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To: DA Submission Mailbox
Subject: Online Submission

23/05/2022

MS Jennifer Arkell
2 / Unit 2 31 Dobroyd Rd - BALGOWLAH HEIGHTS Dobroyd Road ST
Balgowlah Heights NSW 2093
[REDACTED]

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

We are the owner/occupiers of unit 2 / 31 Dobroyd Road and our apartment sits adjacent to the proposed building works at 33. We wish to express our concern with this development for a number of reasons:

Traffic congestion - the immediate area is currently congested with through traffic and cars parked at all hours. The parking area services the Ball Boy cafe and the tennis courts.

Noise - with (up to) 18 people residing next door this will impact the noise of the area, and in particular the noise we will experience into our bedroom

The plans do not include the location of lighting on the western side of the development. It appears that there is a stairwell servicing the apartments which is located metres from our bedroom. We need to understand if the lighting will be on all-night, or will the owner install sensor lighting.

The plans do not include renders of the western or eastern side of the development. These are the most impacted areas of the development

Our bedroom will lose all-natural light with the proposed inclusion of a barrier wall

No onsite manager has been listed to maintain all apartments. These apartments all have bathrooms, washer/dryer and kitchenettes that will require consistent maintenance

We need to understand who will enforce the restrictions outlined in the management plan and will 'they' be available 24 hours / 7 days a week.

There is currently nor is there in the plans outlined footpath access for the entrance/exit of the building. Residents/Visitors will step straight onto the road (Commerce lane) which is poses a major injury risk.

Garage vent is on the western side of the building, impacting all apartments with possible noise.

Lack of light will have a serious impact on ours and Unit 4's mental health.

Lack of infrastructure to suppose a sudden increase in population and potential tenants of this type of structure ie Public Transport (intermittent at best), access shops, essential services... etc.