
From: [REDACTED]
Sent: 22/04/2022 1:28:27 PM
To: DA Submission Mailbox
Subject: Online Submission

22/04/2022

MR Steve OConnor
3 Tutus ST
Sydney NSW 2093
[REDACTED]

RE: Mod2022/0149 - 1 Tutus Street BALGOWLAH HEIGHTS NSW 2093

Dear Assessing Officer

We have 3 major observations about the proposed modifications.

1. We suspect the filter box has been moved (we cannot compare to the original plans as they have been removed) and is now located too close to our boundary fence and therefore alongside a dedicated quite seating area. The extension of the pool combined with relocation of the filter affects the amenity of this area. It should be noted the excavation has been completed and construction has commenced for this amendment.
2. We believe the cabana is excessive at over 3m high. This is clearly visible from our back yard. From our understanding of the drawings the cabana roof is 1.1m higher than the top of the 1.8m joint boundary fence? If so, this modification in its current form should not be approved due to the addition of another structure obstructing the view of the tree canopy and therefore our visual amenity. Furthermore, there is no detail regarding the lighting for the structure which needs to be understood to ensure it does not "bleed" into our back yard. Also, is the cabana intended to have any food and beverage facilities contained within? We do not object to the existing outdoor area being extended. Given this change why is an additional area in the form of the cabana necessary. We note excavation has already been done for this requested modification.
3. The internal changes to the void area combined with the addition of the cabana and extension of the outdoor area surely brings into question compliance with the FSR?