



# DA Submission

Reference No: 5f6177ed0d32b

## Your Submission

Development Application: 011.2020.00059293.001

Applicant: N A Hill Designs

Description: Dual Occupancy Attached

Comments: This submission is on behalf of all in the strata We would like to say that we are looking forward to the development as the proposed properties are architectually very pleasing and we feel they will add to the asthetics of the neighbourhood. we do have concerns about the upper level windows and privacy in our homes and yards as these are very long buildings and due to their orientation on the block they have the potential to impact on 2 our our propoerties significantly (number 1 and 2). To ensure privacy is maintained for existing dwellings all upper level windows on South and North Elevations are at a hight of 170cm plus from internal floors (allowing light but stopping direct line of sight) or they are screened or frosted / opaque as based on measurements supplied by council a number of the windows will be directly opposite bedroom windows of existing properties. On the South Elevation the wall of glass on the stairs is a major concern for privacy as this directly overlook our yard and directly into one of our living rooms and decks providing nil privacy for the occupants at anytime someone is using the stairs. We are asking that this wall of glass is opaque or screened with a permanent screen. As the council could not confirm and the simulated shadow pictures do not confirm that there will be litte shadow cast on our property (number 1) during winter especially. I am concerned the height of the property if the block is not dug out to the same level of our block will cause a signigificant impact to quality of light in our living areas during winter. We are seeking confirmation that basd on the intended height of the building that we will not be impacted negatively and there will be nil shadow cast on our roof and solar panels. If there is to be significant impact and shadow cast blocking significant direct sun light into our living room or an impact to our of any amount to our solar panels that this is rectified.

## \*\*\* Office Use \*\*\*

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