
Sent: 10/06/2022 4:58:11 PM

Subject: DA2022/0596 -29 - 37 Dobroyd Road BALGOWLAH HEIGHTS NSW 2093

The Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099
via e-mail: council@northernbeaches.nsw.gov.au

10 June 2022

RE: DA2022/0596 -29 - 37 Dobroyd Road BALGOWLAH HEIGHTS NSW 2093

Dear Alex,

I am writing to strongly oppose the planned development at 29-37 Dobroyd Road, Balgowlah Heights. I live on Dobroyd Road and hold significant concerns about the proposal and implications of it on our community.

The concerns I have are as follows:

1. The proposed development is a gross overdevelopment of a modest sized block of land.
2. The proposed development breaches the required development controls relating to the FSR standard.
3. The proposed development breaches the required development controls relating to setbacks.
4. The proposed development offers no privacy screening to the homes situated adjacent, opposite, and behind the proposed development.
5. The amenity of the area will be impacted by overdevelopment via visual impact, lack of soft landscaping, congestion, and impact to parking.
6. Planning controls for co-living developments require public transport which is highly connected and regular. Balgowlah Heights does not offer a highly connected or regular transport service. Bus services are limited and have been recently cut back further.
7. The streetscape of our area will be negatively impacted with such an imposing and dense development.
8. The proposed development would, if approved, create a precedent for other over developments, inappropriate for a low-density suburb such as Balgowlah Heights.
9. The applicant appears to have grossly underestimated the construction costs for a development of this scale, which includes deep excavation for a carpark with car parking stacker, and three levels of units. Underestimation of development costs can negatively impact the Council and community, through insufficient funding being available for 'footpath deposits' as insurance for potential damage done to property such as gutters during the construction period.
10. The lack of community consultation provided for a development of such size, scale, and negative impact to neighbouring homes.

In summary, this proposed development is entirely unsuitable for the site. I look forward to the Council thoroughly considering all concerns raised by those in the community relating to the proposed development.

Regards,
Sophie Brown
14 Dobroyd Road
Balgowlah Heights
NSW 2093