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To: DA Submission Mailbox
Subject: Online Submission

25/01/2022

MRS Jacqui Gill
1054 Barrenjoey RD
Palm Beach NSW 2108
[REDACTED]

RE: DA2021/2537 - 1056 Barrenjoey Road PALM BEACH NSW 2108

Following on from a conversation with the applicant, John Bryant Jr, I would like it noted that he has agreed that all windows on the south side will be frosted. This is not indicated on the plans. I would still like confirmation as to how these windows open or are ventilated, to ensure that if/when open, they are still not able to be seen through. This is not specified.

I also request consideration be made to the Building Envelope. Given the height of the proposed new build, as well as the close proximity to our boundary, I am concerned that should the build not be contained with the Building Envelope, the bulk and scale will severely impact our privacy and create major overshadowing issues.

Two excerpts from the Statement of Environmental Effects, by Architect J Willmore, that I would like noted and responded to are:

1). 'the increased overshadowing will be minimal to existing living areas'

I feel this is not the case because not only is one of the rooms upstairs a well-used home office, the other is a teenage girls bedroom, whom I can tell you, uses that room far more than any 'living room' in the house, so this statement is a generalisation.

2). 'Though not fully numerically compliant with landscape area, setback and building envelope controls the design takes into into consideration neighbouring dwellings with regard to access to light, ventilation, views, and bulk and scale.'

I am not entirely in agreeance with the above statement, although I do agree that there are a number of non-compliance issues. I hope that these can be rectified and/or taken into consideration.

I invite Council to attend my property to view our concerns in person.

Thank you for your time.

Kind regards

Jacqui Gill