
Sent: 4/06/2020 10:19:42 PM
Subject: Online Submission

04/06/2020

MS Kate Stead
20 Whitney ST
Mona Vale NSW 2103
katestead@optusnet.com.au

RE: DA2020/0495 - 24 Whitney Street MONA VALE NSW 2103

To Whom it May Concern,

We write to you in reference to the DA application for 24 Whitney Street, Mona Vale, 2103.
Reference code: DA2020/0495

We reside at 20 Whitney St and share a border, approximately 25m long, with the house at 24 Whitney St. The proposed extension will run along our fence line, approximately 80cm from the boundary. We are the only property to be seriously impacted by the proposed build.

In principal, we're not opposed to the construction footprint. It looks like it will offer a great quality of life improvement to our neighbour and we want them to be happy.

However, due to the angle of the build, we will be looking at the south-east corner of the extension. As a result, we will be exposed to not only the new three to four-metre length of cabin along the northern edge, but also the entire new 7m length on the eastern edge. The top two and half metres of this build will be higher than the fence and directly in line-of-sight from our main living space.

With this in mind, we have a few thoughts we'd like considered that aren't about changing the desired footprint and lifestyle for our neighbour, but simply minimising that impact through colour choice, utility placement and roof height.

1. The proposed new roof height for the extension extends approximately 50cm higher than the existing cabin roof. Assuming there is no change in roof height internally, this would seem to offer little advantage to the living experience. However, as we'll see all seven metres of this new roof, (starting right on our boundary) that extra 50cm will raise it even more into our line-of-sight and make it harder to hide with vegetation. Could the new roof angle be changed so the total height sits at the same height as the existing cabin?

2. The colour of the new roof is described as being "earthy" which is unclear. Reflection is a big concern for us given we're on the higher side of the property and looking down, so darker tones in the roofing, such as woodland grey, would reduce the reflection and help it blend away into the vegetation. Is there a clearer stipulation on what roof colour will be used?

a. In addition, it's unclear as to whether the existing cabin roof will be redone to match the new roof colour. Hopefully it will be redone or painted to create a uniform colour, as both roofs will be clearly visible and two different tones would make the overall build doubly impactful.

3. Much like the roof, we will be confronted by new wood cladding on the north and eastern edges. That colour is also not stipulated, but again keeping things a natural, darker tone will

help it blend in.

4. On the plans available on the council website, the water tank appears in two different spots. On Page 3 of the Master Set plans, the water tank is positioned on the north-eastern edge of the build. This would be the most exposed place for the water tank in terms of what is in our field of view. On Page 5 of the plans, however, it is shown on the western edge, where it faces no residential living space and would make more sense. Can we get clarification of where the water tank will sit? The western edge would have the lowest impact on neighbours, but if it must go on the northern edge, can it be moved to the north-west corner where it will be less visible to our property?

5. The alley between our fence and the cabin is very thin. The plans don't mark the placement of any utilities, but it does indicate the use of a hot water pump (known to be noisy) and we assume there will be some air-con. We're worried about the potential sound reverb/amplification of any new utilities operating in that small alley and would feel their placement on the western edge of the build (the furthest corner from neighbours) should be stipulated.

6. No wall insulation is stipulated on the plans. From our own experience building, we'd recommend using good soundscreen insulation in the wall cavities of the new living space extension. This offers two way protection; minimising sound coming out of the cabin, but also sound coming from our side of the fence into the new living space.

Thank you for taking the time to consider our position. As mentioned, we're not against the proposed build, but given how significant the impact will be on our property, we're hopeful that the points listed above can help mitigate that impact without impinging on the desired lifestyle improvement of our neighbour.