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Sent: 15/04/2023 1:26:26 PM
To: DA Submission Mailbox
Subject: Online Submission

15/04/2023

MR DAVID GREENWOOD
91 Blackbutts RD
Frenchs Forest NSW 2086
[REDACTED]

RE: DA2023/0304 - 87 Blackbutts Road FRENCHS FOREST NSW 2086

Dear Mr Duncan,

We are writing to express our strong objection to the proposed development application DA 2023/0304 at 85 - 87 Blackbutts Road, Frenchs Forest.

We are the neighbours on the western side of the proposed development. We purchased our home at 91 Blackbutts Road, Frenchs Forest in August 2022.

In documents attached to this DA, our house is alternatively referred to as number 91 and number 89.

IMPACT ON OUR PRIVACY AND SECURITY

"The proposal demonstrates that the site area can physically accommodate the footprint, intensity and scale of the proposed development without having any unreasonable or excessive physical impacts on the neighbouring properties or the streetscape quality."

Our objection to the proposed development is related to the impact on our right to privacy and the enjoyment of both our indoor areas and our outdoor entertaining space. Our very private outdoor space is where we spend most of our time and is the primary reason we purchased this home last year. The proposed new build will see this outdoor area overlooked by at least two of the new build's bedroom windows. This will have an unreasonable impact on the way in which we use this outdoor space due to a real, and perceived, lack of privacy. Furthermore, the sense of security that we currently enjoy will be gone once we know that people are able to overlook our entire outdoor area and into indoor areas of our home.

LAND SIZE

"The proposed site size exception will have an insignificant impact in terms of its physical effects on adjoining land in the areas of shadowing, privacy, bulk, scale and view impacts."

For the reasons stated above, we strongly disagree that the proposed site size exception will have an insignificant impact in terms of privacy.

We believe that there is a valid reason for a minimum land size of 1 000 sqm for a development of this type. Amongst other reasons, it gives developers an opportunity to design

the building in such a way that the impact on neighbours is minimised.

We strongly object to this development receiving an exemption to this minimum land requirement as we do not believe that the developer has been able to propose a development that considers the significant and life-changing privacy impacts on us.

PROPOSED SOLUTIONS

We propose that at a minimum:

- the bedroom windows of dwellings 3 and 4 be relocated to the southern or northern bedroom walls, rather than the western wall that overlooks our pool, entertaining and indoor living area.
- the developer be responsible for ensuring that landscaping is such that mature trees obstruct the view between the bedroom windows and our outdoor space.

BOUNDARY FENCE

We would like clarification regarding the fence that we assume will need to be erected between our home and the new development:

- What sections of the existing fence will be removed and replaced, if any?
- How long will the process of removal and replacement take?
- Do we get a say in the product used in the new fence?
- Do we get a say in how the fence looks on our side?

CONCLUSION

Mr Duncan, we don't oppose development in general, however, we genuinely believe that the proposed development would have a serious, negative impact on the quality of life of our family and the resale value of our property. The loss of privacy and intrusion into our daily lives would make it impossible to enjoy our backyard and pool area which we have invested significant time and money into creating.

We respectfully urge the council to please consider our concerns in relation to privacy and the peaceful enjoyment of our own home when assessing this DA and ask that you ensure that appropriate measures are in place to mitigate the negative impacts on our right to privacy.

Would it be possible for you to visit our home so that we could show you the significant impact this development would have on us? Once you were in our backyard, it would become very clear that the impact will be significant and devastating.

Yours sincerely,
David and Jill Greenwood

[REDACTED]