



General Manager
Mosman Council
Spit Junction

council@mosman.nsw.gov.au

Re: DA 008.2018.00000168.001 (8 Cobbittee Street, Mosman)

Dear Sir,

The Mosman Parks & Bushland Association does not usually comment on individual development applications. However, there are aspects of this application which the Association views with concern.

The Association's objectives since 1964 have been the preservation of Mosman's parks, bushland, natural features, scenic qualities and open space.

The aspects of the application which are of concern to the Association are:

The Scenic Protection Area

The side of Cobbittee Street on which No 8 is situated falls within the Mosman's Scenic Protection Area. The objectives of Scenic Protection Area are:

- To recognise and protect the natural and visual environment of Mosman and Sydney Harbour
- to reinforce the dominance of landscape over built form
- to ensure that development on land within the Scenic Protection Area is located and designed to minimise its visual impact

The height and bulk of the proposed development do not respect these objectives. The proposed building will be very visible from the Harbour and from the Balmoral foreshore. There will also be a loss of trees to accommodate the pool and cabana, further affecting the visual leafiness of the hillside as viewed from the Harbour.

The public amenity of Unmade Pretoria Avenue

Unmade Pretoria Avenue is zoned RE1 and is valued community open space. The unmade road has been enhanced by Council and volunteer bush regeneration. Native species including trees have been planted by Council and are intended to take the place of lost trees. Any development should respect the vegetation on public land and the work of the volunteers.

Thank you for considering these factors.

Yours sincerely,

Kate Eccles
President

3rd October 2018