

3rd February 2025

Northern Beaches Council
Development Advisory Service Team
PO BOX 82, Manly NSW 1655

HAS
STUDIO

**In regards to Council's Request for Additional Information email dated 16th January 2025 –
14 Bareena Drive, Balgowlah Heights, NSW 2093**

Dear Council,
See below the following responses to your email;

PRIVACY IMPACT

Concerns have been raised regarding the view lines from the Ground Floor Dining Room (via window W01) and, more significantly, from the First Floor Family Room through window W09. The primary issue relates to direct sightlines into the portion of the rearyard closest to the dwelling on the adjoining site to the west. To address this, it is recommended that appropriate screening measures be implemented to mitigate this privacy concern.

- Existing Ground Floor Dining room; proposed feature wall nibs further extended by 600mm to improve visual privacy to neighbouring property – No 15 Bareena Drive.
- Proposed First Floor Family room; proposed feature wall nibs follows the above amendments

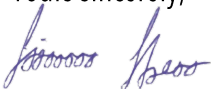
WEST-FACING WINDOW IN RUMPUS ROOM

During our discussion, I overlooked mentioning that the west-facing window adjoining the rumpus room has not been identified on the plans or the BASIX Certificate. I note this omission in Drawing No. A304. Please ensure that the plans and BASIX Certificate are updated accordingly. If this amendment is not made, I will need to include a condition to have this window deleted.

- Proposed Ground Floor Rumpus room; graphic error updated to show window (W21), respective BASIX report updated accordingly to include window

Further information and amendments have been provided to satisfy council request.

Yours sincerely,



Simon Shen
Director