
Sent: 24/04/2024 12:10:38 PM
Subject: DA2024/0229

In reference to DA application **DA2024/0229** (21 Vista Avenue, Balgowlah Heights) we submit the following.

Overall, the aesthetics of the build is pleasing and should both complement and improve the streetscape. However, we have some feedback for consideration:

1. We object to the large south facing window from the Master Bedroom (W 1.6) that overlooks our own bedroom.
 - a. Given it is in direct line of sight of the bed due to the size is a privacy concern.
 - b. A south facing window, given the amount of glass already present in the bedroom, is not necessary for light.
 - c. This window takes away the only available wall space usable for paintings or drawers.
 2. We object to the design significantly exceeding the Floor Space Ratio.
 - a. The dimensions of the living areas are of appropriate size however it does seem depth could be trimmed (50cm – 100cm) from the garage, guest bedroom and bedrooms 2, 3 and 4 as these are all oversized. This would not overly impact the day to day living but it would allow more open space between the property and the west and north boundary, especially given the geography of neighbouring properties.
 - b. A reduction in FSR is more appropriate for the location. It is noted the proposed deviation is *larger than any of those listed as examples*. Notwithstanding 2020/1487 which, in the determination states:
Despite the variations to development standards, the dwelling additions are contained generally within the existing building footprint, below the existing roof ridge level, and do not result in any unreasonable building bulk or amenity impacts.
 3. We object to the southern wall butting our fence line (garage) extending further than our garage structure to the west (rear door 0.6). We would like that wall to end at the same location as ours to maintain compliance.
 4. The location of the pool equipment may prove problematic from a noise perspective. If it is not already policy to house pumps in a noise proof cabinet, we would like this as a requirement.
 5. The louvre window (W 1.7) on the south wall of the walk-in robe. A suggestion is to change to a frosted awning. The reality of living in this location is the southerly winds bring salt and moisture. As a result, it is unlikely this window would ever be left open, and a louvre is inviting the elements in.
- Thanks,
Cameron & Amanda Murray
19 Vista Avenue, Balgowlah Heights