
Sent: 22/08/2020 8:25:55 AM
Subject: Online Submission

22/08/2020

MR Michael Pryce
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RE: DA2020/0430 - 50 Minkara Road BAYVIEW NSW 2104

Comments and requests in regard to D.A. for 50 Minkara Road Bayview.

We are the new (July 2020) owners of 48 Minkara Road.
Thank you for considering the following points regarding habitat, shadowing and mass.

Point 1. Protect the angophoras

We note there is a request to remove a diseased Angophora tree. This tree forms part of a 4 tree habitat alongside 3 trees (on our property) at the site's southern boundary. Please require that special care is taken to preserve the branches of the other trees during the removal of that tree, as the branches are inter-mingled. Please instruct as a condition of building that the branches of the remnant trees in our property are to be preserved into the future. As a minimum please issue a long term reminder of tree preservation orders.

Point 2. Preserve the quality of our view to the north.

If the request for the pool deck is granted, please ensure that there is a long-lasting requirement to preserve the pool fence's material and design to be appropriate and not ugly. The pool fence will be sitting higher than our terrace and will interrupt an existing view of the National Park.

Point 2(a). Please request that the intrusive cantilevered protrusion is removed from the pool deck design. It is an unnatural intrusion into nature and unnecessarily juts further into the flight zone of important local and visiting birds including a crested hawk in late winter, and red tailed black cockatoos which roost at the site, among many other birds.

Point 3. Shadows cast by increased height proposal.

The new plan proposes a secondary dwelling and it is this dual internal occupancy which causes the building to go higher in the proposal. The build site already sits higher than us (as the site slope is down towards us in the south).

By building this second dwelling above the main proposed residence, important sunshine is lost to us as demonstrated in the (Winter at 3pm) plans.

Our northern terrace is ALREADY significantly overshadowed by the existing home at that time.

Please request that the increase in height at the south edge of the build is removed.

(In requesting this we note that the build is already filling in with a concrete wall what is an existing airy verandah with good sightlines of Pittwater from our front garden and front door approach. The entire proposed build has more mass and impact).

Please request a re-design which puts any increase in height to the north edge of the new building and thereby removes the impact on increased shadowing to our property.

The applicant's architect has thought through the site's issues, but has pushed on the south edge height element - in order to squeeze in the client request to preserve that second upstairs dwelling's sunshine at the expense of ours.

Point 4. Privacy

Please ensure that there are no windows onto our property on the south edge of the build. On some drawings there are windows marked, on others there are not.

You are welcome to visit our property in making your decisions.
Thanks

Michael and Keira Pryce
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