
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 22/05/2022 4:49:03 PM
To: DA Submission Mailbox
Subject: Online Submission

22/05/2022

MR Chris Anscomb
30 Cook TCE
MONA VALE NSW 2103

RE: DA2021/1841 - 8 Coronation Street MONA VALE NSW 2103

Draft Submission - 22/05/2022

We note that the updated plans fail to adequately address any of the objections raised in our previous submission.

The erection of height poles only serves to emphasise our loss of district views. The roof height may have been lowered by 700mms, but the higher roof appears to have been replaced by angled solar panels that will result in the same nett effect of view loss.

We are extremely concerned about the depth of excavation (6.7m), merely 2.2m from our rear boundary. The geotechnical report highlights the fact that there are 'UNACCEPTABLE' risks 'due to the depth of the excavation' to the adjoining properties to the southwest. The report outlines risks from excavations and vibrations.

The updated plans still fail to address our concerns in regard to the ongoing impact (noise, visual and airborne) of the mechanical ventilation/air conditioning system required for the basement car park.

The bedroom windows at the rear of the building facing southwest (unit 8) look directly into our property causing concerns for our privacy. We request that these windows be glazed with opaque glass.

We are concerned that the placement of a 25mtr tree on the rear boundary (SW) will result in future shading of our pv solar system.

These plans are still not consistent with the character of the immediate area / locality and do not fit with the surrounding residential properties.

The proposal still does not comply with Clause 50(b) SEPP HSPD - density and scale as highlighted by the developer's own admission.