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**Sent:** 26/11/2018 10:16:10 AM  
**Subject:** FW: DA2018/1776

Attention: Adam Croft

Hi Adam

Application No. DA2018/1776  
Lot 1 DP 565383 33 Beatty Street, Balgowlah Heights

My wife and I have recently exchanged on 4 Tutus Street and that with settlement a few weeks away. The current owner Marguerite and John Warn, through their solicitors have sent me the notice of proposed development of 33 Beatty Street and have consented to me reaching out to council about the proposed development and impact that may have on the property 4 Tutus Street.

I only received this late last week so there has been insufficient time to engage a Town Planner to advise more fully on the impact of the proposed development. I have provided my initial thoughts below but given the late notice would like to engage a Town Planner to provide additional comments. That would be delivered after the 26 November stated close of submission date.

I have read the planning documentation on the website.

My concern regarding the proposed development is the impact on the views of the property we are planning on settling on. The views impacted would be water views from the kitchen of 4 Tutus Street. The submission by GAT & Associates in section 4.3.1.(a) addresses the maintenance of views and notes that water views are valued more highly than land views. It also acknowledges that the impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them).

It is precisely the impact on the water views from the kitchen that is of concern with the proposed works to build a 4<sup>th</sup> bedroom above what is currently bedroom 3 and 4. Raising the height of the 33 Beatty Street residence to a point that the views acknowledged in the submission as most highly valued are indeed impacted significantly.

Kind Regards

**Andrew Vaughan**

M +61 416 145 653