
Sent: 13/01/2021 9:39:19 AM
Subject: Online Submission

13/01/2021

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Balgowlah Heights NSW 2093
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RE: DA2020/1196 - 19 Adelaide Street BALGOWLAH HEIGHTS NSW 2093

To the Assessing Officer:

We have concerns over the introduction of a secondary dwelling at 19 Adelaide St. The statement of environmental effects states that the "The proposal does not alter the existing dwelling's ability to satisfy the R2 Low Density Residential zone objectives." However this seems to rest on the dwelling is being introduced to a built form that is beyond councils current limits for height and floor space ratios. Introducing a secondary dwelling within this form then creates a density precedent that is not consistent with the current dwellings on Adelaide St. Adelaide St is a narrow quiet cul-de-sac and not well placed to cope with the additional noise and parking pressures of secondary dwellings. No additional parking has been created to cope with vehicles associated with the secondary dwelling and Adelaide St is already at capacity during school drop off and pick up times for Balgowlah Heights Public School.

Regards
Brendan & Sheridan