
From: alanna casey
Sent: 29/10/2025 2:00:06 PM
To: Council Northernbeaches Mailbox
Subject: APPLICATION NO: 2025/1428
Attachments: Letter to council 21 bassett Street Mona vale.pdf;

APPLICATION NO: DA2025/1428

To Whom it may concern at Northern Beaches Council,
After reviewing the Notification Plans and the Master Set online via the Application Search Portal we have Large Concerns that the Proposed New Double Storey Duplex Development at 21 Bassett Street East, Mona Vale will have Unreasonable Adverse Impacts on our Property Amenity & our Families Well Being. I have attached a letter for your reference that will outline the reasons involved in our objection.

Regards
Alanna Agostino
Home owner at 19 Bassett Street Mona Vale NSW 2103

28.10.2025

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To Whom it may concern at Northern Beaches Council,

After reviewing the Notification Plans and the Master Set online via the Application Search Portal we have Large Concerns that the Proposed New Double Storey Duplex Development at 21 Bassett Street East, Mona Vale will have Unreasonable Adverse Impacts on our Property Amenity & our Families Well Being and we are requesting changes be made to address our concerns for the following reasons;

- Non compliance with side Boundary Setback. Northern Beaches Council DCP setback should be 2500mm+1000mm. The proposal does not comply. Non compliances contribute to bulk and scales issues – overshadowing and overlooking
- Bulk and Scale of the proposal is overbearing with slab sided facades running the length of the East and West Boundaries adjacent our home.
- W15, W14, W13, W12, W11 – These windows overlook our residence in particularly our back yard and main outdoor living spaces. Windows should be screened or frosted.
- At 19 Bassett Street there is a compliant small second dwelling at the back of the building. This has not been indicated on any of the submitted plans that have been submitted. Can this please be explained as to why they have removed this from the plan submission.

A. Excessing Bulk and Scale

Whilst we acknowledge we have a large family home, we feel that the Proposed Bulk and Scale of the proposed Development is Excessive in Bulk and Scale and we will feel a sense of physical overbearingness on us as residents as a result. We have issue especially in the building's overall length and the extent of its extension beyond our dwelling to the rear, which clearly is in order to accommodate the additional floor area required for 2 Dwellings rather than one residence. At 34m in Length the Proposed Duplex is Vastly larger than our house and other examples of residential dwellings in the local surrounding and is in-consistent with the Local Character and Streetscape. The proposal relies on a much larger building footprint than ours, by extending as far past our Building (and our other adjoining neighbour on our east) as 12.9m. The ground floor rear extension proposed at 21 Bassett looks and feels like it extends nearly twice the size of our dwelling footprint. It seems there has been no regard or neighbourly consideration or attempt at alignment with existing dwelling's prevailing rear building lines. Whilst this portion of the House steps down to a single level portion of the proposed development from the line of our rear building line, it's elevated floor level and elevation overall as a result of the flood

planning level means that is higher than a typical ground floor level and we can't help but feel like the resulting bulk and scale of the building is over-barring and dominates our backyard and adversely impacts our private open space and amenity of our back yard. Could the Rear Extension be reduced in length and Height in order to minimise the adverse impacts on us

B. Over Shadowing and loss of Natural Light

As a result of the Proposed Duplex we feel that the amount and extent of the overshadowing (as represented in the Shadow Diagram 3pm) is unreasonably and we loose excessive amounts of desirable afternoon Sun in Winter and cooler months. As a result we also loose natural light in our primary private open space and are concerned our gardens will be deprived of necessary sunlight to survive. Could the extent of the second Storey Gable roof which is above the typical 8.5m Max height line be reduced in height and could the ground floor rear extension be reduced in length and height in order to minimise the adverse impacts on us?

C. Over-Looking and Loss of Privacy

The Proposed Duplex has Large East facing windows overlooking our side boundary fence from an elevated floor level, adversely impacting our privacy within our backyard and primary Private open space. The ability to overlook our side fence from an open elevated Rear Deck with no privacy screen. Again, the fact that the Proposed Ground Floor Extends so far down the property beyond our dwelling, means that rather than the side facing windows looking into the existing side façade of our dwelling, they instead look rear into the middle of our backyard and P.O.S D. Breach of minimum Soft Landscaping Area / R2 50% Hard to Soft From our review of the Master Set online it demonstrates that the proposed Duplex is in Breach of the 50% Minimum Soft Landscape Area with lot 1 resulting in a proposed 43% Soft Landscape and Lot 2 resulting in a proposed 42% Soft Landscaping which demonstrates that the objectives of the controls are not being achieved and should be addressed to achieve a building that is consistent with the Objectives of the Development Control Plan.

To conclude, As the Adjoining Neighbour at 19 Bassett St (East) we are genuinely concerned. Can Northern Beaches Council please review the design and consider our position with regards to the adverse and unreasonable impacts on our property and our Family's well-being as a result of the Proposed Duplex?

Yours Sincerely,

Roy and Alana Agostino [REDACTED] Owners at 19 Bassett Street (East), Mona Vale.