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17/01/2022

MS Joanne Reid
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Mona Vale NSW 2103
[REDACTED]

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

Re: DA2021/2383: 4 Bangalow Ave, Mona Vale

To whom it may concern,

I have recently returned from my Xmas break to a notification of development planned for 4 Bangalow Ave, Mona Vale.

Experience has shown that DA's submitted during the Xmas break are done so to strategically take advantage of neighbours being away, or being in a more relaxed stated state, not reviewing the details of a DA.

With a healthy level of scepticism, I'm grateful that I reviewed the plans with 1 day to spare, with the cut off currently set for tomorrow, 18/1/2022, because, as suspected there is much to be concerned about!

Firstly, could we please ask for an extension to this date to 31 January 2022, considering the holiday period.

I'm greatly concerned with the plans current submitted for approval.

This is not merely an extension for lifestyle, but a multi dwelling development, expanding an existing land and air footprint and creating and overpowering development both visually and practically.

1. Car Parking - congestion and safety:

I can see that both garages have been repurposed into separate dwellings. Where will the multiple cars that come with 3 dwellings therefore park?

I am a mother of 2 young children and we pass 4 Bangalow to access the park at Winnererremy Bay. Additional cars will make this area even more congested in addition to existing neighbours cars and the many cars from the visitors to the Park.

This is an area which is highly pedestrianised, with residents and visitors' children and cyclists using the road. The close proximity of Mona Street and adjacent junction with Yarran Close adds complexity to the movement of vehicles within the vicinity of 4 Bangalow Ave.

This will become more of a bottle neck than it already is today, both concerning for day to day living, but a safety concern should an ambulance or fire engine need to access this area.

2. Labels on plans vs intent:

Language such as 'office, gym and wet area' surely should be read as intended 'bedroom, lounge room and kitchen' for the separate residence.

3. Overpowering second stories so close to the road:

The dwelling expansion represents a significant increase to the building envelope, and the way it will integrate itself into the streetscape and character of the area.

The applicant is relying on the approval of two key non-conformances with the planning codes which will both contribute the overall scale of the development:

a. Building Setbacks - On both the north-east and south-west elevations, the buildings encroach the mandatory set-back requirements. This allows the building footprint to be expanded and building heights increased.

b. Minimum Landscaped area - the development relies on the landscaped area being reduced below the min 50% requirement. It also relies on the conversion of the existing driveway into lawn which significantly reduces the on-site car parking provision. If this former driveway area is used/converted into driveway to alleviate the car parking concerns raised above, the landscaped area will reduce further to approx. 38% of the site area.

We are a close neighbourhood community and these plans have concerned the neighbourhood.

On a side note, we are also very concerned with the impact on the back neighbour of 4 Bangalow Ave, who had their back (adjoining) fence removed without her consent. An elderly lady, who has recently lost her husband. She continues to be very shaken by the experience.

The new owners of 4 Bangalow Ave have not consulted with any of the neighbours on these substantial changes.

I implore Northern Beaches Council to carefully consider the impacts of this application on a property at the gateway of the estate. A dangerous bottleneck could ensue let alone the development concerns listed above.

I'm am available to discuss anytime.

Thanks for your consideration.