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Subject: Online Submission

01/06/2022

MRS Janene Kennedy
13 Dobroyd RD
Balgowlah Heights NSW 2093

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

01/06/2022

Mrs Janene Kennedy and Mr Greg Watkins
13 Dobroyd Road
Balgowlah Heights NSW 2093

Reference: DA2022/0596
Applicant Address: 29 - 37 Dobroyd Road Balgowlah Heights NSW 2093

Thank you for the opportunity to make a submission with regards to the above Development Application. We have five key objections to this development as detailed below.

1. Overdevelopment of the site

The size and scale of the proposed co-living dwelling development, comprising 12 Studio rooms with up to 16 residents, is over development of the narrow, small site. This will have a detrimental impact on traffic flow and general amenity of the area. The application appears to require floor space ratio and setback exemptions to be approved in order to proceed, further supporting the assessment of overdevelopment of the site.

2. Suitability of the space for co-living housing

The location of proposed development does not seem to meet the SEPP guidance for multiple co-living dwelling as there is limited access to public transport, and no easy access to supermarket or work facilities. Car transportation is typically used in the area to access these facilities.

3. Street Parking

The proposed development does not provide adequate parking for up to 16 residents requiring car transportation to work and shops. 6 car parking spaces in a car stack parking arrangement will likely mean only 3 spaces are used, and other vehicles seeking street parking.

The nearby streets, including Dobroyd Road and Vista Avenue, have limited available parking and additional vehicles from the proposed development will create traffic and parking congestion for existing neighbours, and people using the recreation sites such as Ball Boy

Café and the Bareena Tennis Courts.

We ask that consideration be given to reducing the number Studio rooms in line with the number of proposed parking spaces.

4. Use of Commerce Lane

Commerce Lane is unable to support two-way traffic due to the narrowness of the laneway. Incorporating a driveway entrance to the underground stacker car park will create traffic congestion, additional noise for neighbours, and pedestrian safety issues.

5. Noise Management

It is noted from the Plan of Management and House Rules for Co-Living Housing - 29 Dobroyd Balgowlah Heights March 2022 that there is no requirement for an onsite manager as the maximum occupancy is less than 20. Given this, there will be no-one onsite monitoring adherence to the Co-Living House Rules as set out in the proposed Management Plan. As such, there is a low level of confidence that noise related issues will be adequately managed.

Thank you for consideration of our submission. We look forward to hearing from you regarding our objections to this Development Application in its current form.

Kind regards

Janene Kennedy and Greg Watkins