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To: DA Submission Mailbox
Subject: Online Submission

24/02/2025

MR Arnaud Philippe
2 Ashton AVE
Forestville, NSW NSW 2087
[REDACTED]

RE: DA2025/0037 - 41 Ferguson Street FORESTVILLE NSW 2087

Dear Thomas,

Thank you again for your time and the clarity you provided over the phone last week. In line with our conversation, we would like to raise a few queries and ask that the Council carefully considers the long-term impact on our living spaces, with a particular focus on privacy, shading and noise:

1- Windows W27, W28 and W29 on the first floor will face our property. We believe that privacy into our living spaces will be impacted, into our bedrooms and our lounge / rumpus on Level 1, and our lounge and dining rooms on ground floor. Can we consider some privacy device (obscured glass, or privacy screens) installed on these windows to maintain privacy? We also note that Bedroom 3 (unit 1) already benefits natural light through a large South East facing window (W26).

2- I understand from our conversation that Window W30 might be too far to consider a privacy device. Though please consider that W30 aligns for a direct outlook on our dining table through our large sliding door in the North West corner of our house. Our concern in losing privacy from that window remains. Also noting that Bedroom 3 (unit 2) already benefits natural light through a large North-West facing window (W31) on Ashton Avenue.

3- We understand that we will partially lose access to sunlight, in particular during winter, due to the proposed height of the development. The loss of sunlight will impact our living spaces in the ground floor. Can we consider that the loss of sunlight is not made worse with the proposed screen planting along the rear boundary that could grow higher than 2m in height.

4- It appears from the drawings that the pools equipment's are positioned adjacent to the rear boundary, approximately 4m away from our large sliding door. We are concerned that the propose location for these pool filters will increase the noise levels into our living areas and bedrooms. Can we consider the repositioning of these pool filters? alternatively an efficient acoustic box would be required?

5- We could not find on the drawing any evidence of outdoor air-conditioning units. Will there be any? If yes how far from our windows are they proposed. Concerns over noise levels remain.

6- We could not find on the drawing any details on the proposed lighting to the patios and turfed courtyard areas. We trust that the proposed development will propose a lighting layout that do not spill onto our property.

We trust that the Council will take these comments into account when assessing the application and consider whether modifications to the design can be made to mitigate these potential impacts on our property.

