
Sent: 8/02/2022 3:34:57 PM

Subject: Mod 2021/1008 - DA2021/0372 - Concerns re Amendments to Proposed Development for the attention of Gareth David

Good afternoon,

We live at 25 Hillcrest Avenue, Mona Vale which is directly behind (and slightly above) 32 Grandview Parade Mona Vale – the subject of the above proposed development. We have watched the progress of the demolition of the existing dwelling, removal of existing swimming pool, removal of rear boundary vegetation/landscaping and laying of new slab over recent months with a degree of concern as changes seemed to be happening that were not detailed on the Council website.

Now that we have been notified of modifications to the original approved plans we believe it appropriate to raise a few concerns from our perspective.

Firstly, the removal of the pool happened very early on in the demolition process so it appeared to all neighbours that the approved DA plans were never going to be complied with. Obviously that raises concerns as to whether other changes will continue to be made without following the right process in a timely manner. We appreciate that the owners have a relationship with Council and as such may know far better than most how to quickly navigate the Development Application process but despite Council now notifying neighbours of amendments to the DA, the slab for this amended plan had already been laid in the last quarter of 2021.

The removal of the pool and what appears to be the change in footprint towards the back boundary concerns us as it raises the height of the upper story addition from our perspective. The previous property on the site had no issues for us, as we looked down upon the roof and were still able to enjoy views of properties on Orana Road through to Barrenjoey Road and beyond into Mona Vale. Our concern is that both our Rear Balcony and our Master Bedroom will look directly into the Bathroom, Master Ensuite and Walk in Robe. Whilst the windows are marked as FG on the Amended plans – which we assume are Frosted Glass (the abbreviation is not listed on key for the plans) this addition and its increased proximity does raise privacy concerns for us and should also for them. Even with frosting, the indicated sliding windows – when open – will result in clear visibility within the Upper Storey. Perhaps frosted louvred windows may be more appropriate as their angle can be adjusted to minimise visibility yet still ensure adequate ventilation. We appreciate that the owners are looking at all means to decrease their proximity to the Norfolk Pine in their front yard and even though they are sit level with the maximum build height, these windows will become a line of sight/privacy issue for us. To help visual this issue we have attached a photo which includes the property to the west of 32 Grandview Parade – which matches the height of the previous home.



Equally too, it is of concern if in the long term we wish to construct a granny flat at the rear of the property as it will encounter the same issue with privacy but in reverse – and whilst we know this is a “maybe” it should still be a consideration considering the number of adjacent properties in Grandview Parade and Hillcrest Avenue which have Granny Flats .

Our other concern is that there is no Amended Vegetation/Landscaping plan with this. A substantial amount of Vegetation was removed from the rear boundary line which has immediately resulted in decreased privacy for both properties. We would probably be far more comfortable if we knew what the intended new Landscaping plan was for the rear boundary. Currently the bulk of the vegetation providing screening between the two properties are the three paperbark trees on our side of the rear fence. By updating the Landscaping Plan, we would also be able to determine if there will be any further impact on district views by the intended height of new trees/shrubbery as well as whether our privacy concerns re overlooking the Master Bedroom/Ensuite will be minimised.

Lastly, in relation to the chimney flue – we are concerned that in the Winter months due to the number of Southerlies and South Westerlies that we are exposed to due to the orientation of both properties (and our location on the peak of Mona Vale Headland) plus the height of the flue extending above roof height that we will adversely affected by the smell of smoke coming from the Combustion heater as the winds push the odour towards us.

Thank you for the opportunity to raise our concerns. If Council wishes to visit our property for review please don't hesitate to contact us.

Kind regards

Danielle and Nick Senior
25 Hillcrest Avenue, Mona Vale NSW 2103

Sent from [Mail](#) for Windows