
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 29/10/2025 1:55:00 PM
To: DA Submission Mailbox
Subject: Online Submission

29/10/2025

MRS Alanna Agostino
19 Bassett ST
Mona Vale NSW 2103
[REDACTED]

RE: DA2025/1428 - 21 Bassett Street MONA VALE NSW 2103

APPLICATION NO: 2025/1428

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.

I have also sent through an indebt email in regards to this application
APPLICATION NO: DA2025/1428

Regards
Alanna Agostino