
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 5/12/2023 6:24:10 PM
To: DA Submission Mailbox
Subject: TRIMMED Onli e Submi ion

05/12/2023

MR Ian Church
4 4 Allworth Drive DR
Davidson NSW 2085
[REDACTED]

RE: DA2023/1703 7 Sir Thomas Mitchell Drive DAVIDSON NSW 2085

Dear Clare,

We are the owners and occupiers of the property 4 Allworth Drive, Davidson which is at the rear boundary of 7 Sir Thomas Mitchell Drive and we wish to raise some concerns on the above development application

SHADOW CAST

We have solar pool heating on our building which is closest to the rear boundary of 7 Sir Thomas Mitchell We believe the morning sun will shade and affect our solar pool heating but we are unable to determine any length of the shadow from the drawings. The roof structure containing our solar heating is approximately 3 0metres from the rear boundary fence at it's nearest point and we believe it will cast shadow on the pool heating.

PRIVACY

Whilst the present elevation overlooks our house we understand the proposed new structure is set much closer to the rear boundary and may overlook into the most rear bedroom. This room is the same part of the structure where the solar pool heating is installed on the roof so it is 3.0-3.5 metres from the rear boundary fence. Can you please confirm it is within the applicable requirements

DILAPIDATION SURVEY

Dilapidation surveys have been recommended prior to commencement of demolition and excavation given that substantial rock hammering will be required for the excavation Can you please confirm that a Dilapidation survey of our property will actually be made a requirement of the development approval and that we will receive a copy of it

Rgds
Ian Church