
Sent: 27/03/2019 1:37:04 PM
Subject: Online Submission

27/03/2019

MR tim jones
4 / 105a woodland ST
balgowlah NSW 2093
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RE: DA2019/0191 - 2 A West Street BALGOWLAH NSW 2093

I am the owner of the townhouse with the pool which is right next to and most impacted by this subdivision.

There are numerous strong objections to this DA.

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

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

Proposed driveway would seriously impact our property with noise & visual pollution, as it is suspended at a height, impacting our pool entertaining areas & bedrooms & balconies
Drainage & flooding issues from this Lot already seriously impact our property & the driveway.
Any subsequent building would exacerbate this further.

Major drainage work would be required to alleviate these problems.

The Indicative Building Footprint does not comply with regulations .The minimum setback in this area for the rear boundary is 8 meters rendering this block ineligible to have a house built. Note the IBF shows a house longways almost to the rear boundary in contravention of the rules.

Approving this subdivision would implicitly imply that a house could be built on this block. The previous point renders this invalid.

Any subsequent house approved would heavily impact our property via privacy ,noise, visual impact as it would tower over our garden & pool area.