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Sent: 23/11/2021 8:53:12 PM
To: DA Submission Mailbox
Subject: Online Submission

23/11/2021

MRS Joanne Palme
64 Evans ST
FRESHWATER NSW 2096
[REDACTED]

RE: Mod2021/0832 - 62 Evans Street FRESHWATER NSW 2096

Re DA Modification at 62 Evans St Freshwater 2096 23/11/21

Thank you for the opportunity to provide feedback on the DA at 62 Evans St Freshwater. As neighbors of the adjoining property, we have several concerns we would like to bring to your attention as we appeal for your consideration on the impact of the proposals on the quality of our lifestyle living next door.

1. We believe there may be a real and significant issue of noise from the external machinery placed on the roof.

We question the appropriateness of having a plant/equipment space in a residential area. We wonder does this suit a family home in a residential area in Freshwater. The plant equipment terminology makes it sounds like a factory next door to us.

We believe the plans have been evasive in displaying the height discrepancy between the proposed overall height of 62 Evans St compared to our home at 64 Evans St on the eastern side with lower ground elevation. This proposed 5 level structure is significantly elevated compared to our home.

We already have experienced constant invading noise from the new building. I believe it may be an air conditioner for such as large dwelling placed near our boundary beside our back deck. We cannot avoid this noise, even if we are inside our house. It has even woken us up in our bedroom. We have had limited support from council with no resolution to assist with this matter. We are concerned that placing even more machinery outside the dwelling will not impact the owners at 62, but us as close neighbors.

We have a significant rock ledge in our backyard & sounds seems to bounce around such barriers. We are concerned that this may even magnify the sound from the machinery if placed on top of the dwelling at 62.

Could the machinery be placed in the open space/void at the rear of the building on the lower levels as presented in earlier plans. This would be a convenient place to locate machinery, with the solar panels placed on the existing rooftop. We feel this would be a great compromise.

We already hear things from inside the house, such as phone calls & conversations just to highlight the current poor acoustic presentation of this dwelling in regard to the comfort of neighbors & our day-to-day situations. We request that this modification does not proceed

2. Visual impact

The plans show the excessive height proposal of the dwelling at 62 Evans St. When compared to the house at 60 Evans St which is built on about 27 m of rock platform the dwelling at 62 would be at a similar height. It appears that the current new structure is about 34 metres tall, PLUS the new proposed structure of 1.8 metres, giving a combined height of approximately 36 metres. When viewed directly from the street 62 already towers over our home. We request that this modification does not proceed.

3. Over shadowing effect and loss of direct sunlight

As neighbors on the eastern side of 62 Evans St, we already have experienced a loss of sun due to overshadowing. We believe the diagrams are not totally accurate & do not clearly show the further reduction in direct sunlight we fear will happen if the building height is extended. We request that this modification does not proceed.

4. Creation of potential living space

Once a structure has been built this could potentially be used as a future living space. This would overtly reduce the little privacy we have in our back yard. Currently we have a limited degree of natural screening via a large tree. However, the tree has been unhealthy during the building phase. We have nurtured it and currently it is alive. If it dies, we will feel very exposed. We have installed new shutters on our back deck in an attempt to create some privacy for us. Since their installation, we have not felt we could open them for being overlooked from the dwelling at 62 Evans St. This new proposed structure is extremely high & towers over our house & yard at 64 Evans St.

It is disappointing that neighbors at 2 the Drive were not notified of this DA as the extreme height of the building at 62 is currently visible to them. If the DA is approved will impact them. We request that this modification does not proceed

5. Minimizing of greenspace on the roof

We am not aware on the council's current green space requirement. However, I know the proportions previously were 60 % structure with 40% greenspace. In the current climate where we all are aware that we need to preserve nature to preserve life, we hope that the greenspace will be proportionate to the imposing structure at 62 Evans St. We request that this modification does not proceed

Thank you for your consideration in this DA matter. I hope it proceeds favorably for us.

We would welcome a visit from council staff to fully appreciate the probable impact of this proposed 5 level build at 62 Evans St on our family home at 64 Evans St Freshwater.

Regards Joanne & Michael Palme

64 Evans St Freshwater 2096