
Sent: 10/05/2023 3:06:05 PM

Subject: Attn: DA2022/0596 (29-37 Dobroyd Road Balgowlah Heights)

Attention - **DA2022/0596 (29-37 Dobroyd Road Balgowlah Heights)**

To whom it may concern,

I would like to voice my concerns over the amended plans for 29 Dobroyd Rd, Balgowlah Heights.

1. The site area is not large enough to accommodate 10 dwellings and would result in a huge over development of this small piece of land
2. There is inadequate parking (2 parking spots plus 1 disabled) which then result in increased traffic, parking and safety issues around the building
3. The vehicle access via Commerce Lane is very narrow, too narrow for 2 way traffic posing traffic flow issues and it would greatly increase the noise for surrounding properties
4. I believe 5cm is an inadequate set back along the Western side of the property
5. As a local with teenage children we are well aware of the poor public transport options so new residents would face the same challenges we do

We feel it is important to consider these points when redeveloping this site and therefore recommend that this application be rejected.

Yours faithfully,

Louise Lewcock

8 Nolan Place, Balgowlah Heights, 2093