
Sent: 16/03/2021 2:20:11 PM
Subject: Additional Submission of Objection to 107 Frenchs Forest Road/ DA2012/0129
Attachments: Addendum to 107 Objection.docx;

Attention David Auster:

Please find attached additional comments regarding my objection to 107 Frenchs Forest Road, addressing the "Roof Ridge" height and Landscape Plan.

Thank you again for your consideration in this matter.

Regards,

Kevin Sullivan
78 Macmillan Street, Seaforth

16 March 2021

ADDENDUM TO MY SUBMISSION OF OBJECTION TO THE DEVELOPMENT OF 107 FRENCHS FOREST ROAD/ DA2021/0129

1. ROOF RIDGE

I refer to Sheet 5-12 of the dwelling diagram showing a Roof Ridge of 92.245. My previous submission states objection to loss of privacy, loss of sunlight and size of the proposed dwelling for the reduced size of the lot.

It is obvious that this roof ridge is the contributing factor for the increased shade areas projected for my property in the SHADE DIAGRAMS.

I object to the height of the roof ridge, as excessive in nature, and that it generates an adverse impact on the natural sunlight that I currently experience in the rear yard and living areas of my residence.

(I accept the wall height is within Council guidelines; perhaps the roof ridge can be flattened/ redesigned to minimize loss of sunlight to 78 Macmillan Street and adjoining properties.)

2. LANDSCAPE PLAN

I refer to Sheet 10/12 of the Master Set for the proposed development, LANDSCAPE PLAN.

My previous submission states a loss of privacy due to the proposed dwelling, based on the proposed size of the dwelling and the placement of upper floor windows. I make mention of the scope to install mature aged trees/ vegetation to the rear boundary thereby affording and ensuring privacy that will be lost with this proposal.

Again, there is much discussion from the developer for providing and retaining trees to the sides and front of the development site, but there is zero indication that the rear landscape has any provision for any vegetation along the rear boundary fence, as per the submitted LANDSCAPE PLAN.

Is this an oversight or a total lack of a plan to address the loss of privacy and outlook at 78 Macmillan? Certainly, the planting of mature aged trees along the rear boundary fence, in accordance with Council recommendations, would help to restore privacy and outlook. (Perhaps the future planned submission for a swimming pool is in conflict with the issues of providing screening vegetation to restore privacy and outlook for 78 Macmillan Street?)

I object to the submitted LANDSCAPE PLAN as there is no provision for screening vegetation depicted or planned for, as a means of mitigating the loss of privacy to 78 Macmillan Street.

SUMMARY

These comments further support my objection to this development.

The proposed structure is too wide and too tall for a 362sq mtr block, in my opinion, as previously stated in my Objections of 15 March 2021.

The width will degrade the rear outlook that is currently established, the height (roof ridge) will degrade and deny sunlight and increase shadow, and there is no provision in the LANDSCAPE PLAN by the developer to retain privacy to the residents of 78 Macmillan Street.

Please add this Addendum to my previous submission of 15 March 2021.

Regards,

Kevin Sullivan

78 Macmillan Street, Seaforth