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**From:** John Sherwood  
**Sent:** 20/09/2024 1:18:57 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Objection to DA2024/0882  
**Attachments:** Objecton to DA 23 33 Basset St.pdf;

Dear Sir/Madam  
Northern Beaches Council

By email

Please find my written objection to the application to revise the DA for 23/33 Basset Street Mona Vale

Regards



John Sherwood

Mobile [REDACTED]

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12/09/2024

John Sherwood  
Owner: 8b Heath Street, Mona Vale, 2103

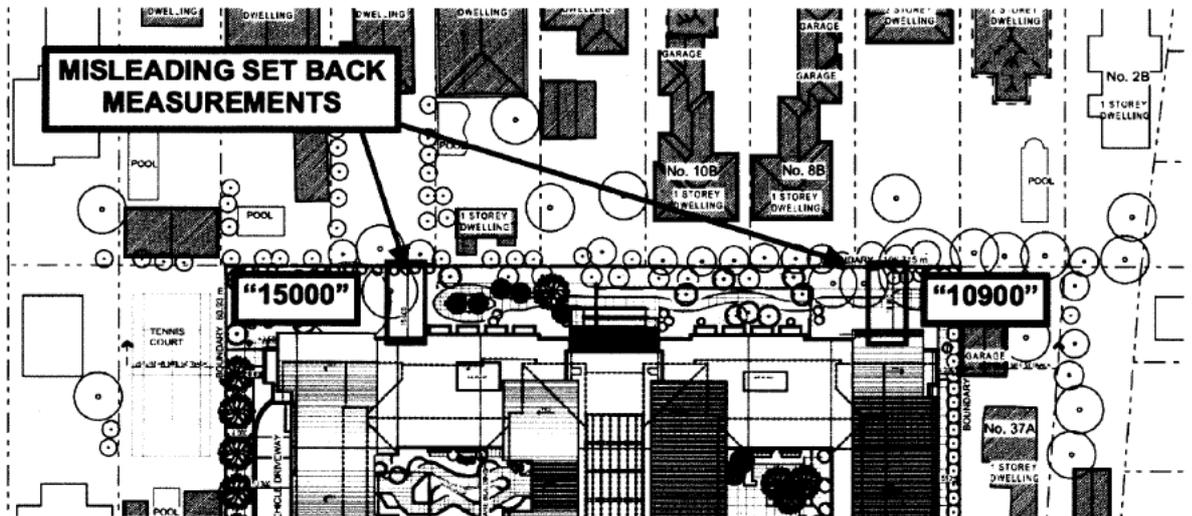
Dear Sir/Madam,

Re: Objection to Amended Development Proposal (DA2024/0882) – 23 & 33 Basset Street, Mona Vale, 2103

I am writing to formally object to the amended development proposal for the above-referenced project on the following grounds:

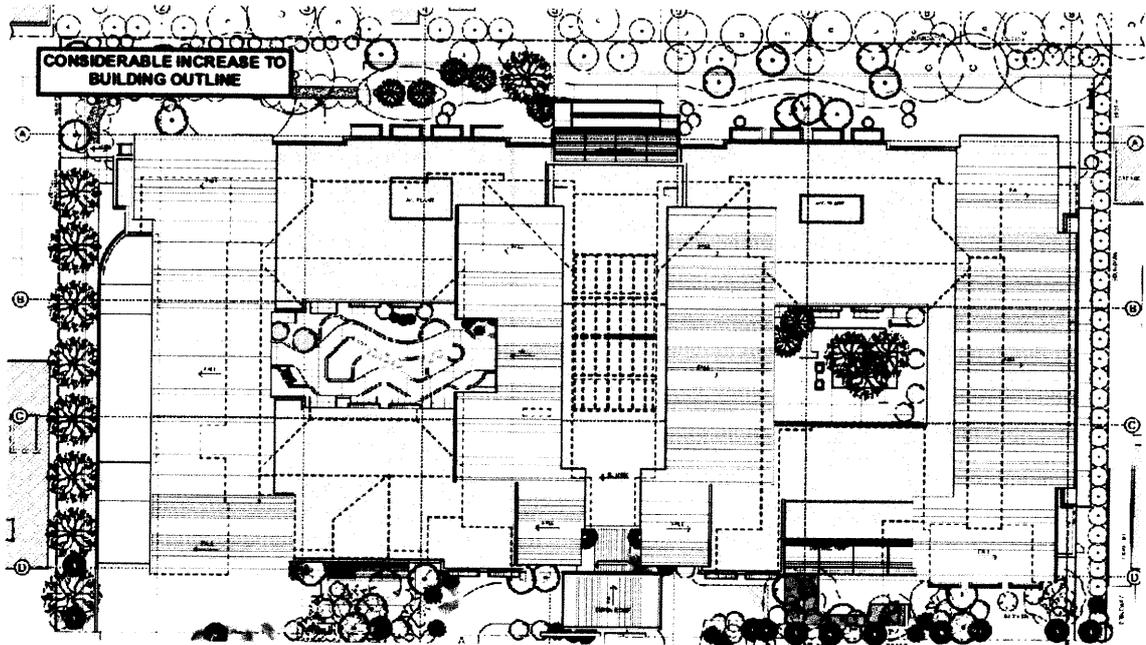
**1. Misleading Annotations**

The setbacks identified in DA2-01 are misleading. The proposal notes the distance from the building line to my fence line as both 15,000mm and 10,900mm, creating confusion about what is actually proposed. It is unclear which setback is correct, and clarity is necessary to fully assess the impact of the development.



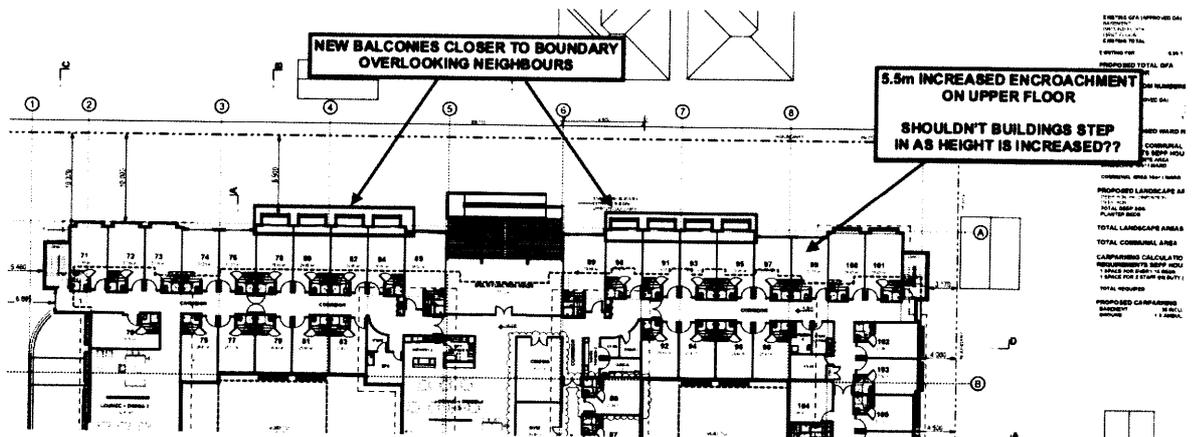
**2. Increased Building Line**

The building line at the rear of the site has increased significantly from the initially approved plan. The proposed changes encroach upon my property more than originally approved, with an average increase of 3.5 meters on the lower floor and 5.5 meters on the upper floor. This increased bulk and scale are concerning, contradicting the principle that building mass should typically reduce as height increases.



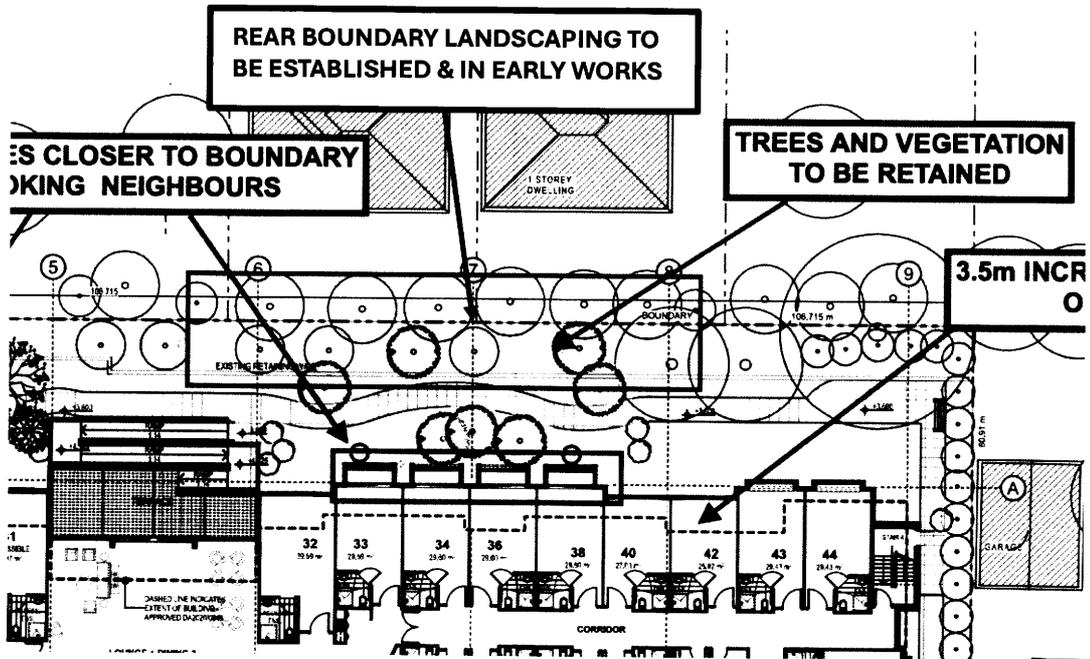
**3. Privacy Concerns from Larger Windows and New Balconies**

The amended proposal introduces both larger windows and new balconies on the western side of the building, where previously only smaller windows existed. These additions will directly overlook my living room and kitchen, significantly compromising my privacy. This change is unacceptable and represents a major intrusion into the privacy of my home.



**4. Vegetation Screening**

I appreciate the retention of trees 14, 15, and 16 as noted on the tree retention schedule, as they are crucial for maintaining privacy and aesthetic appeal. In addition to this, I strongly request that the landscaping along the rear boundary includes mature plants and that this work be completed as an early condition of consent. By ensuring that vegetation is established early, it can provide effective screening and enhanced privacy by the time the complex is completed.



**5. Building Height Increase**

The building is proposed to increase by 200mm, which may seem minor, but combined with the reduced setbacks to the west, and the loss of building articulation, this will have a significant impact including my privacy and also my access to solar per the diagrams below. I note the diagrams show the “existing” and the “proposed” shadow cast however it would be prudent to show the current approved shadow line to understand the extent of change under this revised scheme.



While I support the development of adequate facilities to accommodate the local aging population, the provider has not increased the occupant capacity of the facility by making these changes. There is no net benefit to the public from this revised proposal; instead, it significantly impacts the existing homes surrounding the development. Aged care and seniors living developments are typically designed to be low impact, particularly in low-density residential zones. I welcome the renewal of the facility, provided it adheres to the existing approval and does not impede further upon the local community’s amenity.

Thank you for considering my objections. I trust that you will take these concerns into account during your review.

Yours sincerely,

John Sherwood