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**Sent:** 10/12/2016 9:42:46 AM  
**Subject:** Online Submission

10/12/2016

MR Reece Reynolds  
22 The Drive DR  
Freshwater NSW 2096

**RE: Mod2016/0298 - 80 Evans Street FRESHWATER NSW 2096**

Dear Lashta,

We have a couple of questions regarding the Harbord Diggers Mod2016/0298 (DA2014/0875). We live directly opposite the Harbord Diggers and have views across the site of the ocean, Manly, and Freshwater Beach. On the surface the modification does not appear to affect us, but we would like clarification regarding the roof lights and change to building heights.

**Roof Lights**

It is not entirely clear from the applicant's documentation what style of roof lights are proposed - i.e. some roof lights/skylights lay flat against the roof, while other types protrude above the roof. While the location of the roof lights are shown on the plan view, they do not appear on the elevation drawings, so we assume they are flat, i.e. the lights will not be visible/protrude above the roof height. If this is correct, the location of the roof lights should not matter, however, if they are a style that protrudes above the roof then it raises the potential of view loss. Can you please confirm what style of roof lights the applicant is proposing to install?

**Building Height**

Elevation 2 Carrington Parade (drawing no. DA112) highlights two locations on Building C (corner Carrington Pde and Evans St.) with the comment 'PARAPET LOWERED', however this is contradicted by the levels indicated on the drawing. When compared to the corresponding elevation drawing from Mod2015/0152 the levels have actually increased - parapet level closest to Evans St. was formally 25,880 versus proposed level of 26,200; and BLG C Level 2 RL was formally 25,500 versus proposed 25,620. Can you please seek clarification from the applicant as to whether the proposed new height is an increase (as indicated by the levels) or decrease (as stated in comments)?

Further to the issue of building heights, while not explicitly stated, there are a number of levels that have increased between Mod2015/0152 and Mod2016/0298. For example, Elevation 2 Carrington Parade (drawing no. DA112) Building A (corner Carrington Pde and Lumsdaine Drive) BLG A Level 3 RL was 30,725 but the current drawing now shows the RL as 30,820.

Any change to the building envelope (be that height increase or re-location of overruns) may have a detrimental impact on views from neighbouring properties, in which case a revised view analysis should be conducted.

Kind regards,  
Reece & Johanna Reynolds