

To Whom It May Concern,

I am writing to lodge a submission in relation to Development Application A006910123 concerning 103 Moray Street for “Reconfiguring a Lot (1 lot into 2 lots with access easement) and a Material Change of Use and associated building work for a new dwelling house in the Heritage Overlay.”

I have significant concerns regarding the proposed development and its impacts on the amenity, privacy, sunlight access, and character of the surrounding residential area.

My primary concerns are as follows:

1. Boundary Setback and Overshadowing

The proposed garage setback of **only 0.2 metres** from the southern boundary is excessive and inappropriate given the proximity to our dwelling. This will create substantial overshadowing to windows located on this side of our property and materially reduce natural light and ventilation.

2. Loss of Sunlight to Outdoor Areas

The proposed two-storey dwelling will significantly impact sunlight access to our clothesline and outdoor living areas. Once constructed, these areas are likely to receive little to no direct sunlight, adversely affecting the usability and amenity of our property.

3. Privacy and Overlooking

The second-storey components of the development will introduce _____, resulting in a substantial loss of privacy. This is particularly concerning given the close proximity of the proposed structure to the shared boundary.

4. Heritage and Character Concerns

The proposal appears inconsistent with the established character of the heritage overlay precinct. The introduction of a new dwelling built so close to the boundary, with significant bulk and height, risks detracting from the traditional spacing, openness, and character expected within a heritage area.

5. Residential Amenity

The cumulative impacts of overshadowing, reduced privacy, visual bulk, and minimal setbacks will unreasonably diminish the amenity currently enjoyed by adjoining residents.

I respectfully request that Council carefully consider these concerns during assessment of the application and require substantial design amendments to reduce the impacts on neighbouring properties.

Thank you for considering this submission.

Yours faithfully,