
Sent: 22/06/2020 10:45:31 AM

Subject: DA 2020/0543

Attachments: E99751AF-3A97-45E2-A7C0-8EE1A22C251F.jpeg; 4A3EAF60-C7DA-476E-8BEC-9AD25128DC58.jpeg; 50C7FD61-CD47-45B3-9B8A-E22F7E5D1435.jpeg;

In addition to my submission regarding DA 2020/0543 I'd like to add some photos showing how comprehensively the overshadowing of the proposed building will ruin our ability to use the favoured North end of our property.

The current DA is without any regard for our basic amenities of light and breeze as well as the visual and financial Impact of building a high commercial building next to a residential lot. It's not in keeping with the street front setbacks in Dowling Street which is 6.7 m for our home.

As I said in the submission, even at noon in winter, the proposed building will over shadow the complete width of our property and for a length of 18 metres or 1/3 of our property. And in the mornings and evening, it will overshadow even more of our land, our lounge room and our rooftop solar panels.

The prized North garden area will become a cold dark miserable area unable to grow plants or enjoy as humans.

I may as well concrete over 1/3 of my property as the northern area is flat and collects the rain fall runoff from the rest of the property. It will turn into a dark bog.

Anyway here's the photos.

The first photo shows a 9 metre telegraph pole and how imposing an 11 metre high wall will be. Even with the 2 metre setback.

The second photo shows how long a shadow is cast by an 11 metre wall across our property at midday. So the most we can hope for for 1/2 the year is no direct light in that garden and ground floor at that end. Mornings and afternoons are even worse.

The third photo shows how inappropriate the scale of the building is. The man next to the pole is 6 ft, the pole is almost

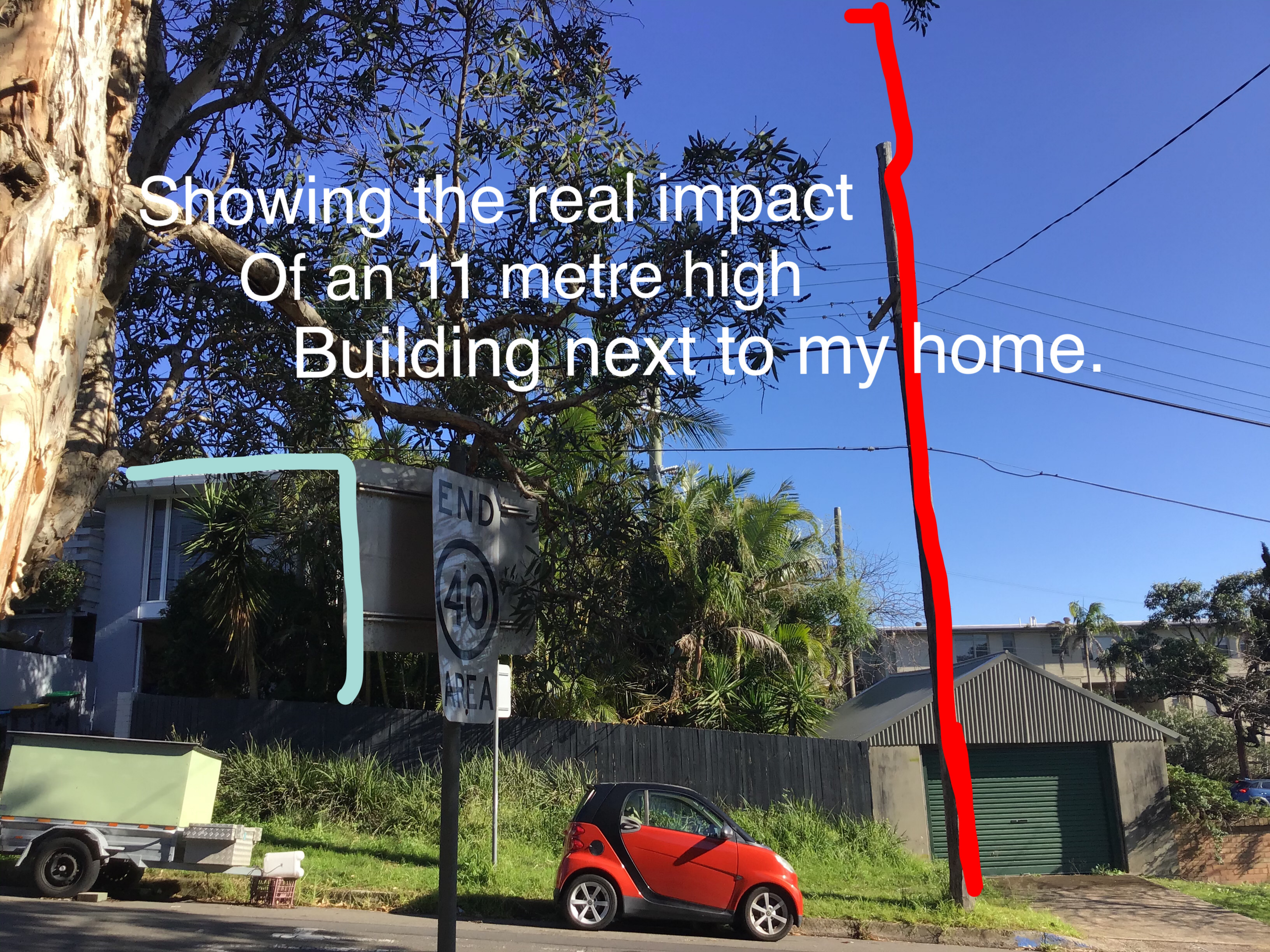
exactly where the building will be. I know the developer only wants to make as much money as he can but it's so big and lacking in connection with the Village area.

Even at 3 storeys it'll still be hideous and create lots of traffic problems but there's no reason such a landmark position should have any exemptions when it's going to have such a detrimental impact on us, our home and the community feel of the Village. It's not Dee Why.

I hope you can keep the development within the guidelines please.

Regards, Brett McPherson-Smith.

Showing the real impact
Of an 11 metre high
Building next to my home.





Noon overshadowing of my north garden and 1/2 my home.

Noon shadow from 9 metre pole.
18 metres across my property.

