Sent: 23/09/2021 3:43:19 PM

Subject: Proposed development 6 Brighton St Balgowlah DA2021/1171

Hello Kye, I am emailing you again relating to ongoing and strenuous objections to DA2021/1171 at 6 Brighton St Balgowlah, the space having been renamed as a 'Storage Area' now.

The internal access between existing house and storage area demonstrates that this would be an intentional continuation of their house living space. Also the folding doors on north side, flowing out onto the paved pool area, show it is not simply only a storage area nor carport, but a living space.

Alternative Suggestion;

Outlined earlier in an email to my neighbours Saxon and Amber (11th aug) and yourself (13th aug)

I would be happy for them to have the 'Storage Area' at the street end of their driveway with wall on boundary. Here it would have 8.5 m in length, ending on the southern side of the central bedroom window.

This is a better option as - it is away from the serious leaf buildup

-the bedroom window would not be shaded, as would be in current

design

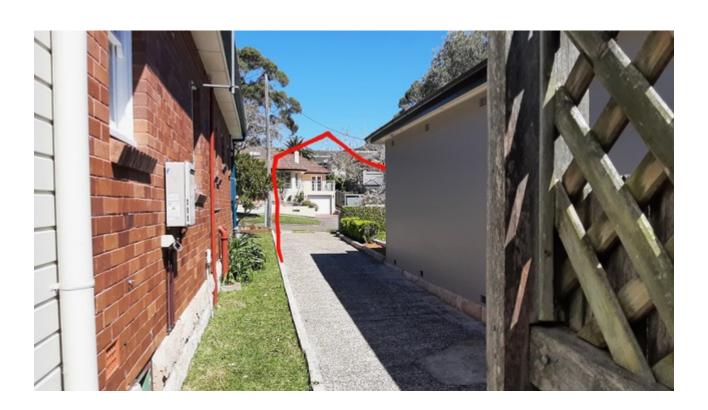
-the guttering design would be more easily linked to the street

- no complicated recessed roof and gutter design above side door

with

inherent leaf build up and flooding problems.

- much less expensive



Red marker indicates suggested southern end of location storage area with benefits outlined above .

This section of their drive with proposed 1.8 m paling fence would be too narrow to be used for parking . Though there is still space beyond to the street .



Alternate location
Please Note the driveway Hob lies within my property line as noted by Surveys

Loss of Amenity;

The 'Storage Area' location as proposed would have a huge impact on my amenity . The 2.95m masonry wall , plus pitched roof above , on the property line would tower over my back yard just where I choose to enjoy it the most . IT MAY BE SIDE-PASSAGE TO THEM

HOWEVER IT IS PRIME YARD SPACE TO ME.



Above , View from rear living areas of my house with outline of proposal . It is an unattractive presence and very visible as the rear of our houses are not in line . I consider that it unfavourably affects the value of my property .

Stormwater / Drainage;

I note in the amended plans that the Stormwater is still indicated to be

linked in

with an 'Assumed' but Non-Existant system for the concentrated roof water in the backyard . The current link is via gravity , slung under the floor bearers and joists , and to the street . There are are no plans as to how the whole system would work in a new build .

This could cause stormwater inflow into my property . During a large downpour with the usual blocked gutters , the whole eastern aspect roof water overflows to the drive . The proposed new build would then act as a dam . At present this storm overflow moves down their drive .

Thanks for your attention Yours Sincerely David MacDonald