
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 4/05/2024 3:24:37 PM
To: DA Submission Mailbox
Subject: Online Submission

04/05/2024

MRS JENNIFER PASCALI
95 BOAMBEE ST
HARRINGTON NSW 2427

RE: DA2024/0402 - 11 Nield Avenue BALGOWLAH NSW 2093

This submission is made due to the following concerns.

I am an owner in the Strata Plan 90782 at 9A Nield Ave, Balgowlah, which is currently tenanted. I initially became aware of the DA through concerns of the occupying tenants via their email to the managing agent.

The Strata Property is positioned directly behind the proposed development of no's. 9 & 11 Nield Ave, Balgowlah, primarily no.9.

The height and width is of concern if the proposed development will be outside the current house parameters. If so, it will adversely diminish the outlook, presentation and daylight view, into and from the Strata Property.

As will any proposed changes to the garden area at the rear of no. 9. This area acts as a 'green space buffer' for privacy and positively contributes to the noise reduction between our buildings.

Ground movement and soil subsidence during construction of the proposed development that may potentially adversely affect the stability of the Strata Property has also been put forward as a concern.

Further concerns are the added vehicular congestion to the area as Nield Ave is a narrow street.

Construction noise and traffic congestion whilst the development is in progress.

The dust and air pollution that is derived from all construction sites and the adverse effects it can have on ones health and overall wellbeing.

Please contact me on the no. provided if any clarification to this submission is required.

Thank you for your time.

Kind regards,

Jennifer Pascali (Owner Unit 1)