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25/03/2019

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

This submission is in strong support for the abovementioned DA application. Sun Properties propose the DA, and we Trevor and Nikki Easterbrook are the owners of 307 Sydney Road.

Balgowlah, as the gateway to Manly Beach and the Northern Beaches and like other parts of Sydney, is in transition for local planning needs and the ever-increasing housing demands of its growing constituents. This proposed development is an excellent example of a highly considered medium density boutique complex, sympathetic to its surrounds and its P&O origins. Once completed, this development will bring about a strong sense of community both within its complex and reach to its neighbours and will be highly desirable as a place of residence.

We have lived at 307 Sydney road for the past 5 years and are pleased that such a large parcel of land as ours (approx. 1300 sqm) will now go from housing only three people to potentially house both young families and senior citizens alike who all require the conveniences and infrastructure this unique locale land parcel provides.

The Sydney Road location allows easy access within 50 metres walk to over 300 daily state transit bus services to the Sydney CBD and Chatswood and a local Hop Skip Jump bus services to Manly Beach and ferry services. Also, this location allows for flat walking of only 250 metres to the high demand Stockland Shopping and restaurant precinct and a short walk to Manly West primary school. These are the types of facilities and infrastructure the NSW state government is seeking to improve and build throughout Sydney, and here we are so fortunate to have here and now and all within metres of our location. These facilities and infrastructure are the envy of many communities and as such a key driver of why this type of development is so suitable for this land parcel which as of now is so inefficiently utilised. The development will provide a sustainable, liveable and inclusive housing complex for the community. What is proposed is an innovative, sustainable and aesthetically attractive development complementary to its immediate surrounds. This development will also allow for more local housing choice and diversity.

Like all areas of Sydney, demands of population growth continue with both state and local governments seeking well designed and community aware housing solutions'. End-user resident outcomes for this medium density housing community will be well regarded by all age groups and will in our opinion become the local benchmark for the successful and tasteful dwellings types that will further be proposed in the Balgowlah precinct as Balgowlah moves forward in the 21st Century This is not an 'overdevelopment' of land and will not change 'neighbourhood character', we are responding to the medium density urban infill challenge especially when situated on one of the Northern Beaches corridors. We acknowledge that community attitudes in the area matter, but we seek to reassure our neighbours that this type of small-scaled medium-density development in the established middle-ring suburbs is well suited to its position on a main artery road and proximity to local services, jobs and excellent public transport.

Yours sincerely

Trevor and Nikki Easterbrook