
Sent: 20/05/2019 10:10:51 PM
Subject: DA 2018/1776
Attachments: DA2018 1776 33 Beatty Street.docx;

2 Tutus Street
Balgowlah Heights 2093
20 May 2019

Attention: Adam Croft
Northern Beaches Council

Dear Sir

Premises: 33 Beatty Street Balgowlah 2093
Development Application No: 2018/1776

I refer to the amended DA 2018/1776 presented to Council in respect of the development application for alterations and additions to the existing dwelling at 33 Beatty Street Balgowlah. In particular I address the following issues which concern me and the adjoining neighbours.

1). Floor Space Ratio (FSR) Section 4.1.5(b)

The FSR of 33 Beatty Street Balgowlah as per the amended plans still is in excess of the maximum permitted GFA. The set back from the southern boundary is a minor improvement to comply with regulations.

2). Maintenance of View Section 4.31(a)

The additional level still impacts greatly on my single storey dwelling and my major entertainment area is from the deck and living room with views to Fairlight and Manly. My reduced view to Fairlight from their last development will now be totally gone.

As stated in my previous submission dated the 24 November 2018 there is still no consideration in regard to "so called view sharing" by the applicant. Again I stress that 33 Beatty Street has multi entertaining levels with unobstructed views yet apparently it is order that the adjoining properties must sacrifice their views for an addition that exceeds FSR ratio.

It would be appreciated if council would consider the above and the impact on the adjoining properties.

Yours faithfully

Patricia Thomson