

From: [Craig Bailey](#)
To: [Council Mailbox](#)
Cc: [Naomi Bailey](#)
Subject: Development Assessment - Re DA2019/0360 (Lot 19, DP 29148 - 17 Gilbert Place Frenchs Forest)
SUBMISSION
Date: Sunday, 28 April 2019 6:55:16 PM
Importance: High

To the attention of - Development Assessment,

I am sending this as an email as submissions are currently unavailable online with regard to proposal DA2019/0360 - Address : 17 Gilbert Place, Frenchs Forest.

I am the direct neighbour at 18 Gilbert Place and I have the following submission regarding the aforementioned DA.

We have a single story property and this proposal, with its new double story plan and larger footprint will now effect our property in the ways outlined below.

1. Natural sunlight & overshadowing (refer plan Shadow @June: 2C)

The aspect of both properties means that the sun always casts from the northern side of 17 Gilbert Place onto our property, on its southern side. As it stands our property only receives shadow from our roofline late in the day.

Based on the shadow diagrams provided within the neighbouring property's DA plans, the new build will cast great shadow and reduce the natural sunlight into our backyard and outdoor living spaces. The plan indicates that our property will receive shadow across our front porch and windows between 11am-2pm which is currently in full sunlight. It also reflects that our backyard will increase in shadow by approx 50% during midday and 3pm, currently our yard is in sunlight until mid afternoon before slowly shadowing in full as the sun disappears behind our own roofline. The shadowing will directly impact the natural light in the front living areas of our house and we also have concerns that the natural light we currently receive into the northern side windows and onto the house will no longer occur due to the height of the neighbouring building increasing substantially and the proximity of the wall positioning. This will dramatically affect our living spaces from a health and well being perspective.

Referring to the Shadow@June 2C plan further detail/clarification is required:

- a. The compass appears to be incorrectly positioned which we think may not reflect the shadow diagrams correctly
- b. The dark grey shadow indication has no label so it is not clear as what this relates to, we we request further detail.

2. Privacy

The elevation plans provided indicate two windows on the the 2nd storey level, on the southern side of the neighbouring property that will directly overlook our backyard and pool. We request that these windows are positioned at a high-level for intake of natural light purposes only or treated with a privacy film to avoid direct visibility into our property.

3. Boundary set back

Front boundary

The proposed property footprint starts approximately 3-5m closer to the boundary than the existing property and is less than the average of the 2 adjacent properties. Seeking further clarification on council regulations.

Side boundary

The proposed property building side setback is shown at 1000mm from the party fence, we have windows on the northern wall of our house and have concerns with no longer receiving natural light due to the two storey

height and close proximity of the neighbouring wall. Seeking further clarification on council regulations.

Overall, whilst we understand that a new property would be built on this plot we are very concerned at the height of it and particularly how much of a shadow it will cast on our property and most importantly the spaces we use and live in every day.

We would like the opportunity to meet with one of your town planners to discuss our concerns and to make sure we are not being impacted unfairly.

We look forward to your confirmation of receipt of this email and prompt response in the knowledge that submissions close on the 8th May 2019.

Kind regards,
Craig & Naomi Bailey

18 Gilbert Place
French Forest NSW 2086