
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 30/05/2022 2:24:17 PM
To: DA Submission Mailbox
Subject: Online Submission

30/05/2022

MRS Peggy Pool
24 Nolan PL
Balgowlah Heights NSW 2093

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

Strong objection, gross overdevelopment of site, too high, and not suitable for a boarding house. Proposed development will overlook and overshadow 24 Nolan Place (dwelling with granny flat in back yard) causing lack of privacy and blockage sun in backyard and granny flat especially in winter. Proposed development will also increase noise to unacceptable levels. Already there is a natural amphitheatre effect that means noise from traffic in the lane and activities in the lane is amplified. With 12 units the noise during day and night will inevitably increase and adversely impact the amenity of #24. The proposed commercial activity is unspecified - could it be a 24 hour operation? Should be confined to business hours and quiet. Only 6 parking spots are proposed for 12 units that could potentially house 20 people with 20 cars in streets where parking is already increasingly difficult at times especially when with tennis and bowling clubs are active and of a weekend with sport at Tania Park. Not sure what a boarding house means - will it bring temporary residents or AirBNB occupants where permanent residents are unable to hold occupants accountable for noise etc? All in all the proposed development is out of character for the area. Contrary to assertion in DA, the site is not close to conveniences apart from a part time coffee shop. A bus or significant hike required to reach shops and the main road. Furthermore, excavating for the garage risks vibration damage to surrounding houses during construction and stress due to the noise (residents have not long lived through the nightmare of the development next door to the proposed development.