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To: DA Submission Mailbox
Subject: Online Submission

27/05/2025

MR Peter McCowatt
30 - 30 Bassett ST
Mona Vale NSW 2103
[REDACTED]

RE: DA2025/0449 - 28 Bassett Street MONA VALE NSW 2103

Concerns About Proposed Development at 28 Bassett St.

To whom it may concern,

We want to express our concerns about the proposed Development Application DA2025/0449 for 28 Bassett St, Mona Vale. While we support responsible development, some aspects of this plan need further consideration.

1. Privacy & Noise Issues

The additional windows facing our property on the western side will impact our privacy and could lead to more noise. These windows should either be frosted, placed higher than standard viewing height, or fitted with privacy screens-especially in the deck areas. Additionally, the current plans do not accurately reflect all of our windows and skylights on the eastern side of 30 Bassett St. Please refer to our approved development plans (DA2024/0336) for the correct details.

2. Keeping the Palm Trees

The plan includes removing the Golden Cane palm trees near the new garage, which is very concerning. These trees add privacy, improve the look of the area, and offer environmental benefits. Keeping the mature palms along the western boundary would help reduce the visual impact and bulk of the new build.

3. Landscaping Details

The landscape plan provides some information, but further clarification is needed regarding the front western-side landscaping and any proposed retaining walls required to support the proposed planting and changes to the western side of the driveway.

4. Drainage Problems

Managing water runoff from 28 Bassett St. is already a challenge, and this development will make it worse with the addition of more hard surfaces. We need additional agricultural (ag) drains along the full western boundary to prevent the current water influx onto our property. While most of the runoff mentioned in the development plans is directed toward the street, there is no mention of how this will be addressed to reduce the impact to our property on the lower western side to the proposed development.

5. Loss of Sunlight

The proposed roofline changes will negatively impact both natural light inside our home and solar access to our new front deck area. Reducing the height & bulk of the development will help to minimise this impact.

6. Excavation Concerns

While efforts to minimise excavation are noted, we remain concerned about the potential impact on our building's foundations and the risk of damage to our recently renovated home.

7. Setback & Building Size

The bulk of this development will overwhelm our property, which sits on the lower side of Bassett St. To address these concerns:

- o The first floor should be reduced in height or be set back on the western side of the proposed development and allow for a more gradual visual transition.
- o Lowering of the height of the first-floor level will also reduce the bulk of the overall development.
- o The front setback should also match neighboring properties to avoid the current encroachment of the street building line.

We kindly request a review of these concerns and consideration of appropriate modifications to the proposal.

Thank you for your time and attention to this matter.

Kind regards,
Peter & Sally McCowatt
30 Bassett St.
Mona Vale NSW 2103