
Sent: 10/02/2025 10:14:00 PM
Subject: Submission for DA2025/0008

Hi, we are the owners of 29 Bellara Ave, North Narrabeen NSW 2101, and we would like to support the development of the land at 32 Bellara Ave and its adjacent lands.

In our short time in this property we've had issues with flooding in our lower levels and most of the builders and engineers we had to look into the issue seemed to agree that having an adequate drainage system in that land would alleviate our issue considerably. After receiving this notification we've seen in the plans that there is provision for building an easement that would redirect the water down to Nareen Pde, which would help us with our water issues. We had raised complaints with the Council about these water problems before, and also we found out after having this problem that the previous owners of the house had also raised a complaint about this. So this would address the issue highlighted in those complaints.

In addition to our flooding issues, we had recently seen a few trees falling down in our neighbouring lands, and currently we have an issue with a tree leaning on top of our property. While there seems to be a combination of different factors for that (including pests), some of the arborists, when knowing about the water issues we've faced, also mentioned that if the soil has an excess of water, the roots of those trees may loosen up and make them more prone to falling. Again, having a proper drainage system would be beneficial for that as well.

Lastly, we've found more than once that there's a group of people that start a fire in the street, right outside 32 Bellara Ave (on the turning point). With the amount of dry leaves in the street from the surrounding trees, and the dense vegetation surrounding us, it goes beyond saying the danger of that action. We have never seen the people with the fire, only woke up and found the remains and marks in the street from that fire. Having a dwelling with a direct view of the area, and also additional lighting in that section, may deter them from doing it again.

We hope these concerns are taken into account when assessing the mentioned DA.

Best regards,
Federico Nervegna and Carolina Olmedo
29 Bellara Ave.