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To: DA Submission Mailbox
Subject: Online Submission

12/12/2024

MRS victoria roberts
24 Dobroyd RD
Balgowlah Heights NSW 2093
[REDACTED]

RE: DA2024/1482 - 9999 Warringah Road DEE WHY NSW 2099

Dear General Manager,

We are writing with reference to the application DA2024/1482 for the property lot 23, sec 23 758044, 22 Dobroyd Rd Balgowlah Heights.

Our concerns relate to the proposed upstairs balcony at the rear of the property.

1. Loss of privacy

We are at no. 24 (wrongly labelled as no. 20 on the plan to the left of the building). The proposed balcony is enormous and will directly overlook our whole garden and swimming pool. The proposed privacy screen at 1.7m approx is inadequate to screen the view of our property. The same will apply to the other side of the balcony with the neighbour's property on the other side.

Attached are some photos of the balcony from our garden and from the pool area. (Sorry I cannot see how to upload the photos but I can supply them

The diagonal view from the 10m length of the balcony will enable a clear view of our garden and pool even with the proposed privacy screen

2. Size of balcony

The existing property is enormous on the block and was originally built to capacity for a compliant development. There is already a covered entertaining area at garden level and the proposed balcony will cover this whole area, but one floor up. This was not allowed originally.

We have spoken with the owner regarding the privacy screen and requested that the privacy screen goes the whole height from floor to ceiling and be solid to give us privacy from this new structure, however, they do not wish to do this.

3. Outdoor heater.

This proposed use of the deck is for a quiet adult space.

The provision of heaters and general size of the deck will encourage the use of the space as an entertaining space - if not by the current owners - then by the next, creating loss of privacy and noise.

Additional information:

We are no. 24 which is to the left of this property (as you look at it from the street). No. 20 is to the right. Both these properties have been labelled as no. 20 on the plan.

The fence on the boundary between 24 and 22 originally provided privacy, but when the new

house at no. 22 was built they raised the level of the garden by over a metre, and so now on the side of 22 it is barely hip height.

The tree on the boundary is large, but also will not be there forever as it will have a natural life span (we love it). Any benefit of privacy from the balcony by this tree will not be permanent - but the balcony will be.

In close suburban living it is important to all muddle along together allowing us to live our lives and retain some privacy. This will remove ALL privacy from our property, and our lovely garden will effectively become their lovely green outlook and view!!

We would like to object this portion of the DA.

I would strongly recommend a site visit for this DA. The size of this property cannot be underestimated for the site and the addition of more outdoor space at the rear, and building at the front for additional storage space is making it even larger on the site.

I will email through the photographs for the attention of Reeve as requested by your front desk as I cannot see a way of uploading them. Many thanks for your help.

Victoria and James Roberts