
Sent: 20/03/2019 12:40:07 PM
Subject: Online Submission

20/03/2019

MR Nicole England
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RE: DA2019/0195 - 54 Irrubel Road NEWPORT NSW 2106

We have received and reviewed the plans for the development application for 54 Irrubel Road next door to our property.

Our primary concern is that it faces directly on to our yard and subsequently could have a large impact on how we can use our property. We were not apposed to our neighbours building an office at the rear of their land but we always assumed that the outdoor area, large windows and entry would face their house/backyard, their deck would have privacy screens and there would be planting on either side.

We have lived here for sixteen years and bought our property specifically for the privacy, outlook, large backyard and the future possibility of being able to also put something up the back if we chose to. My concern is if the property directly faces ours instead of theirs, the granny flat's outlook from large windows, deck and entry will become our backyard for them or anyone that may live there in the future. This will impact our privacy when we are in the rear of our property, lights for people to enter and exit at night will shine on our yard, and if we choose to ever build we will block and over shadow their private space. I have phoned the council to get clarity on this to avoid future problems on how this could impact us and them. I was told that any subsequent developments orientated with the deck on the side could effect what we do because our building would over shadow their private open space/deck if we choose to put something up there.

We have approached the neighbours with our concerns and they have assured us that they will be planting large trees and shrubs on the west side as none has been planted as of yet, but with the smaller setback on our side as proposed on the plans especially around the entry area I don't know how there will be any room on their side to plant these large trees and shrubs that would be needed to give us privacy and block noise from an entry way and deck. Currently there is also no clear boundary line as the pegs have fallen out and things have already been built on our side because it is hard to define where the property line is up there. This concerns us as the setback is already so small on the West side that in order to have a clear boundary line and to make our backyard seperate to their development and outlook there would need to be a fence installed otherwise we will feel like we are encroaching on their private outdoor space and looking right in on them when we are in our backyard.

On a side note our other concern was where the sewage and storm water pipes will go. I have been advised their have been no drawings submitted and that this is part of the CC but I would like to put on record that we do not want any pipes especially sewage pipes running above ground for us to see or hear from our backyard.

If you have any suggestions on how we can minimise these concerns so everyone can be

comfortable with the outcome that would be appreciated.

Sincerely,

Geoff and Nicole