
Sent: 18/03/2021 9:16:08 PM
Subject: Online Submission

18/03/2021

MR Tyson Wassermeyer
3 / 1 Marjory Thomas PL
Balgowlah NSW 2093
tyson_197@hotmail.com

RE: DA2021/0138 - 3 / 149 Balgowlah Road BALGOWLAH NSW 2093

Residents Tyson Wassermeyer and Brydie Leigh Delaney of 3/1 Marjory Thomas Place Balgowlah object to the proposed development and request amendments made to the following proposal plans with a clear outline of scope and final construction result.

The current proposal is of concern due to a number of factors.

- 1 - The plans are not clear as to the final construction result
- 2 - Ongoing/daily impact on surrounding neighbours and buildings

- 1 - The plans are not clear as to the final construction result

- In reading all provided documents it appears that the work is greater than simply continuing a roof line and is ultimately/primarily an enclosed space rather than an terrace/outdoor space.
- We object to an enclosed extension with the use of privacy screens that will additionally decrease air flow and lighting to our building
- Reflection of solar radiation from roof material into our unit.

- 2 - Ongoing/daily impact on surrounding neighbours and buildings

- Allowing this build will impose high structures onto property line and creating dark and potentially damp issues for neighbouring buildings and home owners.
- Impact on pre-existing infrastructure such as solar
- Closing outlook from surrounding building / our view as well as from street frontage.
- Decreasing our units current desirability/aesthetic outlook we have very recently purchased this property due to the openness and non infringement from neighbouring properties.

We would like to propose the request for amendment to the plans

If roof line continued at same height as existing OR constructed from occlusive material that it only protrude 1/3 to 1/2 length on inner terrace area only

If a inner roof line (similar to previous trellises line - setting precedent) is constructed at a decrease height and/or a light allowing, non reflective material with open sides to edge of inner terrace

These amendments are proposed so that the DA proposal owners can still enjoy a non primary use space / outdoor terrace and allows their furniture to be protected but not encroach and impact the everyday lives of neighbours and surrounding buildings function/health.

As recent buyers into this street the open nature and space between unit blocks was a big positive we believe extending solid roof line this close to the boundary will have a negative affect on unit block 1.