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Subject: Online Submission

27/04/2019

MR Mark Verhoeven
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RE: DA2018/1743 - 402 Sydney Road BALGOWLAH NSW 2093

To whom it may concern,

Re development application DA2018/1743

We would like to raise the follow objections/concerns re the above mentioned application:

At present, we have two development applications boarding our townhouses. We believe that council did not give due consideration to damage that may occur from the development at 402 Sydney road by only requiring pre building damage reports for 3 of the boarding townhouses. We have raised this with council previously.

- we would like to request that pre building damage assessments be made for all buildings adjoining the development.
- the proposed development is 3 metres over height and this will visually impose on us. If an over height top story is to be granted, it should be set back so as to be visually invisible to us. This contravenes the requirement of a higher building zone being sympathetic to a lower building zone where there is a boundary.
- the fact that the excavation methodology should be known and that measures be taken to ensure no damage is done to our properties through excavation and vibration.
- that we require council to ensure no occupation certificates be granted prior to any repair work required to our properties as determined by the dilapidation reports made before construction.

Thank you for your consideration in this matter.

Mark Arnold Verhoeven