
Sent: 17/09/2019 3:25:08 PM
Subject: Submission for DA2019/0918
Attachments: Council Submission 2019 - David White 180919.pdf;

Dear Sir/Madam

Please find attached my submission for the proposed development at 40 Maxwell Street, Mona Vale.
Application Number DA2019/0918.

With regards

David White

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17th September 2019

David White
42 Maxwell Street
Mona Vale 2103

Northern Beaches Council

Subject – Proposed Development No. DA2019/0918

Dear Sir/Madam

I refer to the proposed development of DA2019/0918 at 40 Maxwell Street Mona Vale, as advised by letter from Kelsey Wilkes, Planner of the Northern Beaches Council.

I am a Northern beaches resident that currently resides with my wife and family at 42 Maxwell Street, Mona Vale and I am located on the North Eastern (NE) side of the proposed abovementioned development application.

I note some minor changes have been applied to the revised plans to address my some of my concerns raised in my initial submission, however my trepidations still centre surround the impact that the proposed 2nd dwelling will have on my family, particularly around privacy.

There has been limited attempts to screen off the decking area on the 2nd dwelling which given its deck floor height, will look right over the fence into my garden and entertainment areas. Specifically, this includes my deck, lawn and garden entertainment area which is located on the NE & South Eastern (SE) corner. Essentially, I would like to see the privacy screen as suggested in the plans for the SE side extended to include the NE side of the deck too.

I note in the landscape referral document it suggests that Pinnacle Syzygium Australe be planted on the Northern boundary and a need for them to be 1 metre apart. Additionally, it suggests that these plants be in 300ml pots at a minimum and planted to the length of the proposed deck. This I believe is insufficient, I would like to see such planting extended to the corner of NE and SE fence lines and extended along the NE fence to an additional 2 metres beyond the proposed deck with planting 80cms apart.

Furthermore, I would like to see more mature Pinnacle Syzygium Australe be planted, as this plant type in a 300ml pot stands approximately 70 – 90 cm above the pot and whilst these plants can grow quickly in the right environment, it will take up to 4 – 5 years to reach a reasonable height before it provides some sort of privacy. To maintain the suggested 300ml pots would be really disappointing particularly if my request for additional screening on the NE side of the deck is not required by council.

I would also like some assurances in future, that the Pinnacle Syzygium Australe planted on the NE fence line cannot be trimmed below 1.5 metres above the existing 1.8 metre fence height. There is nothing stopping the existing or future residents of this site cutting down

these trees to meet their own purposes, so I would like some assurances around this please.

I trust that you take into consideration my concerns

Regards

David White

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Image below is reflecting Pinnacle Syzygium Australe in 300ml pots which I believe to be an inadequate pot size.

