

No. DA2019/0856

Address: 1 Mulgowrie Crescent, Balgowlah Heights

Description: Alterations and additions to a dwelling house

With regards to our above Development Application, we note the following for your consideration ahead of the 27 May 2020 DDP meeting:

- 1. We have read Council's May 2020 Assessment Report. We support the conclusion and agree to the conditions outlined.**
- 2. The profile poles shown in the Council Assessment photos do not reflect the final plans. The revised final plans reduced the depth of the extension by 0.5m. As such the plans as now provide for a further reduction in the view loss noted in the Council Assessment. This point of fact has been agreed on 25 May with Council following our reading of the May Council Assessment report.**

After those photos were taken at a December site inspection, two subsequent rounds of reductions in the footprint of the extension were requested by Council, both of which we agreed to, and for which revised plans were submitted in January.

- 3. We have adhered to every request from Council to assist Council in addressing any neighbour concerns. As a result, the proposed amendment at the front of the property has been removed in full and the footprint of the amendment at the rear of the property has been significantly reduced.**
- 4. Our motivation for these minor additions is existing privacy concerns impacting us and two neighbouring properties.**

The DA contains a minor modification to the existing dwelling on one corner of the second story. The current splay creates significant privacy issues – for our youngest daughter's bedroom, and also for the two neighbouring properties 19 and 21 Tabalum Road.

We trust you have seen the extent of the privacy issue in the photos previously submitted and taken from my daughter's bedroom. Currently, we can see directly into the master bedroom, kitchen and dining / entertaining areas of 21 Tabalum Road, and we can see directly into the master bedroom and dining room of 19 Tabalum Road. These homeowners have written letters supporting our DA, and these have been included in our development application. The DA reorients the face of the bedroom and window to point down our back yard as opposed to directly into those two properties.

Even ignoring my family and I completely, the overall utility for the community given the current privacy issues will be significantly improved by approval of the DA.

No. DA2019/0856

Address: 1 Mulgowrie Crescent, Balgowlah Heights

Description: Alterations and additions to a dwelling house

- 5. We have worked closely with Council since the original submission in August 2019, and made every change council requested in response to the submissions of Mr and Mrs Raco to address their concerns.**

We maintain our position from the original DA submission in August 2019 that any view impact of even the original plans on 24 and 28 Tabalum was negligible. This is supported by the photos taken by council as part of its assessment even before the further reduction in the proposed amendments as detailed in 2 above to reduce the footprint.

However, we can confirm that we have made every change requested by council over the course of the DA process in order to specifically address any concerns of Mr and Mrs Raco (and previously the residents of 28 Tabalum Road by removing the proposed amendment at the front of the property in its entirety). As a result, the final plans are a significant compromise on our part against the original plans.

- 6. Any view loss resulting from the plans is in our view minimal.**

Leanne and Richard Balfour

26 May 2020