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Subject: Online Submission

21/02/2020

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RE: DA2020/0039 - 17 Kimo Street NORTH BALGOWLAH NSW 2093

The development application has not adequately addressed the loss of privacy to, and the shadow that will be cast over, the residence at 44A Condoover Street which is to the east of the applicant's property.

The Notification Map shows the adjoining properties to the applicant's site but does not show the position of each residence on the adjoining properties. The application does not show the topography of the land surrounding the applicant's property therefore the application has a material omission of material information on which to make an assessment of the impact on surrounding properties.

The applicant's development when completed will over look the residence at 44A Condoover Street. The combined result of clearing of the vegetation at the rear of the applicant's property and the installation of the pool will result in the upper level and possibly the lower level of the applicants premises having a direct line of sight into the kitchen/ living room of the residence at 44A Condoover Street and into the bedrooms at the rear of the residence. The assessor should view the building footprint at 44A Condoover in relation to the applicant's proposed development in this reagrds.

The shadow diagram is unlikely to be a true representation of the shadow cast to the east given that the topography of 44A Condoover Street is a lot lower that the proposed development. The shadow diagram appears to relates to the shadow cast over land that is near level. Due to the land to east being significantly lower, the shadow cast is likely to be a lot longer than the application would suggest. The application has not provided evidence that the shadow will not be cast over the residence at 44A.

Both of these matters have not been adequately addressed in the application. Both of these matter will result in lowering the property value of 44A Condoover Street if the development is approved in its current form.

The following statements are pointed out to the assessor.

The Applicant's document 'Environmental planning grounds' states
'The proposed development is well contained on-site and will not result in significant adverse amenity impacts on adjoining properties.'

This statement is baseless. The loss of privacy mentioned above will significantly impact 44A Condoover Street. The shadow that the finished development will likely cast is significant.

The 'Environmental planning grounds' document also states 'The proposed height

encroachment does not result in any significant view loss, loss of privacy or overshadowing in the context of the site. The height and scale of the development is typical within the residential context.'

These statements are baseless. The loss of privacy mentioned above will have significantly impact 44A Condoover Street. The shadow that the finished development will likely cast is significant. The applicant's development exceed the building height guidelines and this is not 'typical within the residential context'.

My comments should be treated as an objection to development approval based on loss of privacy, the inaccurate shadow cast diagram and the resulting loss of property value the will result without these matters being address.