

Sunday, 8 September 2019

Attention to the officer reviewing DA 2019/0884;

I am a resident of 53 Redman Road, Dee Why and I am writing to have the development DA 2019/0884, 51 Redman Road, denied, as it is not complying with Planning Controls that need to be adhered to and there has been no consideration for the properties in the unit block of 53 Redman Road.

Looking at the Statement of Environmental Effects report, which has points D6 Access to light, D7 View and D8 Privacy as complying however I feel this isn't the case in my situation and does not comply. If the two storey dwelling is placed in front of my balcony, it will block out most of my sun, my view will be completely removed as I will be looking directly into their dwelling wall and windows and lastly this property most definitely will not comply with the privacy section as I will completely losing mine. Due to the point above I will more than likely lose value on my property. This has caused me a great deal of grief and it is now affecting my health.

D6 Access to Sunlight –

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| D6. Access to sunlight | The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice. | The proposal provides for a new two storey dwelling on a north/south orientated allotment. Given the orientation and considered design the proposal maintains at least 3 hours of solar access to private open space and north facing windows on the winter solstice. | Yes |
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If you look at photo number 1, you can see that the approximant placement of the main dwelling would be directly in front of my balcony, which is my only outdoor area I have. If the main dwelling is placed directly in front of my balcony, with only limited space between, I cannot see how 50% of my balcony will get the 3 hours of sun that is required.

D7 View –

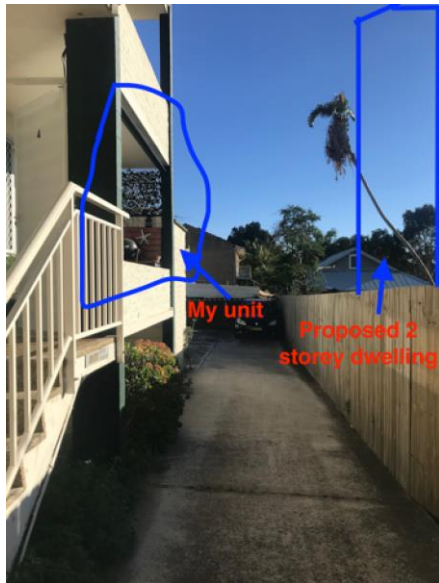
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| D7 Views | View sharing to be maintained | The proposed dwelling will not result in any obstruction of views enjoyed by surrounding properties. | Yes |
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– Again if you refer to the photo below you will see that the view sharing will not be maintained and my view would be completely taken away from me like I will have nothing, I would be looking at the 2 storey dwelling and nothing else. You can see my view currently below and if the dwelling is placed where they have planned I will lose everything. This does not comply with the planning controls set out by the council.

D8 Privacy –

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| D8 Privacy | This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties. | The proposal has been designed to limit visual privacy impacts with limited overlooking opportunities. Noted that the dwelling is setback 9.26m from | Yes |
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- My balcony has a large window, which opens up from my lounge room. If the two storey dwelling is placed in front, I will lose all my privacy not just for the outside private space but also directly inside as well. This is of great concern to me as I have a child and I concerned for his privacy as well as mine. This is a major trigger for my anxiety attacks at the moment.



Picture 1 - Entry to my unit



Picture 2 - View I am currently getting from my balcony.



Picture 3 - View directly from my couch in my lounge room.



Picture 4 - My primary (and only) outdoor private space.

I ask you to please reconsider the placement of the main two storey dwelling at the back of the property as it does not comply with a number of planning controls in place. There is no advantage having the main dwelling at the back and the owner would have the same views with a 2 storeys building at the front. By placing the main dwelling at the back of the property it does not conform to the rest of the neighbourhood where the main dwellings are normally situated at the front.

For the reasons above, please reconsider this application and ask the owner to move the main dwelling to the front of the property, which would not affect anyone and it will also be in line with the rest of the neighbourhood.