
Sent: 9/04/2020 1:20:45 PM
Subject: DA2020/0258 Lot 9 DP 237425 92 Alameda Way Warriewood

Attention: Mr Kent Bull

Dear Mr Bull

**Proposed Development DA2020/0258
Lot 9 DP 237425 92 Alameda Way Warriewood
Construction of a swimming pool and decking**

As the owner of 146 Elimatta Road Mona Vale which adjoins 92 Alameda Way at the rear of that property, I thank Council for its notification of the above proposed development dated 23 March 2020.

I wish to comment on one matter please.

The western side of 146 Elimatta Road is close to the dividing fence between the two properties (at two points in particular), and also has 3 windows which for some 30 years, up to just over 2 years ago, allowed for great sunlight and air flow and district views across Warriewood Valley and Ingleside. However, the previous owners of 92 Alameda Way planted rapidly and thickly growing plants which are now up to 3 metres above the dividing fence in most places. Previously on either side of the dividing fence, there were only a few low growing shrubs, resulting in a largely open area, similar to the other properties adjoining 92 Alameda Way.

Now, however, we have to deal with the ongoing effects of loss of sunlight and air to our property, and of course, the views we had enjoyed since moving here in 1991. We have to have external brickwork, pavers, window frames and interior walls, regularly cleaned to remove mould and fungus growth that we did not experience previously.

We thus feel very keenly that this side of our home, and our enjoyment of it, have been detrimentally affected.

The hardwood dividing fence between the two properties has been affected by mould and damp and most recently by various items being attached onto or against it by the present owners. We ask that, if in the course of carrying out the development now proposed, either the refurbishment or replacement of this fence arises,

1. the height of the new or refurbished fence not exceed the height of the current fence;
2. the height of the plants along the fence be pruned in a reasonable manner so as maintain privacy for the owners of 92 Alameda Way while at the same time allowing 146 Elimatta Road to enjoy again the amenity we have lost.

Thank you.

Yours faithfully

Julia McAdam