
Sent: 2/10/2024 3:58:26 PM
Subject: OBJECTION TO AMENDED: DA2024/0882

Letter Submitted by:
Nicholas and Allira Bowen
16 Heath Street Mona Vale NSW 2103

Dear Northern Beaches Council,

RE OBJECTION TO AMENDED: DA2024/0882 (23 Bassett Street Mona Vale & 33 Bassett Street Mona Vale)

We would like to strongly voice our objections in regards to the proposed amendments to the over development of the above DA.

The increased building line, density and height will have a huge impact on our quiet location and many of the neighboring properties in a negative way. This is a large “commercial” megadevelopment operating 365 days a year in a quiet residential area.

Please find our main concerns relating to the proposed amendments:

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 our property even more so over what has been originally approved leading to concerns over the following:

Privacy

We will lose our privacy with the larger windows and new balconies proposed overlooking our backyard, bedroom and main living / entertaining spaces - the reason we bought our property in this area and in particular on this side of the street was for the northern aspect and private sunny garden to enjoy with our family and friends which will be impacted and on display for residents on a day-to-day basis.

Shade/Shadow/Sun Light

With the building being taller and much closer to our property, we will lose over 50% of the morning sun in the backyard replaced with shadow caused by this proposed amendment. Our plants and growing trees will suffer and like our neighbours we plan to have a future pool at the rear of the property that is in the sun and not the shade!

Noise

Proposed air exhaust noise 24hrs a day is likely to be an issue especially at night (we have already had to ask them to take action on the existing system)

Misleading Annotations

The documents provided are very confusing in what trees will be maintained or not, certain measurements don't seem to be accurate and we are questioning what some of the red lines and squiggle marks might indicate with no further details provided.

We understand the growing needs for these facilities, but object to them being at our expense and detriment affecting our quality of life and privacy, especially when the amendments are only wanting to make the development larger and not adding any more capacity/beds.

We thank you for your consideration in this matter and support our neighbours in their objections also.

Kind Regards,
Nicholas and Allira Bowen
16 Heath Street Mona Vale NSW 2103