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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 21/06/2024 1:42:40 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

21/06/2024

MR Anthony Rasmussen  
4A Nield AVE  
Balgowlah NSW 2093  
[REDACTED]

**RE: REV2024/0016 - 6 Nield Avenue BALGOWLAH NSW 2093**

Nick Keeler - Northern Beaches Council  
P.O. Box 82,  
Manly  
NSW 1655  
council@northernbeaches.nsw.gov.au

RE: REV2024/0016 - 6 NIELD AVENUE, BALGOWLAH NSW 2093

Dear Mr Keeler,

We are the owners of 4A Nield Avenue, Balgowlah.

While the proposed development next door at 6 Nield seems appropriate for the street in terms of density, scale and general appearance there are a couple of concerns - the main being the plans around stormwater management.

#### Flooding and Stormwater Management

We note that while there is a stormwater plan and diagrams of a revised stormwater management system, there is no study of the impact the proposed development will have on flooding of downstream properties.

We know for a fact that during heavy rainfall a large amount of water comes from 6 Nield Avenue. This pretty much flows straight into the rear of our neighbours at 4 Nield Avenue and that property has had massive flooding issues to deal with as a result in the past.

We therefore read the re-submitted Stormwater Report and examined the Stormwater Plans and Drawings with interest to see what new solutions the developers had come up with this time.

From our understanding all the stormwater will now be captured in two tanks at the rear of the block. Then when these fill up (which they frequently will) a large amount of water will be fed into the same gravel-filled level spreaders in the backyards of both properties - similar to those in the original stormwater submission. This means that when those tanks fill and overflow into the spreaders, the water will go where it usually goes: downhill into 4 Nield Avenue, and also into 143A Woodland Street, and into 139A Woodland Street.

We therefore request that further consideration is given to the onsite management of stormwater, at least in the form of a study to show that the proposed tank/spreader plan will really work and not cause flooding downhill of the development.

#### Proposed Excavations

Plans show the construction of basement storage areas at the western end of the development requiring the excavation of solid sandstone to the depth of 1.5m. The geotech report provided provides some assurances that this will not result in vibration or impact damage to our property. It also recommends a dilapidation survey be completed so that everyone is clear on what condition nearby buildings, fences and walls are in prior to and following the digging works. We would welcome this survey.

#### Shadowing

The front setback of the proposed new building is considerably more to the western end of the block. This results in changed shadow patterns across our block (4A and 4 Nield) and will affect the winter light we get on our front garden in the morning. Additionally at the rear of the block (eastern end) the building is considerably longer and higher than what is there now. This does not adversely affect our property, but on winter afternoons the backyard of our neighbour at 4 Nield Avenue will be constantly in shade.

Yours sincerely,

Lynn and Tony Rasmussen