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**Sent:** 6/04/2019 5:37:22 PM  
**Subject:** Online Submission

06/04/2019

MR Douglas Warburton  
25 Boyle St - Balgowlah Boyle Street ST  
Sydney NSW 2093  
douglas.margaret@bigpond.com

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

6 March 2019

Douglas and Margaret Warburton  
25 Boyle Street  
Balgowlah NSW 2093

Attention: Benjamin Price - Northern Beaches Council

Subject: Objection to DA2019/0081 - 307 Sydney Road & 12 Boyle Street, Balgowlah

Thank you for the second notification of this concerning development proposal.

We own and live in the property at 25 Boyle Street, Balgowlah, which is located directly opposite the proposed development at 12 Boyle Street, Balgowlah. We will be directly and significantly impacted by this proposal.

All matters raised in our previous submission on 14 March 2019 with regard to the first notification period stand. The matters raised in our previous submission concern:

1. On-site parking
2. Traffic congestion/safety
3. Geotechnical report/issues
4. Waste services infrastructure
5. Glare from exterior light of vehicle/pedestrian access areas
6. Noise from lift roller shutter door and plant equipment
7. Heritage value, neighbourhood character, local streetscape and cohesive community
8. Privacy and amenity impacts
9. Protection of public street tree
10. Hard surfaces
11. Stormwaters
12. Intensity of proposed development
13. Environmental pollution prevention
14. Protection of amenity during works

The following additional matters are also requested to be considered as part of the assessment of this application:

**LANDSCAPE:**

In response to the developer's original proposal Council's landscape department required that the rocky outcrop located within the rear of the premises at 307 Sydney Road, Balgowlah, must

be retained . However, it is obvious that this Council imposed requirement will not be able to be achieved with the amount of drilling and excavation to be performed as outlined in the current proposal.

#### HERITAGE:

Boyle Street, Balgowlah, was formed prior to 1890 and as a result has a significant number of residential properties reflective of different eras. This is the basis of the character of the street. In this regard there is a "group" of seven houses numbered 33-45 Boyle Street, Balgowlah, which the previous Manly Council also considered as heritage and insisted that the original streetscape must always be retained in any alterations made. This ongoing requirement has been complied with and the heritage values have been achieved. The same heritage related condition has been and should continue to be applied to both 12 Boyle Street, Balgowlah, and 307 Sydney Road, Balgowlah.

#### SUBMISSIONS:

To date, there are 28 objections and 8 submissions in favour of the proposal. Of those submissions in favour, it appears that 2 are from the proponent's principals whilst the other submissions are from persons that do not actually live in the neighbourhood.

#### EFFICIENT USE OF LAND:

As justification of the proposal one of the proponents who owns 307 Sydney Road, Balgowlah, states in their online submission, that as the land parcel subject to the proposal is now inefficiently utilised it should be filled in with built form. On this basis open space has little if any value thus there should be no parks, reserves, golf links or sport fields. The justification and concept is ridiculous and holds no reasonable assessment value.

#### SIMILAR NEARBY MEDIUM DENSITY DEVELOPMENTS:

In their online submission the other joint proponent of this proposal who owns 12 Boyle Street, Balgowlah, justifies the submission to demolish their house by stating that there are a number of medium density buildings in the vicinity thus their building should be allowed.

However, all such buildings were built prior to 1974 when Manly Council, backed by the state government, imposed a freeze on this type of development as they were rightly concerned by the probable destruction of the character of Manly and surrounding suburbs including Balgowlah, Fairlight and the like. Thus if people choose to live in or near Balgowlah they already have a wide spectrum of housing choices available.

#### LEVEL WALK TO THE SHOPS AND PUBLIC TRANSPORT:

The aspect of a level walk to the shops and public transport is another reason the proponents wish to proceed with the proposal. However, there are other land development possibilities that are available in nearby suburbs such as Manly Vale and Brookvale that can meet the desired level walk to the shops and public transport criteria without permanently affecting the heritage and character values of a neighbourhood.

#### CONCLUSION:

As advised in our previous submission, we disagree with the applicant perspectives together with the proposed non-compliance's with Council DCP and policies.

This development is not respectful of the existing or future community, nor the existing or desired built and open space environments.

Council should support the community and reject this proposal in consideration of the stated

impacts plus the numerous, increasing and varied written objections.

The most fair, reasonable and sustainable option for Council, our neighbourhood and the wider community is to refuse the application in its present form.

We request an onsite inspection with Council to review and discuss the significant range of issues detailed within this and our previous submission.

Should this proposal advance further in any form, we would also wish to make comment on matters addressing the design and detail impacts.

Additionally, we request to have the opportunity to speak at any committee, Council and/or panel meeting regarding our concerns and the impacts of this non compliant and objectionable proposal.

D&M Warburton  
25 Boyle Street Balgowlah NSW 2093  
phone: 9948 2860