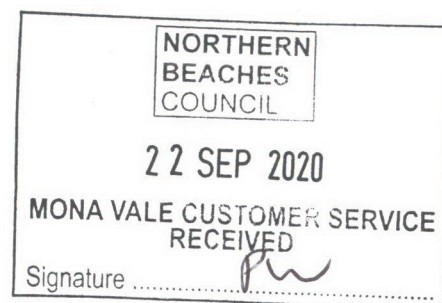


Sent: 19/09/2020

Submission: DA2020/1012



Mr Ricardo Russo

57 Robertson Road

SCOTLAND ISLAND NSW 2015

Thankyou for the opportunity to make a submission regarding the above mention Development Application for Alterations and Additions for my immediate neighbours' Dwelling House.

I object to the proposed enclosing of the existing balcony and converting it into a walk-in pantry. The three large clear paned windows that I estimate to be approximately 2 meters (no actual measurements shown) wide are entirely inappropriate for an such kitchen utility and food storage pantry. I have an approved DA for construction of a bedroom on my lower level, and irrespective of this, my privacy would be significantly compromised from large windows being constructed in the proposal. No detail for screening or lighting has been provided.

With the existing stairs remaining and the glassed-in roofing proposal, it would appear that this section of the property is intended to be used as a balcony.

As the entry into the dwelling would be removed, there does not appear to be clearly delineated passage to any replacement entry. As this is not clearly shown, then I have concerning regarding potential noise, privacy and safety should the eastern side of the property be used for an alternative entry. Additionally, on the Geotechnical Report (dated 13/08/20) that forms part of this DA, photo 9. States, "*this portion of the slope is under construction as part of a separate DA.*" No such DA appears on the Northern Beaches Council website ?

With reference to the modifications on the ground level, I would also strongly object as this lends the property to being used as secondary dwelling. As detailed, a kitchenette, bedroom, rumpus and bathroom are shown. Furthermore, until recently this level of the property has been tenanted on a long-term permanent basis. Lounges, BBQ's were extensively used on this level's balcony, as this was the tenant's only outdoor area. The depicted plans only show privacy screening to the property on the western side.

Additionally, the proposed sets of three paned clear widows on the eastern wall would unreasonably encroach on my privacy and open space (again, no measurements have been provided).

Again, thank you for the opportunity to make a submission.

With regards,

Ricardo Russo

A handwritten signature in dark ink, appearing to be "R. Russo", written over the typed name.