

Sent: 20/01/2020 8:27:23 AM

Subject: Submissions for DA2019/1405 - 22 Connemara Avenue, KILLARNEY HEIGHTS, NSW 2087

Dear Jordan,

My name is Kin Shun Kwan, myself and my wife Susannah Sok Han Kwan are the owners of 9 Kildare Grove, Killarney Heights. Our property lies East and adjacent to the back of 22 Connemara Avenue, which has a development application DA2019/1405 before council for the additions of a second storey to a dwelling house.

We are writing to express our significant concern regarding this development application. Specifically the effect this development has on our property are mainly on the privacy issues. Please refer below for details.

The proposed development has significant impacts on our privacy. There is significant and dramatic overlooking of our primary dining areas, principal private open space and primary recreational areas. The proposed plans on the additional second storey (see the EAST ELEVATION diagram) shows three big windows (labelled as W8, W10 and W11), which are directly overlooking of our principal private open spaces and dining area.

All of the concerns below referring to East Elevation on the proposed development plans are listed for discussion and resolution :-

1. All three windows on East Elevation overlook our private open spaces recreational and living areas.
2. The overlooking is dramatic and significant.
3. Standing in these rooms and at these windows would allow full view of our private open spaces recreational and living areas.
4. Two of the windows (W8 and W10) has a lower sill height, further increasing the impact of overlooking.
5. The window (W11) is smaller and higher in height, when compared with the windows W8 and W10. Not sure the height of this window sill has anyway reduced the impact of overlooking.
6. There is no screening outside of these windows in the proposed development plan.
7. The existing landscaping would not adequately resolve or mitigate the impact on our privacy.
8. Screening such as fixed, tilted shutters on outside of building could provide effective screening, or the window sills can be raised to above eye level, or it would be fixed with half opaque windows up to the eye level on the lower part of these windows, to reduce impact on privacy.

In summary, all of the windows on the east side of the proposed development plan have the significant impact on privacy of our private recreational and living areas. Also, the current development plan does not provide for any relevant, reasonable or adequate screening.

We object to this application on the basis of this significant overlooking into our property from the east side of this development, as pertaining to East Elevation on the submitted plans.

We thank you for taking time to consider our very real concern, pertaining to the significant loss of privacy that this development proposal represents.

We are open to further discussion with you regarding this concern, please feel free to contact me via phone 0401 181 575 or via email (kskwan@optusnet.com.au), should you require any further clarification pertaining to the issues that have been raised.

Yours sincerely,

Sok Han Kwan and Kin Shun Kwan

P.S. We have also submitted our comments this development application DA2019/1405 via the northern beaches council website.