
Sent: 28/04/2021 8:44:00 PM
Subject: Re: DA2021/0138 - 3/149 Balgowlah Road, Balgowlah

Hi Clare

We would like to raise awareness that our unique and main concern within DA objection is for solar radiation (heat) and light reflection from roof material/line.

We noted council representative at proposal site recently however did not directly view from our perspective.
Our primary concern is unique to our unit due to our apartment being in close proximity and elevated to the proposed DA property.

Therefore we would like/request direct consideration from council of building material and roofline as it relates to daily impact on our lives in terms of solar radiation (heat), reflection and glare.

We request amendments and direct/clear response to the following:

- 1 - We again request that the roof line is not at the same height as main structure and is dropped to precedent level of previous trellis.
- 2 - Building material/design to be one that takes into consideration deflection of heat and light into our apartment.
- 3 - clarification on height and length of building envelope in relation to property boundary and how this relates to the Local environmental planning policy and State environmental planning policy.

With Thanks
Brydie Delaney and Tyson Wassermeyer

On 27 Apr 2021, at 9:51 am, Clare Costanzo
<Clare.Costanzo@northernbeaches.nsw.gov.au> wrote:

Good Morning Tyson,
The Applicant for the above DA has sent through amended plans and elevation shadow diagrams. They should be uploaded and available on the Northern Beaches DA Tracking page no later than this afternoon for your viewing.

Please give me a call should you have any questions.

Regards,

Clare Costanzo

Planner

Available Monday to Thursday

Development Assessment

t 02 8495 7116

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<image001.png>

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