
Sent: 13/10/2019 9:44:49 AM
Subject: Online Submission

13/10/2019

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RE: DA2019/0191 - 2 A West Street BALGOWLAH NSW 2093

We are the owners of the townhouse with the pool which is directly next to and most impacted by this subdivision.

There are numerous strong objections to this D.A.

2a West street should be accessed from West St, as are all the other developments in that street, including unit blocks, town houses, etc.

Access is proposed from an already congested one track laneway which is not a road and would destroy valuable Council reserve bushland, flora and fauna.

The proposed driveway would seriously impact our property with noise and visual pollution as it is suspended at a height, impacting our pool, entertaining areas, bedrooms and balconies.

Drainage and flooding issues already seriously impact our property. Any subsequent building would exacerbate this further.

Our initial concerns about the IBF have been partially addressed. However, the proposed IBF for the carport and drive are still within the 8 metre setback.

This house, carport and drive, which are highly elevated above our property will cause us significant bulk, privacy, light and noise issues, especially as virtually all the windows will peer directly into our end wall bedroom windows and onto our outdoor entertaining and swimming pool areas.

If this subdivision is approved by Council, serious consideration will need to be given to our ongoing drainage and flooding issues in respect of retaining current vegetation and also the creation of new green areas to enhance privacy and to avoid run off.

To summarise, any subsequent house approved would heavily impact our property via privacy, noise and visual impact as it would tower in close proximity over our garden, pool and house area.