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24/10/2019

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**RE: DA2019/1072 - 1797 Pittwater Road MONA VALE NSW 2103**

I would like council to consider the following objections/suggestions for consideration on the above development application.

As this development is next door to our property and will be 2 stories high I have 2 main issues:

1. Privacy. The windows on our side of the building overlook my private open space, my deck and the adjacent dining room. As this is the side of the house I use the most and where I entertain I would like the dining room and kitchen windows facing my property to have obscure glass or a fixed private screen (fixed louvres)
2. The lack of winter sun/shadowing on our property. I currently enjoy the winter sun on my deck and as it is low in the sky I also enjoy the sun inside the dining room which is a great benefit in keeping the house warm and reduces the amount of heating I need. This is also where I have my clothes line, so clothes drying will be an issue.

The lack of sun on my garden is also an issue for me. I have spent 30 years cultivating my now well established and beautiful garden based on the movement of the sun over the property, this will now be changed.

I have spoken to the architect, Sean Gartner, and he advises that it is possible to lower the height of the building nearest Pittwater Road from the current height to the legislated height of 8 metres. This would give my property some more hours of sun and less shadowing during winter. The current height of the building will lessen the amount of sun and increase the shadowing on my property for 4 to 5 months of the year.

I am happy to see that some of the boundary trees will be maintained. However, I would not have any objections if the Crepe Myrtle, which is in the front right hand corner on Pittwater Road nearest my house, were removed or at least pruned to about half its current height. This tree/bush has not been pruned for years and no longer flowers as it could and also shadows my garden.

I also understand that there are 3 street trees which are to be removed and I would request that the street tree in front of my property (which is the same variety) was also removed. This paper bark has one very large limb which now overhangs our property and is also a danger as high school children pass under this both morning and afternoon.

I would also like the current paling fence to be kept as I have plantings, Boston Ivy, attached to the fence and I have waited over 8 years to achieve the look they were designed for. I do know that some of the cross railings may need to be replaced, however, the palings are in good order. I know that the paling fence at the Park Street end is currently not 1.8 metres and I am happy to have that section replaced so that it conforms to the standard 1.8 metres.

I look forward to your favorable reply.

Regards  
Nancye Cargill