
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

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

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

with - no complicated recessed roof and gutter design above side door

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