
Sent: 28/07/2020 1:38:33 PM
Subject: Fwd: Signed letter to council
Attachments: 28072020132639-0001.pdf;

Attention: Nick England
Please find attached letter for DA2020/0731
Yours sincerely: Vincent Femia 0400669618

Number of Images: 1
Attachment File Type: PDF

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Nick England
Northern Beaches Council
725 Pittwater Rd
Dee Why, NSW, 2099
28/07/2020

Mr Vince & Mrs Teresa Femia
31 Carrington Ave
Cromer, NSW, 2099

Dear Mr England,

NOTICE OF PROPOSED DEVELOPMENT:

Application No. DA2020/0731
Address: 26 Wabash Avenue CROMER 2099
Description: Alterations and additions to dwelling house including a swimming pool

I am writing to address and identify issues and concerns in relation to this proposed development at 26 Wabash Ave, Cromer. I am the adjoining neighbour at 31 Carrington Ave, Cromer.

The main concerns are:

- Privacy
- Noise
- Elevated pool
- Shade affecting the westerly afternoon sun

The proposed elevated pool and deck area will be overlooking our backyard including our pool area, bedrooms and lounge area. It appears the proposed development is elevated to a height that will result in the neighbouring property being able to have full view of our property with only light hedging and non-solid screening being installed. This will not adequately address the noise or privacy factors.

With the proposed position of the pool and deck area, it will generate a level of noise that will impact directly with our property. The pool and deck will be positioned close to our boundary and as it is elevated to a significant height, it will result in noise issues.

The DA proposes planting of shrubs and trees on the fence line. This will cause afternoon shade on our pool and backyard area which will impact the enjoyment of our property. This doesn't show in the shade studies of the proposed plans.

Under Section 3.9 'Privacy', this section appears to only address loss of privacy concerns for the western neighbours, not our property and we would like this considered for our property also. The proposal states that it does not directly impact neighbouring properties, however it appears this is not the case and will impact our property. This has not been adequately addressed in the Development Application.

Can we please have confirmation that you have received this correspondence, that it has been lodged as an official objection and keep me informed of the outcome.

Yours sincerely,



Vince Femia