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**Sent:** 30/05/2022 11:10:57 PM

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

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

We would like to oppose the development of the co-living proposed dwelling on 29-37 Dobroyd Rd, Balgowlah Heights due to the following reasons:

1. The proposed development is not aligned with the character of Balgowlah Heights, low residential zoning of the surrounding lots.
2. The proposed development has floor rate ratio above the permitted.
3. The proposed development has height above permitted.
4. Overdevelopment of the site, too many apartments on a small block of land, resulting in high density for suburb that is designed to be low density
5. No setbacks of the proposed dwelling.
6. Proposed 7 stacked parking lots, are not sufficient. Balgowlah Heights is not connected well with Public transport and each apartment should have a dedicated car space. Already we are impacted by visitors from the tennis courts as well as Balgowlah Bowling Club
7. The purpose of the dwelling is not clear, as is it for short term or long term stay.

If it is designed for long term stay, the apartments are too small and not aligned with the surrounding neighbourhood. If designed for short term stay, this also is not aligned to the surrounding neighbourhood and will have a negative impact to the local community due to the increased noise, traffic congestion, street safety etc.

Furthermore, we are not supporting more than 2 apartments on this block of land and ask council to reject this application.

Your sincerely,

Aleksandra and Igor Grozdanov

25 Vista ave, Balgowlah Heights, 2093