absolutely no consideration to the architectural cues of the area...it is void of any positive effort to fit in with those houses in the street and particularly the one it is replacing

Once these traditional and stylish houses have been raised to the ground, it will never be replaced – lost forever.

In its place would be an inert box of a house that resembles a cross between a shipping container and public toilets. There has been zero effort to fit in and retain some architectural integrity. I can only assume that the driving force behind this new design is to keep costs down rather than add to the street

Permission to build would give others the message that it is right to replace our current properties with equally hideous designs!

### **More properties   more cars   safety issues**

The biggest road safety issue on the Northern Beaches is speeding cars\* (\* Northern Beaches Council website 2024).

By adding more properties we add more cars.

Already, Boyle Street is restricted to one lane access on a 2-way street, as cars are parked on both sides of the street. Only one car can squeeze through.

Boyle Street is already a rat run with frequent cases of idiots belting through between Sydney Road and Lauderdale Avenue.

With tight parking, it is also very difficult to both enter and leave driveways onto Boyle Street. The new development will now feed more cars on to Boyle Street at the narrow part of the road adding to the existing challenge.

It's just too dangerous already and the additional cars will add to the problem.

### **Parking!**

We have a very tight road with a limited number of spaces to park already.

Add to this the casual parking for the church at the top of the road and the parents with small children attending the kids nursery.

Given that the parking is free, we often see cars from people who do not live on Boyle Street, parking up and using the buses into the city plus walking into Manly and the walks along the coastline including the Spit to Manly walk.

As a result, it is not uncommon to have to park around the corner when there are no spaces on the street near to our house

More residents mean more cars and more visitors cars, all aggravating an existing problem. With too many cars fighting for too few places, the street is already over capacity for parking.

Conversely, the north side of Boyle Street, across the Sydney Road, has been altered to be a one way street. This is a much wider, lower traffic and safer road on which to park and pass through. We have a two-way, tighter road, with too many cars already.

Specifically, this development would seriously aggravate the parking challenges during the build, but the main point is the street is already over capacity for the number of cars that park here and travel through.

Whilst there will be car spaces in the new development, we all know that they are not always used and let's not forget that adding visitors to these houses creates even more traffic and parking problems.

### **Australia's housing shortage**

- Whilst we acknowledge that Australia has a housing shortage, the overwhelming need rests with affordable housing. Manly/Balgowlah is clearly an area that has very little and it's unlikely that the price range for these proposed apartments fall into this category

**In summary, there is little that this development adds:**

**Architecturally inert:** – absolutely no sense of adding to the heritage style of the area

**More cars = an increased road safety issue.** The road is already packed and dangerous, so why add to the problem?

**fewer parking spaces** for residents

**A precedent...** a similar DA was submitted and rejected 4 years ago. What has changed to make this now acceptable?

**A council with integrity** – last time, there would have been a diligent and thorough review of the DA, but it was rejected. How can it be any different this time?

**Everyone on the street is a Northern Beaches resident.** We love the area and support the council – as well as fund all local services. As a reciprocal agreement, there is a sense of duty for council to protect and support their rate paying residents. I am really struggling to see any benefit to the residents of Boyle Street by the addition of this development.

### **Resident benefits!**

- o Nowhere on the DA does it talk about the benefits of this development. What does it add to the street (other than more rate paying residents!).
- o Architecturally inconsistent – and absolutely no recognition of the beauty it would replace.

- o Improved road safety - nothing, in fact more cars equal greater road safety problems
- o More parking? No – less parking.
- o Sustainability advantage – nothing mentioned.

**Many thanks**

**Simon Tebbutt**



**DA application number DA2019/0081**

**Address:**

- **Lot 1 DP 115705, 12 Boyle Street, Balgowlah, NSW 2093**
- **Lot D DP 335027, 307 Sydney Road, Balgowlah, NSW 2093**

## **Rejection of the planned block of apartments**

Having seen the recent planning details for the above property, I have provided a rationale as to why this development should be rejected (again) by the council's planning dept.

### **1. A consistent response from council planning**

- Back in 2019? a similar development DA was presented to council. This was rejected.
- 4 years on, we have a very similar proposal, albeit with a different design, with which council is required to make judgement.
- Unless planning rules have significantly changed over the past four years, we would expect a consistent response from council.
- Why should this change?

### **2. A complete disregard for local housing design and heritage architecture**

- The plan is to rip down a beautiful period property, which is similar to other houses in the street and locality.
- We moved to Boyle Street 4 years ago with the intent to retain the architectural integrity of the area and specifically the house. Our 1920's property was restored to its original style and features with a sympathetic, but stylish extension to the back.
- Looking at the design of the proposed development, there is absolutely no consideration to the architectural cues of the area...it is void of any positive effort to fit in with those houses in the street – and particularly the one it is replacing.
- Once these traditional and stylish houses have been raised to the ground, it will never be replaced – lost forever.
- In its place would be an inert box of a house that resembles a cross between a shipping container and public toilets. There has been zero effort to fit in and retain some architectural integrity. I can only assume that the driving force behind this new design is to keep costs down...rather than add to the street.
- Permission to build would give others the message that it is right to replace our current properties with equally hideous designs!

### **3. More properties = more cars = safety issues**

- The biggest road safety issue on the Northern Beaches is speeding cars\* (\* Northern Beaches Council website 2024).
- By adding more properties we add more cars.

- Already, Boyle Street is restricted to one lane access on a 2-way street, as cars are parked on both sides of the street. Only one car can squeeze through.
- Boyle Street is already a rat run with frequent cases of idiots belting through between Sydney Road and Lauderdale Avenue.
- With tight parking, it is also very difficult to both enter and leave driveways onto Boyle Street. The new development will now feed more cars on to Boyle Street at the narrow part of the road adding to the existing challenge.
- It's just too dangerous already and the additional cars will add to the problem

#### **4. Parking!**

- We have a very tight road with a limited number of spaces to park already.
- Add to this the casual parking for the church at the top of the road and the parents with small children attending the kids nursery.
- Given that the parking is free, we often see cars from people who do not live on Boyle Street, parking up and using the buses into the city plus walking into Manly and the walks along the coastline including the Spit to Manly walk.
- As a result, it is not uncommon to have to park around the corner when there are no spaces on the street near to our house.
- More residents mean more cars...and more visitors cars, all aggravating an existing problem. With too many cars fighting for too few places, the street is already over capacity for parking.
- Conversely, the north side of Boyle Street, across the Sydney Road, has been altered to be a one way street. This is a much wider, lower traffic and safer road on which to park and pass through. We have a two-way, tighter road, with too many cars already.
- Specifically, this development would seriously aggravate the parking challenges during the build, but the main point is the street is already over capacity for the number of cars that park here and travel through.
- Whilst there will be car spaces in the new development, we all know that they are not always used...and let's not forget that adding visitors to these houses creates even more traffic and parking problems.

#### **5. Australia's housing shortage**

- Whilst we acknowledge that Australia has a housing shortage, the overwhelming need rests with affordable housing. Manly/Balgowlah is clearly an area that has very little and its unlikely that the price range for these proposed apartments fall into this category

#### **In summary, there is little that this development adds:**

- **Architecturally inert:** – absolutely no sense of adding to the heritage style of the area
- **More cars = an increased road safety issue.** The road is already packed and dangerous, so why add to the problem?
- **Fewer parking spaces** for residents
- **A precedent...**a similar DA was submitted and rejected 4 years ago. What has changed to make this now acceptable?

- **A council with integrity** – last time, there would have been a diligent and thorough review of the DA, but it was rejected. How can it be any different this time?
- **Everyone on the street is a Northern Beaches resident.** We love the area and support the council – as well as fund all local services. As a reciprocal agreement, there is a sense of duty for council to protect and support their rate paying residents. I am really struggling to see any benefit to the residents of Boyle Street by the addition of this development.
- **Resident benefits!**
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**Simon Tebbutt**

