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**Sent:** 29/10/2020 2:49:10 PM  
**Subject:** FW: Balgowlah Residences 304/404 Sydney Road

Could these emails please be registered as a submission for DA2020/0634 - 402 Sydney Road BALGOWLAH.

Thanks,  
Dave.

**David Auster**  
Acting Principal Planner

Development Assessment  
t 02 8495 6487  
david.auster@northernbeaches.nsw.gov.au  
northernbeaches.nsw.gov.au



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**From:** Graham Crawford  
**Sent:** Thursday, 29 October 2020 3:45 AM  
**To:** David Auster  
**Cc:** Graham Crawford  
**Subject:** Fwd: Balgowlah Residences 304/404 Sydney Road

Hello David,

Further to my email below, it has dawned on me as to the further impact the proposed height increase will have on my apartment.

I have no windows in this apartment except to openings from the Souther balcony from the bedrooms and from the Northern balcony.

There is no cross airflow to this apartment except from these openings.

This also makes the apartment dark and if another level was added then this would affect the available light in the morning and hamper sea breezes to assist in additional airflow.

thank you,

Graham Crawford

Begin forwarded message:

**From:** Graham Crawford <[printandsigns@bigpond.com](mailto:printandsigns@bigpond.com)>  
**Subject:** Balgowlah Residences 304/404 Sydney Road  
**Date:** 27 October 2020 at 2:38:32 pm AEDT  
**To:** David Auster <[david.auster@northernbeaches.nsw.gov.au](mailto:david.auster@northernbeaches.nsw.gov.au)>  
**Cc:** Graham Crawford <[printandsigns@bigpond.com](mailto:printandsigns@bigpond.com)>

Hello David,  
Thanks for attending the site inspection last Friday.

I think the inspection highlighted my concerns over the DA in place for 202 Sydney Road.

As they are building directly to my Eastern Wall the increase in height that they are attempting to achieve will affect the following points,

- 1) Privacy - from the front top units looking onto my southern balcony and the proximity of their common area adjoining my balcony on the North.
- 2) Sunlight - The proposed height will block direct sunlight to my Eastern aspect of my southern balcony as well as the northern balcony.
- 3) Shading - The proposed height also increases shading to these balconies.
- 4) Breeze - the height increase would suppress additional NE sea breeze to either balconies
- 5) View - Clearly the view looking East would be totally blocked from both balconies.

My floor plan shows an Eastern common wall running along the entirety of my unit so what natural light I was getting would further be decreased by the development next door.

I had inspected the plans of the pre approved DA in place in 2018 seeing that the original height was knocked back as it exceeded the permitted allowable height in the LEP.

My decision to buy an expensive apartment here was based on the fact the DA was approved at the lesser height.

As stated, if I wanted to live in high density then I would have chosen Dee Why at half the price. If the DA is approved then it will significantly devalue my property along with the noise and dust associated with this development for some two years.

yours sincerely,

Graham Crawford