

4 Coronation St
Mona Vale NSW 2103

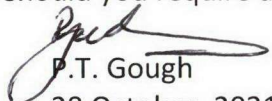
Northern Beaches Council
Mona Vale Office
1 Park St
Mona Vale NSW 2103

OBJECTION: DA2021/1841-7 and 8 Coronation St, Mona Vale

Reference your letter of 19 October, 2021 I object to the proposed development on the following grounds:

1. The proposed architectural style is out of character with the street scape;
2. The proposed development is outside the radii proposed by the state government as suitable for higher density development:
 - It is further than 1km from the nearest "B" line bus stop
 - And, approximately 1.1km or more from the nearest shops, limiting its suitability for over 55 year old residents
3. The bulk and size of the development is completely out of character with Coronation Street, Cook Terrace, Melbourne Ave and Narrabeen Park Parade raising the question of any negative effect the proposal may have on the quality of life in surrounding areas;
4. The plans indicate the development will abrogate the existing street front building line thus creating an undesirable precedent:
 - Referring to sectional elevation 2, the front balconies would be approximately 11 metres (scaled) from the Coronation Street site boundary. This is not consistent with neighbouring sites
 - It is worth noting the initial dual occupancy proposal for No. 14 Coronation St was refused by council
 - o One of the grounds I understand was an attempt to build beyond the street's building use
5. The underground parking driveway is almost directly opposite the hospital's urgent care centre access.

Should you require any further information please call on [REDACTED]


P.T. Gough
28 October, 2021



To ANNE-MARIE YOUNG
PLANNER