
Sent: 17/02/2020 6:29:15 PM
Subject: Online Submission

17/02/2020

MRS Lydia Gibbs
2 / 30 New ST
Balgowlah NSW 2093
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RE: DA2020/0062 - 1 Kareema Street BALGOWLAH NSW 2093

Dear Mr. Prosser,

RE: DA2020/0062

1 Kareema Street, Balgowlah

Whilst my address is New Street West, my townhouse faces Kareema Street and my property is neighbour to the above address.

I have studied the plans submitted by Mr. & Mrs. Downey and I have concerns re the shadow drawings. It would appear that I will have extensive shade in my courtyard from 9am to 3pm during most of the winter months.

My other concern, after reading the plans, is the height of the roof. There are two roof levels; the rear single storey roof is at 12degree pitch and the front, two storey roof is at 22.5degree pitch, which makes it much higher than the existing dwelling. The roof ridge runs East/West in the proposed plans and is extending further out than the existing roof and it will be covering a front verandah.

On page 4 (DA04) of the plan, Drawing 5 - there is a broken blue line stating "8.5m Max Building Height" with the proposed roof line clearly above this.

My last concern is re all the windows facing south plus the enclosed balcony/terrace, all overlooking my property.

I would appreciate the opportunity to have a discussion re my above concerns.

Regards,

Lydia Gibbs