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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 3/05/2023 7:04:50 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

03/05/2023

MR Brian Casserly  
13 - 13 Pickworth Avenue ST  
Balgowlah NSW 2093  
[REDACTED]

**RE: DA2022/0596 - 29 - 37 Dobroyd Road BALGOWLAH HEIGHTS NSW 2093**

With reference to the submission with regard to Amended Plans submitted on 12 April 2023 - DA 2022/0696 Construction of a mixed use development comprising retail and co-living housing over part basement parking 29-37 Dobroyd Road, Balgowlah Heights, NSW.

As the owner of 7/31 Dobroyd Avenue, I wish to object to this Development Application on the basis that it has not adequately addressed the previous key issues identified namely:

**Building separation**

Over-shadowing and impact to light to the adjoining apartments at 31 Dobroyd Avenue, including number 7.

Parking, with only 3 parking spaces in the amended plans, this will create significant parking and traffic issues in this already congested area.

Noise levels, given the proximity of the proposed structure to 31 Dobroyd Avenue's apartments, and the proposed high number of residents in such a small building footprint.

Safety impacts, given the increased traffic on a narrow laneway with already poor visibility, accidents and personal risk to cafe users and residents will increase beyond acceptable levels.

The type of over-development will increase the transient human footprint, increase noise levels, traffic and add to a loss of privacy within surrounding existing buildings. It may well have negative impact on the wellbeing of surrounding residents and their ability to enjoy their homes and local environment as compared to a more considered smaller compliant development of this space.