
From: Kylie Reynolds
Sent: 28/02/2025 9:40:02 PM
To: Council Northernbeaches Mailbox
Subject: URGENT Attn Claire Ryan - Submission regarding DA2024/1832 – Lot 13
DP11055 90 Harbord Road, Freshwater – direct neighbour
Attachments: 90 harbord rd DA.docx;

Dear Claire

It appears my email didn't include all the photos so please refer to the attachment.

Warm regards
Kylie Reynolds

Attn Claire Ryan - URGENT Submission regarding DA2024/1832 – Lot 13 DP11055 90 Harbord Road, Freshwater – direct neighbour

Thank you for the opportunity to raise concerns regarding the above development application for my neighbour's property. I have only recently been made aware of this DA hence the late email. The following is provided on a without prejudice basis.

The [Statement of Environmental Effects](#) contains many references (or similar) stating –

- the proposed works will not have an adverse impact on adjoining properties
- no privacy impacts to the neighbours / minimise the visual impact of development when viewed from adjoining properties
- minimise any significant loss of or disruption of views
- development does not become visually dominant by virtue of its height and bulk
- loss of solar access
- ensure development is generally beneath the existing tree canopy level
- create a sense of openness

The writer states - “As a result of this, the proposed alterations and additions will not further exacerbate any privacy or amenity issues to adjoining neighbours with a design that will retain adequate light, solar access and privacy to adjoining buildings.”

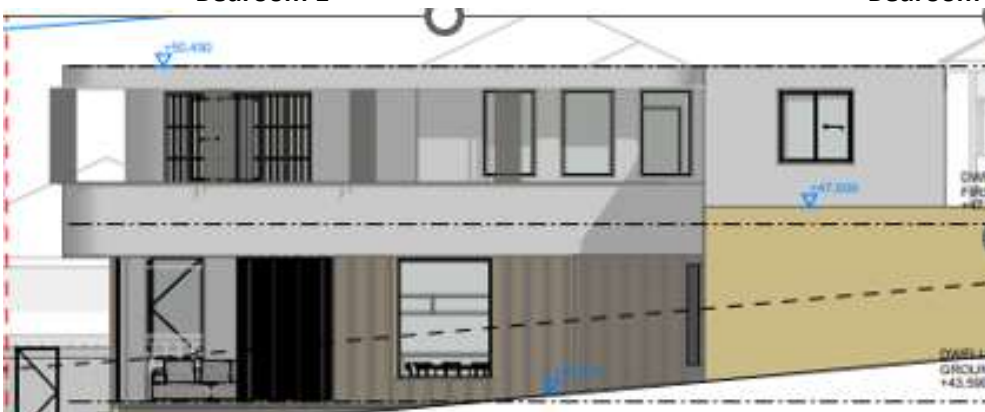
I live on the first floor of the northern building at 92 Harbord Road and believe my unit and lifestyle (and the unit directly above me) will be negatively impacted on all of the above points. I purchased my unit in 2001, choosing it primarily for the sense of openness, greenness and space when looking out my windows. I particularly appreciate the brightness and light in my rooms which benefit from cooling sea and southerly breezes. From the windows of my two bedrooms no building is currently visible at 90 Harbord Road which affords me a great deal of privacy and sense of safety. The first visible buildings are on the southern side of Wyndora Avenue, beyond an open view of trees and my neighbour's swimming pool.



Bedroom 1



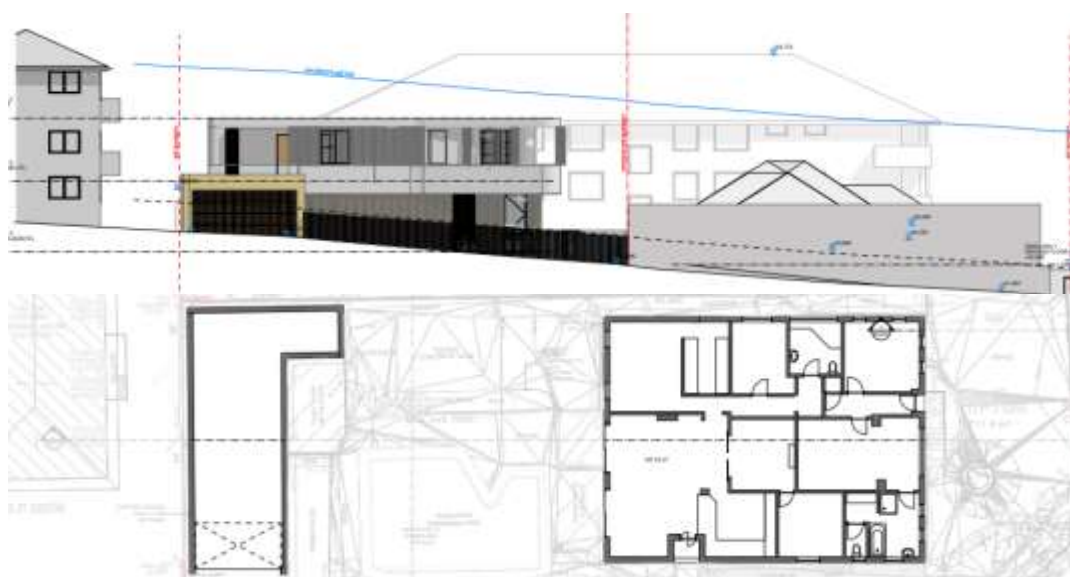
Bedroom 2



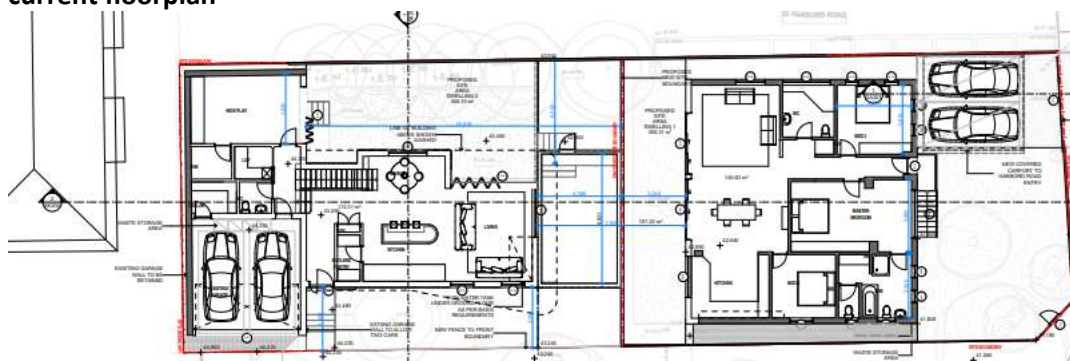
new building replacing open space

If approved, the proposed 2 level building will remove and/or obstruct my current view, taking up nearly all of the open space in the photos above to a height considerably higher than the tree in the foreground. I will be looking into the owner's master bedroom, living rooms as well as a large wraparound balcony. They will be able to see directly into both of my bedrooms and bathroom. Currently no-one in our apartment block or the owners of 90 Harbord Rd can see into each other's indoor living spaces. This significant loss of open space I value highly will certainly affect the value and saleability of my property.

As my bedrooms, bathroom and laundry are south facing they don't get direct sunlight and rely on daylight from the current openness to remain bright and light. The proposed two level building will significantly reduce this light - according to image below from the [Plans - Preliminary Engineering](#) document the building height will be in line with the top of the second floor of my apartment block. Cooling by the sea breeze usually coming from the south will similarly be affected - currently I don't need to use fans or air-conditioning and would rather not incur this environmental change or expense. As the back rooms of the existing house are proposed to be demolished, the second building will begin where the current building ends (see below). My first bedroom is the bottom window in the image below in the gap between buildings and the rest of my unit is obscured heading westwards. The proposed small amount of space between the buildings has a very large tree on the verge in front of the image below, further increasing light and breeze loss.



current floorplan



Proposed floorplan



large tree in background

The view from my balcony will similarly result in a loss of light, breeze, openness and pleasing tree views from the proposed additional floor above the existing structure and new building. The view looking from the wraparound section of my balcony will be obstructed similarly to my bedrooms.



View looking south



view looking south east

I note the artist's impression shows my apartment block in between the two proposed buildings, however the eight affected windows of my apartment and the one above haven't been included.



The grassed area along the northern boundary looks reasonably large in the plans, however on closer inspection it's 4m wide including boundary trees which will not provide the level of privacy and space suggested in the document.



The construction of a driveway will result in the loss of one parking space on Harbord Rd. These spaces are highly sought after by the residents of my apartment block and the block across the road as there are limited spaces north due to bus stops on both sides of the road, the petrol station and shops.

I can see the concerns of loss of light, breeze, sense of space and privacy for the residents of 159 Wyndora Ave situated to the west of 90 Harbord Rd as outlined by Mark Taylor (photos attached from their stairwell on the first and second floors). The impacted units are to the right of the photos.



I hope this submission assists in finding a solution that is fair and equitable to all. I'm happy to be contacted by Council for further information. Please do not make my contact details publicly available.

Warm regards
Kylie Reynolds