
Sent: 4/11/2019 5:39:04 PM
Subject: Online Submission

04/11/2019

MS Susanne Taylor
48 Grandview PDE
Mona Vale NSW 2103
suchapma@gmail.com

RE: DA2019/1099 - 37 Grandview Parade MONA VALE NSW 2103

Attention : General Manager

Re: Letter of objection DA 2019-1099, 37 Grandview Parade, Mona Vale

Please find my below comments and objections to this development application.

This new application has the same issues as the previous application that was withdrawn following its notification, and submissions made on behalf of myself and my neighbour, principally regarding view impacts. The new application, as per the previous application does not satisfy the principles of view sharing which apply under the Pittwater Development Control Plan.

The proposed development will completely obstruct the views we have of the beach and breaking waves, as viewed from our principle living areas. These views are our principal views, with our house designed and constructed with living areas positioned to maximise the enjoyment of these views. Therefore their loss as a result of the proposal will significantly impact on our amenity.

I request that surveyor certified height poles be erected on the site to allow an accurate assessment of the impact on views, and for Council's officer to inspect the view corridor from my property with the poles erected.

Please refer to the attached submission prepared by Ben Rourke - planning consultant (Planning Partnerships Pty Ltd) addressing the previous withdrawn application. The new application is very similar and the issues raised in the Planning Partnerships report have not been addressed by the new application.

The approval process of the existing two storey home at No.37 Grandview Pde required the view sharing principles to be carefully considered by the owners at that time. As a result the current view corridor from my living area was retained as part of that approval, and constructed accordingly. This shared resultant view corridor should remain and not be the subject of a further reduction. The applicant has unobstructed views over the beach and proposes to block the remaining views of the beach and water from my property. This is clearly not consistent with the DCP's principles of view sharing, which I note were formulated in the Northern Beaches by the NSW Land and Environment Court.

The bulk and scale of the proposed dwelling and the front setbacks of the 2 story elements are not in keeping with the general streetscape and set a poor precedence for this and future development in the street. There are elements of the design that are non compliant. The photo

montage documents provided in my opinion misrepresent the proposed outcome, hence my request for height poles to be erected. I would appreciate Council's officer contacting me to arrange a site inspection to appreciate my concerns regarding view impact.

I will send my original submission document via an email because this submission box doesn't take graphics.

Regards
Sue Taylor