
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 23/08/2023 10:52:09 PM
To: DA Submission Mailbox
Subject: Online Submission

23/08/2023

MR Todd Want
8 Nield AVE
Balgowlah NSW 2093
[REDACTED]

RE: DA2023/1015 - 6 Nield Avenue BALGOWLAH NSW 2093

Attention: Nick England, Planner, Northern Beaches Council.

Dear Nick

Submission on DA 2023/1015
6 Nield Avenue, BALGOWLAH

We are the owners of 8 Nield Avenue, Balgowlah. Our property is located immediately to the North of the proposed development at 6 Nield Avenue.

We are supportive of a redevelopment of 6 Nield Avenue in a manner which is compliant with the relevant development controls and doesn't unduly impact the surrounding properties. However, having considered the documents and plans submitted as part of the abovementioned DA, we raise the following concerns in respect of the current proposal:

- Excavation

The proposed plans involve excavation well below the current ground levels (to allow for a lower ground floor) and also within an area that considerably encroaches on the minimum side setback controls. Such excavation has the potential to significantly impact our dwelling and accordingly is of particular concern to us.

Given the proximity our dwelling has to the boundary with 6 Nield Avenue, and the significant excavation noted above, our concerns are in respect of the potential damage to our dwelling both at the time of excavation and construction, as well as the ongoing impacts that may arise in the future.

The geotechnical report recommends that dilapidation reporting be carried out to the North and South neighbouring properties. We feel that such reports and extensive controls to provide assurance of no damage to neighbouring properties be a minimum requirement of any approved plans for 6 Nield Avenue.

As the proposed design encroaches within the minimum side setbacks and is going well below the existing ground level, we also feel that more significant and sufficient reinforcement and retaining along our boundary should be provided as part of the development to ensure

the longer term structural integrity of our dwelling is maintained.

- Setbacks

The side setbacks of the proposed development at 6 Nield Avenue encroach significantly within the minimum required setback. This encroachment is not reasonable as it will impact on the privacy of our property, the amount of natural light which is currently available in our southern facing windows will be diminished, and the quiet enjoyment of our dwelling will also be reduced. We further note our excavation concerns above which are magnified because of the proposed encroachment of the side setback. Ensuring the side setback complies with minimum requirements would assist in allaying these concerns.

The footprint of the proposed new multistorey dwelling at 6 Nield Avenue encroaches on the minimum side setback, and extends further down the block than the current dwelling. This is expected to lead to a loss of some of the views of the natural landscape towards the South East (in the direction of Wellings Reserve) from the living areas at 8 Nield Avenue. A reduction in the footprint of the proposed dwelling, and compliance with setback requirements, would assist in minimising the loss of views.

- Loss of street parking

Like many streets, Nield Avenue already has insufficient on-street parking to fully cater for the number of vehicles that attempt to park in the street. The existing 6 Nield Avenue has one driveway, whereas the proposed plans would see a second driveway added i.e. an exclusive driveway is currently proposed for each of the proposed Lot 1 and Lot 2 at 6 Nield Avenue. By adding in an additional driveway, this would be expected to result in a loss of at least 2, probably 3, of the existing on-street parking spots. This is likely to further heighten the parking concerns in the street.

Rather than having separate driveways for each of the proposed Lots 1 and 2, we suggest that one driveway crossing onto the street serve both proposed lots at 6 Nield Avenue. The driveway could then split off to each of the lots within the footprint of the property. Such approach would allow for the existing amount of on-street parking to be maintained and would also be consistent with the driveway approach taken next door at number 4 Nield Avenue.

Should you have any questions, please contact us.

Yours faithfully,

Todd and Bryony Want