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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

05/02/2024

MR Neil Bennett
- 47 Forest WAY
Frenchs Forest NSW 2086
[REDACTED]

RE: DA2023/1783 - 49 Forest Way FRENCHS FOREST NSW 2086

I am very concerned about the set back to our boundary fence.
The setback on the plans show 925mm from the boundary but do not show the eve dimension. My estimate is the eve will be less than 300mm from the boundary and the height of the roof at 2700mm plus the slope of the block from this point will be greater than 1m. This means we will have an eve 300mm from the boundary fence with an eve height of approx. 3700mm above ground level on the lower side.. Currently there is a 1.8m high boundary fence so the eve line will be around 2m above the existing fence. I notice one of the requirements is to grow shrubs along this fence line. Simply there is no room or light to grow anything when there is less than 300mm clear space.

This creates 2 concerns,

1/ the overshadowing of our yard will be considerable. I notice the shadow lines on the DA do not show our house and effect in the morning and do not reflect the increased effect on our yard. I believe this is a gross miss representation.

2/ The wall in question has a bedroom window that will look directly over our back yard disregarding privacy for both properties. I believe this current application will be overbearing on our property and request that the setback adjoining our property is increased to compensate for the sloping nature of the block.