
Sent: 26/03/2019 10:46:55 AM
Subject: Online Submission

26/03/2019

MR Gary Brits
37A New ST
Balgowlah Heights NSW
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RE: DA2019/0191 - 2 A West Street BALGOWLAH NSW 2093

Please include this email I sent to my local councilor as an objection to this application. I believe the impact on residents of New St and the community in general have not been properly addressed by this application.

Hi Sarah

My wife and I own, and reside at, 37A New Street, Balgowlah Heights. I am writing to you in the hope that you may be able to intervene, and put a stop to, this development application.

The owners of 2a West St are planning to subdivide their property so that they may build a second house on the subdivided block. Besides the issues around the change in character of the area with an additional home being constructed where they want to, they are also planning on accessing the subdivided block from the New St laneway, south of West St. This will require them to acquire land from the council to extend the New St laneway from its existing end point to the new block.

To do this they will have to construct a 17.5 meter bridge from the existing end point of the New St laneway, cutting across the current green belt, cutting into the current embankment, and removing greenery and trees in the process.

They tried this before in 2007 but were blocked for the following reasons:

- The lane and the green belt were Crown Land and the lane was considered as a driveway to 37 and 37A New St
- They were required to obtain the permission of the residents of 37 and 37A new St to proceed.

Since then the Lane and the Greenbelt have been transferred to Council control and they have obtained legal advice that they do not need the approval of the New St residents. December 2018 - to make way for this application?

They have produced traffic and environment reports that, in my opinion, gloss over the actual effects the removal of the trees and the construction of the "bridge" would have on the nature of the greenbelt, and local wildlife, and the effect the changes would have on existing residents of New St.

In addition to this there has been no study as to the effects the construction periods will have on the residents of New St. To put the issue into perspective:

- The laneway is only 3 meters wide
- The laneway ends around 4 meters past my driveway
- The traffic report already states that the road does not strictly comply with current regulations for low volume traffic, but then glosses over the issue.
- The laneway is also used as a major pedestrian walkway between New and West St's. This was not considered in the traffic report.

There is no way that this project can proceed without a major disruption to my access to my property for extended periods, or my neighbors access to 37 New St.

You only need to visit the laneway to understand why my neighbors and I are passionate about protecting the greenbelt and the abundant wildlife that resides there. The construction of an additional house in the area, and the construction of a "bridge" across the greenbelt and removal of any of the trees will totally destroy this.

I have copied in my neighbors that will be most affected by this application but I am certain that, if put a community forum with the full facts, this proposal would receive a massive thumbs

down.

What would we like? This project halted immediately. If this is not possible I believe there needs to be a suitably long delay in the approval until the full impacts of this proposal on the residents of New St are assessed, and the application can be put to a more public forum.

If the Council still wishes to have the second house build, there is a viable second option to destroying the greenbelt. The applicants could build garages for the block at the top of the block and have stairs down to the new house. This solution is evident in many properties in hilly areas and is very evident along Woodland St. While I still believe an additional house will degrade the nature of the area, and disrupt the local wildlife, at least the greenbelt will be preserved.

Looking forward to your response.

Yours truly

Gary Brits