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**From:** [REDACTED]  
**Sent:** 2/11/2025 9:25:58 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2025/1428  
**Attachments:** Council DA concerns\_21 Bassett Street.docx;

To who it may concern,

Please refer attached letter regarding concerns for DA2028/1428.

Regards,  
Adam Byrnes.

Adam Byrnes  
11 Bassett Street  
Mona Vale NSW 2103

2<sup>nd</sup> November 2025

To: Northern Beaches Council

**Subject: Objection / Concern Regarding Development Application DA2025/1428**

Dear Northern Beaches Council,

I am writing as a concerned local resident regarding Development Application DA2025/1428. While we support responsible development in our community, we wish to formally express our concerns about the size, scale, and boundary setbacks proposed in this application.

The proposed development appears disproportionate to surrounding dwellings, both in bulk and height, which risks disrupting the established character and visual harmony of the neighbourhood. The reduced setback from property boundaries may also lead to a loss of privacy, natural light, and open space for neighbouring homes — key qualities that define the local area's appeal and liability.

Furthermore, the scale of the structure could contribute to overshadowing adjoining properties and intensify local traffic, parking, and noise issues. Collectively, these impacts would alter the residential amenity and undermine the intent of the Northern Beaches Local Environment Plan and Development Control Plan, which seek to maintain neighbourhood character and protect resident well-being.

We respectfully request that Council review the proposed bulk, height, and setback provisions to ensure the design aligns more appropriately with the existing built environment and community expectations. A development that better integrates with its surroundings would ensure growth occurs sustainably and respectfully.

Thank you for considering the concerns of residents. We appreciate your commitment to maintaining the quality and character of our neighbourhood.

Yours sincerely,  
Adam & Nicole Byrnes.