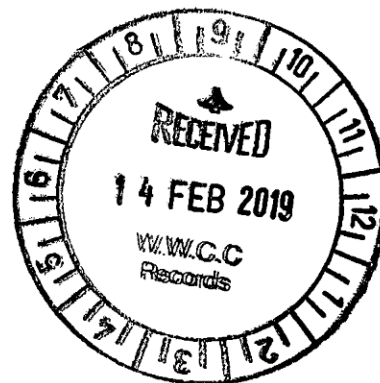


Attention: Lani Hudson
Wagga Wagga City Council
Cnr Baylis & Morrow Streets
Wagga Wagga NSW 2650



RE: Application No: DA18/0610

Dear Ms Hudson,

The purpose of this letter is to comment on the proposal for a garage and secondary dwelling at 17 Fox St. We are [REDACTED] of the proposed garage and secondary dwelling.

Having consulted the Development Plan 2010 Section 3.3.2 – secondary dwellings on rear lanes - we note the plan is silent with respect to balconies in loft additions.

However we draw your attention to the following:

C2 - Any residential or habitable accommodation is to be above the footprint of the ground floor garage.

C3-The residential or habitable accommodation is to be in the form of a loft addition set into the roof space.

We are concerned the balcony as proposed protrudes beyond the roof space and extends beyond the footprint of the ground floor garage. As such we question whether it complies with controls C2 and C3.

Our objections are as follows:

- Plans for the proposed two-story dwelling include a balcony which will provide [REDACTED]
- We are concerned about protecting our privacy. The sight lines of the proposed balcony look [REDACTED]
- While we note a timber privacy screen on the proposed plans we are concerned that the balcony is sufficiently wide to allow almost full views of the [REDACTED]
- Our request is that the balcony is removed from the plans altogether.
- Alternatives to the removal of the balcony could be the extension of the privacy screen to entirely screen the views from the balcony [REDACTED] or set back the balcony to significantly minimise the line of sight.
- In addition, we request that a survey is undertaken on the land to establish the exact site boundary. We are doubtful that the current garage sits exactly on the boundary, yet it is reflected as such in the proposed plans. Given the relatively small block sizes and the height and scale of the proposed garage it is our preference that the garage is set back and not sited exactly on the site boundary at '0' as is proposed.

We are happy to discuss this further. Please call us on [REDACTED] should you need to contact us.

Yours sincerely,

[REDACTED]

From: [REDACTED]
Sent: Tue, 24 Mar 2020 13:22:14 +1100
To: City of Wagga Wagga
Subject: FW: Attention : Lani Hudson DA 20/0009 Submission
Attachments: DA 20 0009.docx

Dear Ms Hudson,

Please find attached our original submission letter regarding our concerns of this development, as
[REDACTED]

We have viewed the amended plans, and still have the same privacy and shading concerns.

Our privacy concerns are related to the upstairs windows of the garage/granny flat. These windows are facing [REDACTED] and a person at 21 Fox St, could easily look [REDACTED]
[REDACTED] particularly in winter, when the deciduous trees have all lost their leaves. We find this a significant invasion of privacy, and would at least expect screening to be installed over their windows on the upper level to prevent this.

We request a site meeting at our residence at [REDACTED] so the impact can be discussed in detail, suggestions can be made to alleviate the privacy issue, before and plans are approved of this development.

Please feel free to contact us on [REDACTED] to arrange a meeting time as soon as possible

Regards

[REDACTED]