

From: [REDACTED]
Sent: 10/10/2021 2:08 PM
To: "Council Northernbeaches Mailbox"
<Council.Northernbeaches@northernbeaches.nsw.gov.au>
Subject: DA2021/1659 - 74 Soldiers Avenue, Freshwater
Attachments: 20211005_132449.jpg, 20211005_132449_MOD.jpg

As per you Notice of Proposed Development, please find following our concerns as requested.

Our back garden area (65 Harbord Road) shares a northern boundary with the proposed development. The proposed building footprint is moving the current building location backwards towards the western and southern end of the block, directly alongside our common boundary. The shifting of building footprint and the addition of a new level will significantly impact the sunlight and natural light that is available in the back garden and deck area. This space is our only external social/family area, and we have invested to develop this capability with a deck and more recently a pool and landscaping. All of this area will be significantly impacted by the shading directly from the proposed new development.

I note that on the plans there is a statement that "potential overshadowing is mitigated by existing trees". If you would like to come and stand in our garden you can see that this is simply not the case. There is significant sunlight and daylight that pours in both below, through and above the vegetation layer of the palms. The palms are pruned and maintained to achieve this and act as a filter for both privacy and sunlight. We have recently removed 7 of the existing palms to protect and maintain this level of natural daylight into the back garden and deck area. Using the existing vegetation as a mitigation for the shadowing from a permanent 2 story building is not correct.

From reviewing the plans there seems ample scope to maintain the existing building boundary at the western end of the property and build into the space at the eastern end of the block. Or at least consideration should be made to find a compromise that does not place the 2 story dwelling directly on the entire southern and western boundary, significantly impacting our family, investment and lifestyle.

I have attached a photograph on the current daylight and the same photograph with the proposed build (obviously illustrative only)..

Best Regards
Tim and Jayne Broadbent

2021/709840



