
Sent: 30/04/2019 4:46:42 PM
Subject: Online Submission

30/04/2019

MRS Elizabeth Jenkins
96 Elimatta RD
Mona Vale NSW 2103
liz@sydneytown.net

RE: DA2019/0352 - 98 Elimatta Road MONA VALE NSW 2103

96 Elimatta Road
MONA VALE NSW 2103
Email: liz@sydneytown.net
Ph: 0425 202 652 or 9979 3545

Dear Jordan,

DA2019/0352 - Proposed development at Lot 1, 98 Elimatta Road, Mona Vale

I am the owner of 96 Elimatta Road, next door to this proposed development.

I have viewed the plans on council's website and would like to raise a few concerns:

1. Solar access

The proposed development is to our north and from the shadow diagrams supplied it appears that our home, especially the rear section, will be completely overshadowed on winter afternoons. The rear section of our home comprises our kitchen, family room and large deck which is our main living and entertaining area.

2. Privacy

The proposed development also projects well forward of our home, with no privacy screens on the front decks, or vegetation screening to our side boundary. As we also have a front deck, which opens to sliding doors into our lounge room, we are concerned that our privacy may be impacted.

3. Noise

The air conditioning unit for the proposed development appears to be situated directly adjacent to our front deck, which also opens into our lounge room.

I would appreciate the opportunity to show you our home and discuss these issues before you make your assessment of this development.

Thanks so much

Liz Jenkins
0425 202 652