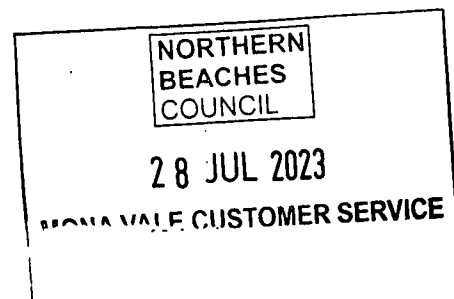


28<sup>th</sup> July, 2023

The General Manager  
C/- Ms Olivia Ramage  
Northern Beaches Council  
P.O. Box 82  
MANLY NSW 1655



**Re: Objection to revised DA2023/0246 18 Hillcrest Avenue, Mona Vale. Attention Development Assessment.**

This submission is in response to the Amended Plans for this proposed development. I participated in a group submission for the original plans, I now wish to outline my particular concerns to these amended plans.

The height poles which we had to asked to be put up are not sufficient to show the true impact of the dwelling. Olivia Ramage, NBC Planner, has noted this error and is seeking to correct it.

Even with the minor changes to the original building envelope the major concerns have not been addressed. Up until now the Bungan Beach "amphitheatre" has been respected with suitable setbacks on all surrounding escarpments creating a breathing space between dwellings and cliff edge. This development would fly in the face of all this previous planning.

The decking, which represents approximately 75% extra floor space over the internal dimensions, is a major incursion onto the cliff face. These decks will be closed in when it is realised that due to the north/east wind in summer sitting out on these decks is impossible.

The Character and Scenic Protection has not been addressed, the building still totally dominates the natural features of the landscape from all view points and eliminates the continuous green corridor. The structure does not fit on this highly visible headland spit, it cannot be integrated with the landform and landscape. Secondary dwellings are an additional for a compact and more affordable house – this is not the case here.

The View loss is significant- huge. No need to explain it – this huge view loss from many homes is taken by a secondary, one bedroom dwelling – granny flat, Air B & B? Party House – a business. Not suitable for a family with young children or the elderly. Perfect for surfers, yachties, swimmers, scrambling up and down the headland during the day and partying at night.

Privacy. Everyone along the Hillcrest Avenue north side know that open areas with a nor/east aspect cannot be used in summer, the nor-easter comes up mid-afternoon sometimes severely strong. No furniture or items can be left free. If you look along this headland you will see no one has an open nor/east facing veranda. In winter little breeze but it is too cold for outdoor entertaining. This leaves the entertaining hub to be the covered deck on the south west corner where the outdoor party will operate. Right adjacent to Nos 12, 14 and 16. Sound travels in this amphitheatre environment – our quality of living will be shattered.

Car Access and Parking. Car parking is almost impossible in Hillcrest Avenue and is the thing that causes the most angst between neighbours. Where will people renting this property park? On the bend, outside this proposed dwelling, is a road arc about 50 metres long and no centre line on the road. There are 12 driveways backing out onto the road- 7 on the east side, 5 on the south. On the south side 4 of the properties have at least one rental property on their land. This makes 17 families needing parking in the space. No parking room for the renters.

I am surprised that the Geotechnical report particularly with the recent landslip along the headland, waste and stormwater management, the site location, the overhanging cliff structure, the character of the headland and its loss on native fauna, parking, view loss, the visual effect of the dwelling from all aspects, the design which is unsuitable in this strong wind environment have given this a tick. I do hope this influences your decision.

Margaret Scott  
14 Hillcrest Avenue  
MONA VALE NSW 2103  
Email [REDACTED]  
Mobile [REDACTED]

A handwritten signature in black ink that reads "Margaret Scott".