
Sent: 5/11/2019 3:47:20 PM
Subject: Submission for DA 2019/1122
Attachments: DA20191122 Submission.pdf;

Dear Council

Please find corrected DA submission for 50 Condoover St Nth Balgowlah NSW 2093.

Warm regards

F.Tsagaris,

M: [0411862222](tel:0411862222)

E : ftdevelops@aol.com



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John and Maria Tsagaris

52 Condover St North Balgowlah, NSW, 2093

Contact: 0411 862222 | Email: ftdevelops@aol.com

5th November 2019

Northern Beaches Council

RE: Development Application DA2019/1122

Dear Northern Beaches Council

We, as the owners of 52 Condover St North Balgowlah wish to express our concerns regarding the development application stated above.

After examining the plans we have noted the following to which we would like to bring to your attention for further consideration:

1. The proposed front boundary of the dwelling appears to be too forward in relation with neighboring properties hence not complying with the present streetscape of existing homes. We are also concerned about privacy issues overlooking into the front garden area and front of house of no.52.
2. The proposed front deck balcony facing North West elevation leading off the rumpus area does not provide privacy onto the front garden area and first floor of no.52. The proposed deck as shown on the plans will provide encroaching views into the bedrooms of no.52 particularly the continuing deck area to the side on the North West elevation. We are concerned that given this deck leads off the rumpus, kitchen and living areas that it will provide a space for ample entertaining hence taking into account the overall size of the deck, thus infringing on privacy to no.52.
3. The overall height of the proposed dwelling seems to appear well above the complying RL levels. The entry level RL41.70 to top of roof RL53.56 is 11.86 thus just below a 4 storey building.

Additionally, we feel that the proposed building is encroaching too close to the boundary of no.52 on the North West and are questioning why this needs to be so. We would like clarification as to what the boundary perimeters are. Any windows that encroach on privacy to either the first or second floor of no.52 we would like to request that permanent privacy screens are installed or windows to be frosted.

Kind regards
John and Maria Tsagaris