
From: Lee
Sent: 30/01/2022 10:40:08 PM
To: Council Northernbeaches Mailbox
Subject: Notice of Proposed Development (DA2021/2554)

Dear Megan,

Thank you for the opportunity to identify any areas of concern in relation to the proposed development at 39 Heathcliff Cres, Balgowlah Heights. We own the property next door - 37 Heathcliff Cres - and wish to raise the following concerns for consideration:

1. The proposed development **exceeds the DCP wall height requirement of 6.5m as well as the DCP requirement of 2 stories**. Whilst the proposal states that the existing wall is already 8.3m and the property is 3 stories, we are concerned that these earlier renovations were not appropriately approved by Council. We were not the owners of our house at the time that these renovations were undertaken, but understand from the previous owners and other neighbours that the addition of the terrace upstairs was not approved. If this is correct, then enclosing part of the terrace and extending the portion of the house that is 3 stories high is not acceptable. We request that compliance with previously approved DAs be confirmed prior to considering further additions.
2. We are concerned that our **privacy in our back garden will be compromised** by the proposed development. The proposed development will result in a bedroom and part of the existing terrace will also be retained. This means that the area will be used more than it is currently and at all times of the night and day. We do not agree with the suggestion that the proposed development will provide more privacy for neighbours.
3. The shadow diagrams indicate an **increase in shadow on the northern side** of our house, particularly in the morning. Our downstairs living area is already quite dark and cold in the morning as we rely on the light and warmth from the northern side, and the proposed development will exacerbate this.

Regards
Paul and Lee De Souza