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Subject: Online Submission

12/01/2022

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RE: DA2021/2383 - 4 Bangalow Avenue MONA VALE NSW 2103

I am writing to you on behalf of the owners 6 Bangalow Avenue, a property that directly adjoins, and will be materially impacted by, the proposal on the subject site at 4 Bangalow Avenue.

The proposal, by virtue of its significant bulk and scale and the non-compliances with Council's controls has raised a number of concerns over the proposal, in particular, but not limited to, solar access and view sharing.

I note the Statement of Environmental Effects is dismissive of the issue of view sharing however I am advised that neither the proponent or any representatives of the proponent have attended my clients property at 6 Bangalow Avenue to test the accuracy of statements made in the application documentation.

I therefore request that Council direct the applicant to -

1. Install height poles, certified by a registered surveyor that clearly outline the height and extent of the proposal when viewed from 6 Bangalow Avenue.
2. Provide certified shadow diagrams that indicate in elevation form, the extent of overshadowing to the north facing walls and windows of 6 Bangalow Avenue. This documentation be endorsed by a registered surveyor.

Once the requested height poles have been erected and the requisite certified shadow diagrams provided, an effective assessment of the proposal will be able to be undertaken by myself, my clients and importantly Council.

The height poles and certified shadow diagrams are critical for both a qualitative and a quantative asesment of the proposal in terms of reasonableness under Tenacity whilst the shadow diagrams must be accurate.

I reserve the right to provide a detailed submission once the height poles have been erected and both the height poles and shadow diagrams are certified.

Thank you for the opportunity to provide this initial submission to Council to enable an accurate assessment of the proposal to be commenced. Should you wish to undertake an initial assessment of the proposal prior to the height poles being in place, please contact me on 0414747395.