

7 July 2020

The Chief Executive Officer

Central Coast Council

PO Box 21

GOSFORD NSW 2250

RE: Development Application #58488/2020

Property: Lot 40 DP:5350 No 28 Malinya Road DAVISTOWN

Proposed Timber Framed Infill Addition, Covered Pool Deck and New Swimming Pool

Applicant: M D Apps

Dear Sir/Madam

I am writing to you as the owner of an adjoining property to the above proposed development. I am located at 30 Malinya Road.

Following notification of the above Development Application I would like to lodge a submission outlining the concerns that we have and our objection to the development in its current configuration.

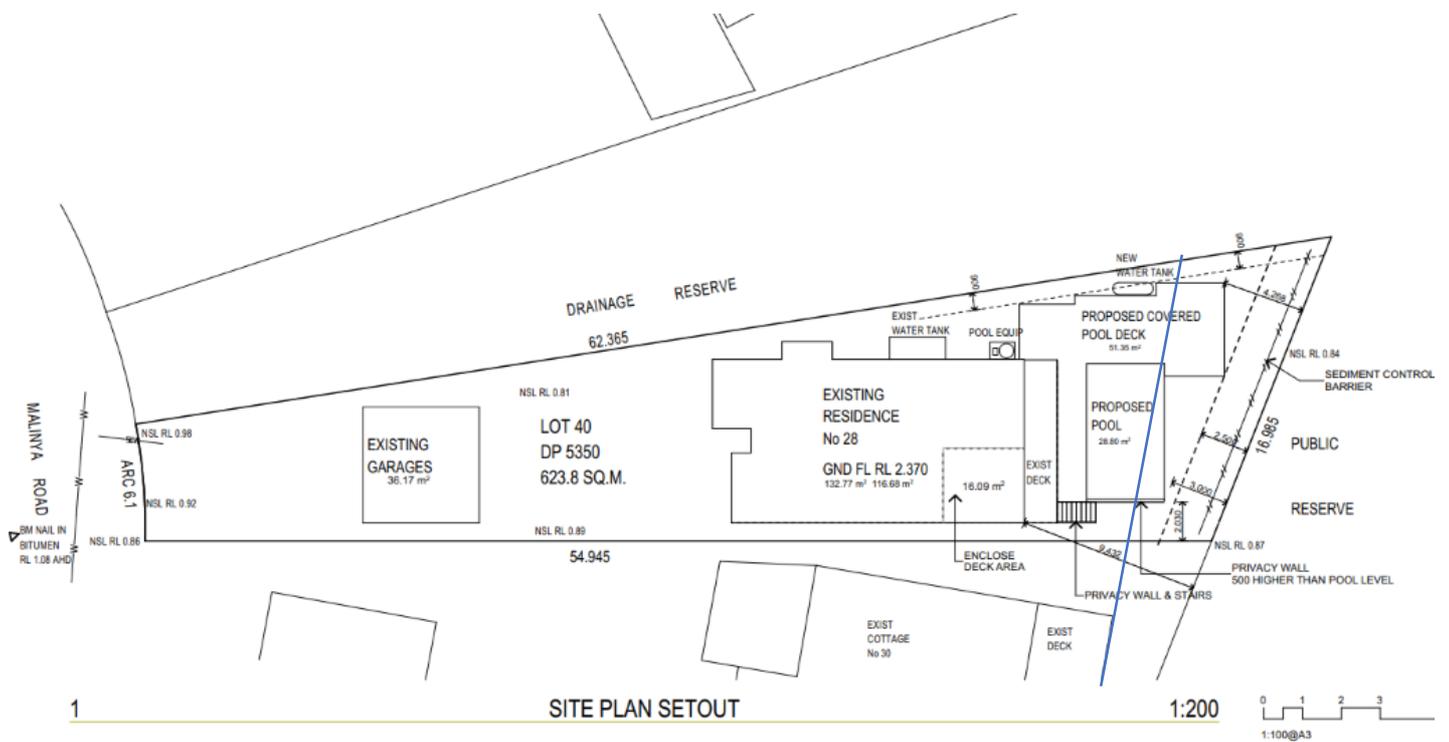
I would like to note at this point that we are not at all opposed to the addition of a pool at #28 Malinya Road per se'.

The grounds of our objection are the impact that the development will have on our property in its current configuration. My specific concerns are as follows:

- the loss of privacy to our front yard
- the significant loss of privacy from our master bedroom (from the covered pool deck and pool)

As evidence to support the above points, I would like to submit the following photos.





As you can see from the blue line drawn across our lots, the proposed pool and deck development protrudes significantly beyond our building.

What we seek is to maintain some privacy to our outside entertainment area and to ensure with any subsequent development, very careful consideration is given to ensure that no property owner has their existing privacy on the waterfront adversely affected – a fair and reasonable request I believe.

Another acceptable alternative is that the current proposed addition be pulled back to the existing deck area. This would then have the proposed development continue more in line with the neighbouring properties. That the selected aluminium louvres have fixed blades to ensure privacy from being overlooked due to the height of the structure. That the height of the screen wall that adjoins the stairs be increased to provide privacy from people going up and down the stairs and that the privacy wall adjoining the pool also be increased to maintain privacy for both residences.

In pushing back the proposed deck at #28, this would no way impact on their enjoyment of the pool area, it is simply allowing us to continue to have some privacy from the proposed development.

In summary our intention is not to be difficult, nor outright oppose the development proposal. We merely seek a fair, equitable and considerate outcome.

Please feel free to contact me any time to further discuss this objection.

I can be contacted on 0411 733 460.

Yours Sincerely

Denise Smith