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**RE: DA2020/0363 - 7 Tallarook Close MONA VALE NSW 2103**

Hello Kelsey Wilkes / Assessing Planner

In response to DA 2020/0363 I wish two put forward the following:

There seems to be a few discrepancies within the plans, I would appreciate being looked into -

1. The written paperwork states that the "Privacy Screen" will be located 150mm in from the boundary, however Drawing N-01 shows the Screen as 300mm in from the border.

I would appreciate rectification please.

2. The 5th photo on DA02 is not representative of what can be seen from the boundary or on the footpath, (if the photo is shown for that reason). That view can only be seen from inside of the property of No: 7 and not from anywhere else outside or near their boundary or on the footpath.

3. Drawing DA06, shows the screen as flat below the slats up to approx 1.6 mtr in height, No plantings are shown, Is the Screen to be slatted at the top and flat below? Or as shown in other drawings with a cut back existing hedge?

4. The existing fence is shown as straight across, however no plans show any work or plans to show the last 2 metres of the existing fence will be raised. The fence is 1720mm from No 8's side of the fence at its highest point and lowers over the last two metres to 1200mm. Could this be rectified also please.

5. What is the gap between the slats, I cannot see on the plans a measurement - could this also be advised please? I hope I am not overlooking anything on the plans and my apologies if I have.

6. Will on the side of No:8 see the back side of the screen - i.e. the posts on the back of the screen? No 8 originally had at the front of our house lap & cap fencing and were not advised that when a new fence was put in, our front yard would end up with a back side of the fence. Is this going to happen again? It certainly doesn't look nice in

ones front yard. Nor will a dark grey screen, (as shown on Schedule of Colours & Materials), the existing fence isn't many years old and far from Dark Grey in colour and will certainly stand out from my property, as it will from the next two neighbours front yards. Its a lot nicer to look at greenery than a fence.

7. DA08 shows the existing hedge of 17-18 years cut down to at maximum 150 - 300 mms depending on the correct details as shown on the plans 9D.1 written plans & drawn plans N-01.

8. The width of some of the bases of the plants are 150mm minimum & will possibly only leave one or two branches from the base as the bulk of the branches lean towards their property.

9. A 1800mm screen will give no extra height as the existing plants are close to & over 2000mm & the fence is 1730mm at its highest point & therefore will only make a difference of approx 70mm to what the existing fence is.

10. I have had a Arborist look and report that in their opinion the hedge will definitely die and will not survive the brutal cut back proposed.

11. The privacy screen won't hide anything more than the existing hedge does now, as No 7's property is approx 150 -200mm lower than the hedge to their driveway, & our driveway is lower than the base of the hedge also, we cannot see anything from our driveway into their property. From the highest point of our balcony we will still look straight over a 1800mm screen although its rare anyone even walks to either end of the balcony.

12. There is already a screen with longer lengths of hedge which will grow across more. This completely hides their garage and anyone on their driveway or anyone that drives into their driveway as is. The "proposed plantings" will make no difference to the leafy screen that is already existing. The existing hedge is very bushy and nothing can be seen through or over it.

13. As No 7 is also adding another Fence on the other side of their driveway, they are only covering a driveway that we can't see into or onto. And will kill a 17-18y existing hedge for minimal if any benefit.

14. My husband of 37 years died suddenly 2 years ago, he had done all the gardening, I advised No 7 I could not cope with the hedge higher than approx 1200mm and was advised by council that plantings between properties and in front of the setback unless agreed upon were only legal to 1200mm. When I cut the hedge I was considerate to leave a "screen" on their side for privacy. A privacy screen will not be nice from our side of the property and of little benefit to No 7 to screen their driveway only - they pull into their driveway and go behind their existing internal fence. We cannot see nor know if they are in their garage nor if the garage doors are even open due to existing plantings. I will be disadvantaged financially if No 7's screen is approved and

unable to cope with cutting a hedge that lays on my side of the screen on the possibility the plant survived. No 7 will not be able to cut the hedge within their boundary from over a screen to leave a neat line as shown on the plans DA08, 3D 2 and 3D 4.

15. Anyone that drives down the end of the cut de sac will see the screen as will the neighbours on the high side of the street.

16. I was advised that no Personal Reasons would or could be used as a reason to get approval for a DA however the first page

1.0 INTRODUCTION states, "in view of the delicate situation with a neighbour in regard to privacy" was the reason for a Pre DA Meeting with Council and now proposed DA Application .

No one living at No 8 has any reason to look nor care what the residents do, & there is absolutely no reason to state there is a privacy problem or situation.

17. No 7's high hedge around the front and side of their property is a security risk to all close neighbours. It is not in the feeling & dynamic of the friendly street where everyone looks out for everyone else and after 21 years in my case and approx 33 years in some other cases neighbours "look out" for other neighbours & if something "doesn't seem right" and are quick to enquire and or advise their neighbour. Only recently I had someone walk into our house and into my bedroom at 5:30am in the morning, after checking camera's we saw they walked out and sat in front of the high hedge at the front of No 7, more screens will only make this situation easier for other undesirable or opportune situations to happen again, although at 5:30am in the morning they probably wouldn't be noticed in front of any house, in daylight they would be seen if No 7's front yard was open like every other house in the street.

18. I personally feel very upset under the circumstances, I & neighbours also feel a precedence will be set which could possibly ruin the leafy and openness of the street. Also that it is not in keeping with the look of the street.

Every house in the cut de sac is open at the front of the properties and no one feels their privacy is compromised as once they drive into their driveways everyone's privacy is respected.

19. I request & will greatly appreciate if Northern Beaches Council will please agree to meet me on my property to see for themselves what we can't see and to understand my reasons to strenuously not want a Privacy Screen that will make no difference to what we can see, will kill an existing hedge, will not make any difference to noise, will only screen a driveway due to another screen proposed on the other side of the driveway & will put me at a disadvantage physically and financially. Once No 7 drive into their driveway we can't see anything, their front door is down the side of their property so we can't see them even walk in or out of their property nor anyone that possibly may go into their

property.

I look forward to speaking with Council onsite and understand the situation with the Covid19 at the moment, but will be very mindful and respectful of Social Distancing.

Kind Regards  
Deborah Ambrosius & family.