
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 5/11/2024 5:01:09 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

05/11/2024

MRS Jane Robertson
20 Willawa Street ST
Balgowlah Heights NSW 2093
[REDACTED]

RE: DA2024/1427 - 14 Bareena Drive BALGOWLAH HEIGHTS NSW 2093

5th November 2024

Dear Sir/Madam

Re: Notice of Proposed Development

Application No. DA2024/1427
Address: Lot 4 Sec 56 DP 758044, 14 Bareena Drive, Balgowlah Heights
Description: Alterations and additions to a dwelling house
Council Letter dated: 25 October 2024
Received by us by post: 30 October 2024

We are writing to set out an issue of concern in relation to the proposed development for Council's consideration.

Issue of Concern: Significant intrusion on our privacy

Having inspected the DA plans and read the accompanying information, we are very concerned that the proposed development will create a new, imposing line of sight into our property, with consequential significant loss of our privacy.

Specifically, this new line of sight runs from the proposed new family room on the proposed first floor, southward through new window W09 (Drawing No. A305 refers).

Further and specifically, this new line of sight runs directly into our home, ie into our bedroom, into our kitchen and into our main living area.

We find this new line of sight and its consequent intrusion on our privacy to be imposing, given the proposed location of the new first floor family room, being as it is hard up against the new window W09, and moreover that window being floor to ceiling and wall to wall.

We note the mitigating effect of our neighbour's rear hedge (which the DA states will be retained), but when that hedge is trimmed (as it has been in the past), that mitigating effect

will be lost.

2. Our concern is shared with our other rear neighbour

The rear boundary of our property adjoins both 14 Bareena Drive (ie the DA applicant) and 15 Bareena Drive (our rear neighbour with shared concerns).

We have met with our neighbours at 15 Bareena Drive and identified that we share this concern regarding loss of privacy as described above.

Together we formulated several potential changes to the DA design to discuss with the DA applicant.

3. Potential changes to the DA design

We identified two potential design changes which would mitigate somewhat (but not completely) our concerns about privacy:

3.1 Move the proposed family room to the north of the proposed new first floor adjacent to window W18, AND move the proposed void to the south adjacent to window W09 (ie in simple terms flip the family room and the void). This change would at least create a set back between the family room and south-facing W09. We also perceived a potential benefit to the applicant in so far as the family room would, under this change, enjoy an uninterrupted view to the north.

3.2 Reduce the area of window W09, for example by returning (or wrapping) the external corners of the external west and east walls for say 1 metre across the south face.

4. Discussion with Applicant at 14 Bareena Drive

On Sunday 3rd November 2024, I together with my neighbour at 15 Bareena Drive met with the DA applicant to discuss our concerns and also to discuss the possible design changes described above.

The applicant acknowledged our concerns. Interestingly and encouragingly he said that in fact he prefers to have the family room located at the north (at window W18) and the void located to the south (at window W09), but had been dissuaded by his designer.

He was also open to consideration of reducing the area of window W09.

The applicant undertook to discuss our concerns and our suggestions with his designer and get back to us.

In closing, we acknowledge the quality of the applicant's overall design and we understand Council's need to balance legitimate concerns with reasonable development rights.

We have owned our property since 1996. The proposed design creates an entirely new line of

sight, with a consequential significant intrusion on our privacy that we find imposing, being directly into our bedroom, kitchen and main living area.

Accordingly, we seek amendments to the design to mitigate those impacts.

Yours faithfully,

David and Jane Robertson
20 Willawa Street
Balgowlah Heights