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Sent: 21/02/2022 7:45:18 PM
To: DA Submission Mailbox
Subject: Online Submission

21/02/2022

MRS Ashleigh Manion
88 Toronto AVE
Cromer NSW 2099
[REDACTED]

RE: DA2022/0081 - 94 Toronto Avenue CROMER NSW 2099

Hello,

We are the owners and residents of 88 Toronto Avenue Cromer, which will be directly impacted by this proposed development. We object to the development for the following reasons:

- Impact on privacy: The proposed development raises strong privacy concerns for us as it will impact our primary living and outdoor spaces on both the upper and lower levels of the residence.

Our specific privacy concerns include:

- o Proposed downstairs dining room window: This window is very large in scale and poses privacy concerns for our downstairs lounge room and outdoor living areas. We seek an amendment that this window is finished with frosted glass or a privacy screen installed.

- o Upstairs ensuite window: This window is positioned to look directly into our upstairs living/lounge room and outdoor deck. For privacy reasons, we seek an amendment to ensure this window is removed or frosted/opaque.

- o Upstairs bedroom windows: The five upstairs bedroom windows will look directly into our lounge room and outdoor living areas. We seek that these windows be amended to be highlight windows.

- Maintaining hedging: There is conflicting direction regarding the current hedging which lines the boundary fence between 94 and 88 Toronto Ave and provides significant privacy for both properties. While the Statement of Environmental Effects claims the established hedging will remain, the Master Plan states "EXISTING TREES WITHIN THREE METERS OF THE BUILDING AREA TO BE REMOVED". We feel this clause will allow for the removal of the hedging which provides significant privacy currently.

Furthermore, the plans show a stormwater line will be installed where the hedges are currently, we fail to understand how this will be installed without the removal of the trees. The hedging will continue to provide significant privacy for both properties, particularly in light of the very large dining room window proposed in the DA. Therefore, we seek confirmation and commitment that the hedges will remain at their full height (currently approximately three metres).

- Impact on view: We are going to experience significant loss of view on to the golf course to the north west of our property (and therefore impact on property value), however we understand this is the case with such a construction.
- Construction hours: The proposed construction hours outlined in the Master Plan (7am-6pm week days and 7am-1pm Saturdays) is excessive and will greatly impact on our work and home life. I currently work from home with my work area positioned directly next to the boundary fence so the noise works will make my work impossible as I am required to conduct multiple video and phone meetings each day. We also have a baby and toddler who nap during the day. The anticipated noise works will have a significant impact on our ability to work at home and enjoy our home. We seek a reduction to the standard construction hours pre-Covid to 7am-5pm week days and 8am - 12pm Saturdays.