
Sent: 26/08/2019 9:14:56 AM
Subject: DA2019/0826

Dear Rhiannon,

In regards to the above mentioned Development Application for Secondary dwelling for 89 Carawa Rd, Cromer.

I am the joint owner of 6 Moonyean Place, Cromer and have lived in this dwelling since 2001.

I have read through most of the documents provided for this development and I have the following concerns:

Privacy Issues

The north facing deck of the secondary dwelling is very close to the our boundary. My deck and swimming pool area is adjacent to this. We will be looking directly onto this deck as they will look directly up to my deck. It would also be possible to look directly into our house. I would suggest that the deck of the secondary dwelling be screened off by "non see through" screening to help with privacy from both properties point of view. Alternatively, the deck of the secondary dwelling should be on the west side of the building where there is more distance from an adjoining property. It does seem that the building is being built much closer to my boundary than the lower western boundary. Possibly, the building could have been placed in the centre of the property?

Flora and Fauna

I note that the statement of environmental effects says there will be no impact on flora and fauna. On what basis is this made? We know that there is bandicoots living in this area as they dig holes in the grass almost every night. This dwelling will take out a major portion of this grassed area in which these holes are made so there may be some displacement of the living area of the bandicoots. Not sure if this is an issue or not as I am not a expert in Native Fauna.

Roof

We would like to make sure that the roof colour is a dark colour rather than a light colour. From what I can tell we will be looking at this roof and we don't want glare off it ruining our outlook to the valley.

I would be happy to discuss any of the above mentioned issues to see if amicable solutions can be made.

Kind Regards,

Brett Hutton
0414315916