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**Sent:** 8/02/2021 10:38:25 AM  
**Subject:** Online Submission

08/02/2021

MR Peter Kelaher  
- 53 Surfers PDE  
Freshwater NSW 2096  
peter@pkproperty.com.au

**RE: DA2021/0007 - 55 Surfers Parade FRESHWATER NSW 2096**

Attention: Council Planning Officer: Dated 8.2.21  
DA Application No: DA 2021/0007  
Address: 55 Surfers Parade, Freshwater.

Dear Penny

We are the owner's of No 53 Surfers Parade, Freshwater to the east of the subject site.

We would like to raise the following concerns on the proposal.

1. Non - compliance with the 8.5m building height control & the eastern side boundary envelope control.

The applicant seeks a variation to the 8.5m building height control under a clause 4.6 request. The variation of the height control is from 8.5m to 8.90m.

A review of the DA plans provided indicates the 8.5m height control can easily be complied with in the building design.

Suggested amendments to achieve 8.5m height compliance: -

a) The proposed depth of the new first floor level can be lowered from 600mm to 400mm a reduction of 200mm.

b) The ceiling height of the proposed first floor (containing bedrooms and bathroom spaces only, be lowered from 2700mm to 2500 mm, a reduction of 200mm. It also noted a cathedral ceiling design is proposed over the master bedroom, ensuite & walk in robe and the minor reduction has minimal impact on the overall design & outcome.

The amendments will achieve the required 8.5m height control and the proposal will still provide for a roof form consistent with the existing dwelling and character of the locality. The suggested 400mm lowering of the first floor addition will assist in reducing bulk and scale on these narrow sites and also achieve compliance with the side boundary envelope control along the eastern elevation.

2. We are also concerned with the size and location of window (W4, W14, W15, W16) and request the windows be of obscure glazing to assist with privacy.

3. The DA plan indicates an external privacy screen extending a minimum 1.5 metres in width

and a minimum 2.1 metres in height, from the northern wall of the first floor master bedroom. We would request that if an approval is issued, that a condition of consent be included requiring the installation of the external privacy screen.

Regards

Peter Kelaher  
53 Surfers Parade, Freshwater.  
Contact M: 0419 200 018