
Sent: 8/07/2020 11:25:01 PM
Subject: DA2020/0676 - Lot 32 DP 5769 4 Dudley Street, BALGOWLAH
Attachments: DA 4 Dudley Street Balgowlah.pdf;

To whom it may concern,

Please find attached, submission for the above Development Application.

Kind Regards,

Cathy and Ian Bennett

U1 2 Dudley Street, Balgowlah
e: catherine.911b@gmail.com
m: 0402 135 442

8 July 2020

Attn: Lashta Haidari
Planner
Northern Beaches Council

RE: NOTICE OF PROPOSED DEVELOPMENT

Application No: DA2020/0676
Address: Lot 32 DP 5769 4 Dudley Street BALGOWLAH
Description: Construction of an attached dual occupancy including subdivision
Submission Close: 14 July 2020

Dear Lashta,

Following on from your letter dated 24 June 2020 I would like to express my concerns with the proposed development above, and the amenity of our property.

LACK OF SUNLIGHT/SHADOWING:

I own and reside at Unit 1, 2 Dudley Street, BALGOWLAH. My biggest and utmost concern with the DA is the TOTAL loss of sun especially over the winter months. (as per diagram on DA). Our living and back courtyard areas will be in total shadow of the proposed DA. This will make our home extremely cold and dark and could cause mould (health) issues in the cold wet months.

PRIVACY:

The other concern my husband and I have is the lack of privacy from our ensuite (clear window facing north) and master bedroom with wrap around balcony on level 1. The new DA shows a Bedroom & Bathroom, which will be directly opposite. This will impact our privacy greatly.

VIEWS:

From our living areas on the ground floor and first floor we enjoy the local vistas and warmth of a Northerly aspect. The proposed DA will take all that away. In its place will be a two storey building with no sun or sea breeze.

My other concern is, all the noise and dust and chaos in Dudley Street. Why have all this development, if Dudley Street, from No.4 down is earmarked for compulsory acquisition by Transport NSW, to facilitate the building of the Northern Beaches Tunnel ????

Finally this proposed development will definitely have an effect on the value of our property. The amenity of our property along with other residents in our building will be greatly affected.

I have attached a photo from the plans, which pertain to our property and the proposed development showing adverse over shadowing.

There is also attached a paragraph from the Town Planning Consultants, Urbanesque Planning Pty Ltd - Statement of Environmental Effects which states that first floor additions are not applicable with Compliance as new dwellings are proposed.

Our strata complex has no plans to build new dwellings at No. 2 Dudley Street, and at least 3 buildings will be adversely impacted by overshadowing, view loss and privacy issues.

I hope you can consider our concerns. We welcome you to come and visit our property so you can see first hand, why we are against the proposed development.

Thank you for your consideration and we look forward to hearing from you at your convenience.

Yours sincerely,

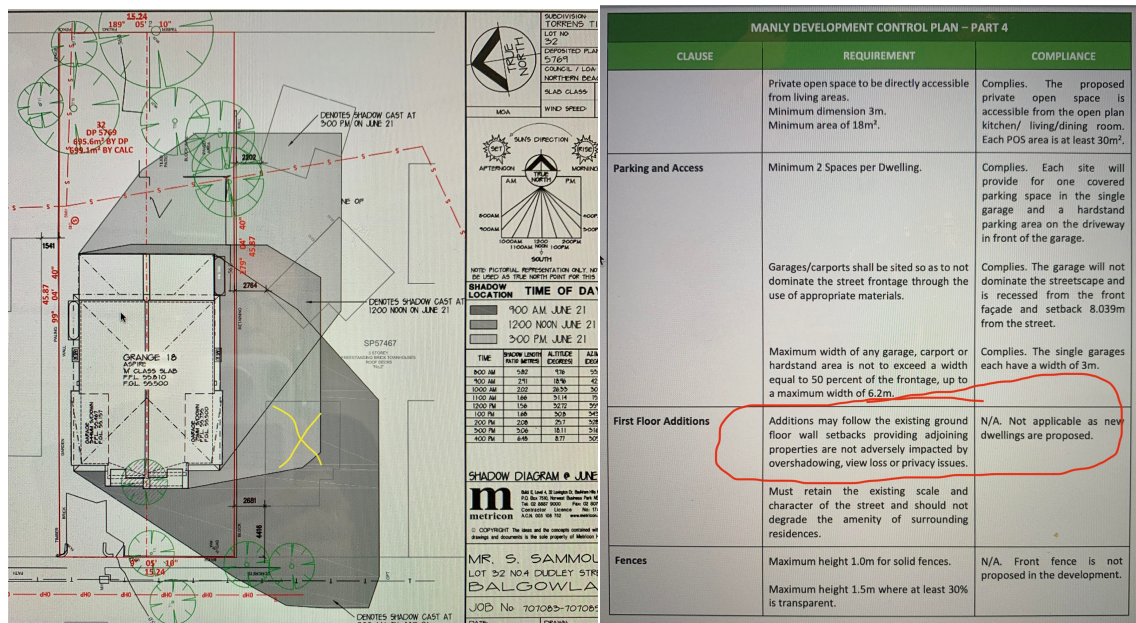
Catherine & Ian Bennett.

Unit 1, 2 Dudley Street
BALGOWLAH

E: catherine.911b@gmail.com

M: 0402 135 442

SHADOW DIAGRAM AS PER DEVELOPMENT APPLICATION & PARAGRAPH FROM ENVIRONMENTAL EFFECTS



UNIT 1, 2 DUDLEY STREET, WILL GET NO SUNLIGHT IN THE LIVING AREAS OF THE HOUSE OR COURTYARD AT ALL DURING WINTER. AS PER DIAGRAM. UNIT 4 WILL LOSE SUN FROM MIDDAY ONWARDS AND UNIT 5 WILL LOSE ALL AFTERNOON SUN FROM 3PM.

PHOTO'S OF SUN COMING IN, TO UNIT 1, 2 DUDLEY STREET AT PRESENT.



This is our indoor living area on a winter's morning. The sun would be blanketed by the proposed development.

Photo taken Saturday 4th July 2020 9.39am

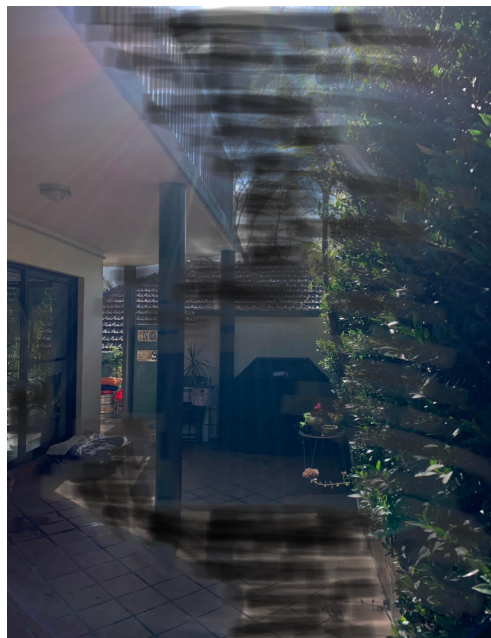


Indoor living area.
It catches the winter warmth and sun.
We would look straight across to proposed building and lose our sun and skyline.
Photo taken 4th July 2020 9.39am



Outdoor area. Great winter sunshine. We would lose all sun and sky views due to adverse shadowing from proposed development.

Photo taken 8th July 2020 11.49am



The shadowing will take the sun away and it will be dark and cold in our living and outdoor area.

