
Sent: 13/01/2018 11:43:45 AM
Subject: Online Submission

13/01/2018

MRS Greer Couston
25 Beatty Street ST
Balgowlah Hts NSW 2093

RE: Mod2017/0316 - 26 Beatty Street BALGOWLAH HEIGHTS NSW 2093

Attention: Mr Benjamin Price

The subject property is across the road from, and to the east of, our home.

Privacy:

We are troubled by the impact on our privacy and amenity. The rooftop balcony will look directly into our home, particularly our everyday living/dining areas, lounge room and bedrooms.

Obstruction of views:

This modification is to allow a rooftop balcony.

Its use would necessarily or likely involve outdoor furniture, umbrellas or sunshade/shadecloth coverings, etc.

This would further block our outlook and view lines.

The prospect of a large waterfront building further impeding other residents' outlooks does not appear to be consistent with a policy of "view sharing".

(We do not believe that Council should consider approving this rooftop balcony subject to conditions as to furnishings and use. Council is not really in a position, practically, to be expected to police furnishings and use).

Neighbourhood Amenity:

A rooftop balcony is not consistent with the surrounding neighbourhood. It is not a usual feature of this residential area.

Overdevelopment:

The proposal, in substance, adds an additional hard living space to an already substantial building. In effect, it adds a further living "floor" to an existing multi storey building.

Noise:

We would request council to take noise matters into consideration, especially noting that sound carries from open outdoor spaces. Noise originating from the rooftop balcony would be readily

heard from our place.

We OBJECT to this proposed development modification No. Mod2017/0316.

Would you please also tell us how the floor space ratios for that site have been calculated. We had understood that Council insisted that the "hard" floor area of a new building could not exceed a particular site ratio. The building plus this roof top balcony appear to be very large.