
Sent: 12/10/2019 1:04:38 PM

Subject: Submission for Proposed Development 17A Woodbine St North Balgowlah

Attention: Julie Edwards

Please find below our concerns for the proposed demolition and construction of a dwelling house at Lot B DP 400573 - 17A Woodbine Street North Balgowlah.

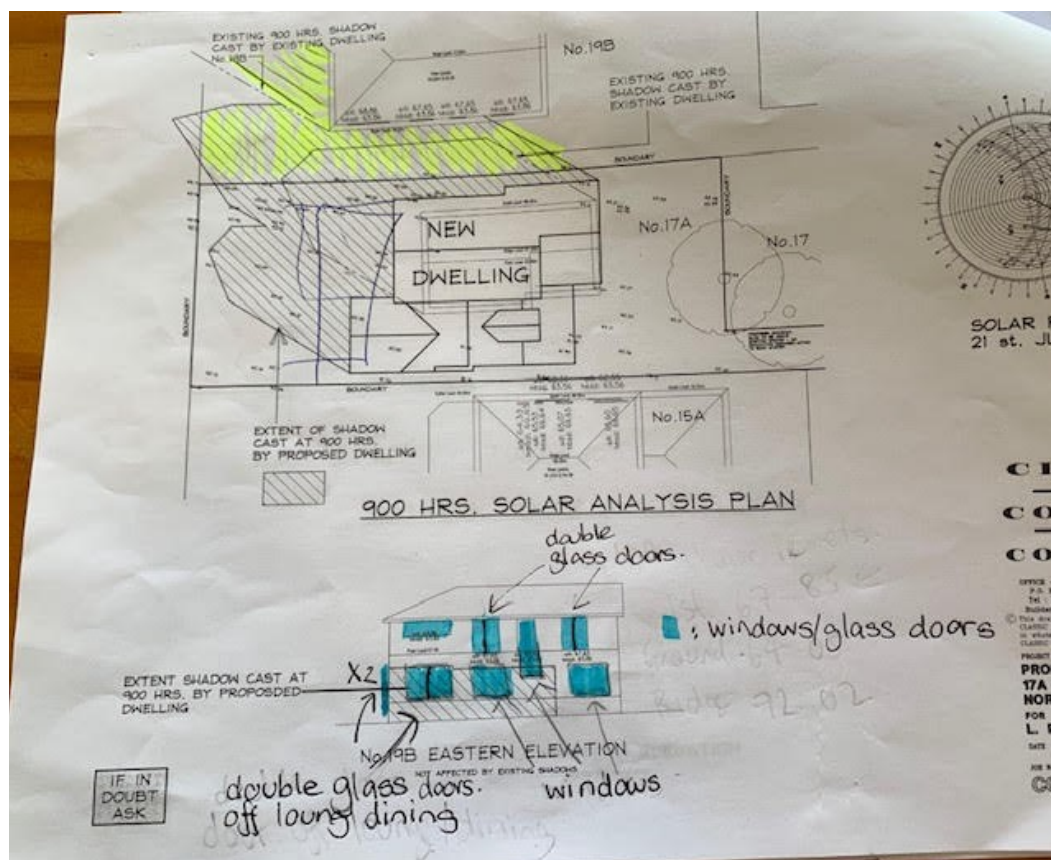
Application number: DA2019/1026.

1. View Loss

Looking at the Western Elevation of the proposed dwelling with a ridge level of RL70.0, we are concerned that we will lose our views out towards Manly and the ocean. We have two Juliet balconies with glass doors and a big window that starts on the ground level up to the roof of the first floor to capture the view, and a window in the master bedroom. This view can be seen from all first-floor windows and doors on the eastern side of our house. We are also concerned that the proposed first-floor deck at the front of the proposed dwelling will also impact on our views as this has a large privacy screen. The loss of this view will impact our lifestyle and decrease the value of our house. We request that the height of the proposed dwelling at 17A be reduced so we maintain these views.

2. Overshadowing

Our house (19B) eastern elevation in the shadow diagrams does not show any windows or glass doors on the ground floor. This indicates that we will not be affected by the shadow cast which is inaccurate. One of the windows on the first floor also extends down to the ground floor. This undermines the effect of the proposed shadow cast which will impact the whole eastern side and most of the southern side of our house where the main outdoor living areas are located including our swimming pool, spa and children recreation areas (please refer to the attached photo). We request that the bulk of the proposed dwelling at 17A be reduced so we retain morning sunlight on the eastern and southern sides of our house.



3. Privacy

The proposed dwelling has a first-floor deck at the rear of the dwelling. This will be on a level close to that of our first floor and we are concerned that we will lose our privacy in both the master and another bedroom on our first floor. The three first floor windows (W21, W20, W19) of the proposed dwelling will also impact on our privacy. We request that these be moved to an area directly across from wall spaces on the eastern side of our house. We are concerned that these windows will be located across from our master bedroom window and the other bedroom glass doors.

4. Vegetation

We request that the owners of the proposed dwelling plant vegetation on the western side of their house with medium shrubs and canopy trees of a size and density to mitigate the bulk of the proposed dwelling.

Thank you for taking the time to look into our concerns and we look forward to hearing back from you.

Kind Regards

Roger and Samantha Pulman