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To: DA Submission Mailbox
Subject: Online Submission

25/07/2023

MR BARRY WHITTAKER
55 HARBORD RD
FRESHWATER NSW 2096
[REDACTED]

RE: DA2023/0840 - 57 Harbord Road FRESHWATER NSW 2096

I am the owner of 55 Harbord Rd, Freshwater. I wish to lodge an objection to the proposed construction of the garage at 57 Harbord Rd, Freshwater. - In 2014 the owners of 57 Harbord Rd were granted permission to build a second story on their property. As the adjoining owner I was never able to lodge an objection because application 2014/0113 was done privately. We were never sent any information to be able to object even though our property would be greatly effected. The construction of the second story has had a very significant on my property. It has increased the dampness of my house and property. I have now lost nearly all of my winter sun. The construction of the proposed garage will mean that what little winter sun I get will be further reduced by at least 50%, meaning that I will be left with very little winter sun and only on a very small part of my property.

- The drawings show that properties 57 and 55 Harbord Rd are on a slope with 55 Harbord Rd being lower. The drawings also show on the west elevation that the ground level at 57 Harbord Rd has been raised near our boundary. The height of the house might be just below the 8.5m building height control on the plans but because of the slope the height from our boundary is actually higher than the 8.5m height control level. Is the height of the ground level of the garage also going to be raised? The height of the garage will also be higher than the drawings because of the slope. Have the drawings taken into account the slope when determining the sunlight levels at winter solstice at 55 Harbord Rd? If not then I may be left with no winter sun at 12pm winter solstice.

- The roof line measurements are over the minimum 0.9m setback from the boundary. Because there is a discrepancy with the survey and the measurements on the title, the roof measurement line should not be less than the minimum setback of 0.9m from the boundary.

- The compliant landscape open space level should be 40%. The plans show that the open space will be reduce from 23.5% to 20.7%, a level which is nearly half of what is required under the planning laws.

Barry Whittaker