

---

**Sent:** 24/11/2018 3:37:19 PM  
**Subject:** DA 2018/1776  
**Attachments:** DA20181776.doc;

2 Tutus Street  
Balgowlah Heights 2093  
24 November 2018

Attention: Adam Croft  
Northern Beaches Council

Dear Sir

**Premises: 33 Beatty Street Balgowlah 2093**  
**Development Application No: 2018/1776**

I refer to DA 2018/1776 presented to Council in respect of the development application for alterations and additions to the existing dwelling at 33 Beatty Street Balgowlah. In particular I address the following issues which concern me and the adjoining neighbours.

**1). Floor Space Ratio (FSR) Section 4.1.5(b)**

The site area of 33 Beatty Street Balgowlah as per the plans submitted is 959m<sup>2</sup> and as stated the maximum permitted GFA is 383.6m<sup>2</sup> as stated under Section 4.1.5.(b) on pages 13 and 14. The proposed GFA is 412.104m<sup>2</sup> a variation of 28.504m.

**2). Maintenance of View Section 4.31(a)**

I note there was no reference to No 2 Tutus Street and the impact of the additional level in respect to loss of views. No 2 Tutus Street is a single storey dwelling and my major entertainment area is from the deck and living room with views to Fairlight and Manly.

The previous development at 33 Beatty Street resulted in considerable loss of my views to Fairlight. This proposed development will take the remaining views to Fairlight when seated on my deck and yet there is no consideration to this factor in the "so called view sharing" by the applicant. I note that 33 Beatty Street has multi entertaining levels with unobstructed views yet apparently it is order that the adjoining properties must sacrifice their views for an addition that exceeds FSR ratio.

**3).** The owners of 4a Tutus Street will be impacted in respect of their aspect with a proposed solid wood fence together with increased height of proposed addition. As was the position in previous development by the applicant they relinquished their entire water view from their lower living area.

It would be appreciated if council would consider the above and the impact on the adjoining properties.

Yours faithfully

Patricia Thomson