

Christine Cross
83 Griffiths Street
BALGOWLAH NSW 2093

25 June 2024

Northern Beaches Council

By email: council@northernbeaches.nsw.gov.au / Anais.Sarkissian@northernbeaches.nsw.gov.au

Attention: Anais Sarkissian

Dear Ms Sarkissian

**Submission to Application No. DA 2024/0077 - Amended Plans
85 Griffiths Street, Balgowlah**

I have reviewed the Amended Plans and note that the Heritage Department of the Council has already considered them and has raised no objection, suggesting that Council's approval is imminent.

While I appreciate that the Amended Plans demonstrate an improvement in design, I still oppose the excessive bulk and scale of the development, especially the section that extends beyond the footprint of the existing cottage. This extension significantly dominates and overshadows my home and diminishes the character and appearance of my adjoining cottage. It also significantly reduces our sunlight.

My primary concern is the extended wall at the rear of the property, which creates a towering 6.524-metre structure along the boundary between our properties. This wall is substantial. In addition, I seek clarification as to whether this constitutes a proposed extension of the party wall or is independent of the party wall as the relationship of this wall with respect to the existing party wall and the property boundary is not apparent to me from the documentation.

Accordingly, I request the following:

- Further information regarding the first-floor addition and rear extension as they relate to the party wall including details of any dealings (eg easements etc) that will be registered with respect to access etc.

Furthermore, as my property adjoins the development site, I am deeply concerned about the potential impact on the structural integrity of my property. I trust that I will be kept informed throughout the entire process, including receiving details from structural engineers, surveyors (both dilapidation & boundary reports) etc.

Yours faithfully

Christine Cross