
Sent: 12/08/2019 9:19:13 AM
Subject: Submission for DA2019/0774
Attachments: Council Submission 2019 - David White.pdf;

Dear Sir/Madam

Please find attached my submission for the proposed development at 40 Maxwell Street, Mona Vale. Application Number DA2019/0774.

With regards
David White

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12th August 2019

David White
42 Maxwell Street
Mona Vale 2103

Northern Beaches Council

Subject – Proposed Development No. DA2019/0774

I refer to the proposed development of DA2019/0774 at 40 Maxwell Street Mona Vale, as advised by letter from Kelsey Wilkes, Planner of the Northern Beaches Council, dated the 25th July 2019.

I am a resident that currently resides with my wife and family at 42 Maxwell Street Mona Vale Lot 8 and I am located on the North Eastern side of the proposed abovementioned development application.

I have several trepidations in relation to this development and do not wish that it proceeds in its proposed format as reflected in the plans.

My major concerns centre around the proposed Granny Flat which is to be located 1.7 metres from our fence line. This proposal seems to suggest more consideration is being afforded to the privacy between the two dwellings on the same lot than has been provided to us as neighbours, which is disappointing.

Essentially, the plans show 4.8 metre width bi folding doors opening to an entertainment decking area that completely overlooks the fence with views directly into our garden and into our house. The plans indicate no screening on the decking area with exception of the south eastern side, leaving the decking area completely exposed.

Adding to the concerns around the position and facing of the Granny Flat deck is the height of the structure, I don't understand why it is planned to be so high. Consideration should be provided in lowering the structure to a more reasonable level.

Additionally, the planting of screening plants between the Granny Flat structure and our fence line is much needed. The plans indicate that this area will be without such hedging plants and the structure will be highly visible regardless of any changes to the decking area and height of the building.

The attached picture shows how exposed the proposed location for the Granny Flat is, the picture captures an excavator approximately 2.8 metres in height which is clearly seen from my garden and house.

I also have concerns around the management of stormwater, I would like to see some work done to attempt to manage this issue as water comes through the fence line at quite a flow and runs across our property when storms occur.

I trust that you take into consideration my concerns

Regards

David White

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Open area for the proposed Granny Flat, taken from our house entertainment area.

