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Subject: Online Submission

02/06/2021

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RE: DA2021/0487 - 40 Bassett Street MONA VALE NSW 2103

I am making this submission as an owner and resident of Unit 3/38 Bassett Street, the adjoining property being directly impacted by the DA submission for 40 Bassett Street. In reference to the provided document, Report - Statement of Environment Effects, Pittwater 2014 LEP and Plans - Master Set, I would like to comment on the following:

Building height

The effect of the excessive building height proposed in the DA on 38 Bassett Street is a significant loss of sunlight and ventilation, as well as exceeding the bulk and scale of all neighbouring buildings.

All outcomes in section 4.3 of the Pittwater LEP 2014 have not been met.

C1.1 Landscaping

The Control statement is false and does not comply.

The landscaping has not been considered on the eastern side of the property.

The proximity of the building to the boundary line has not allowed for landscaping, which would provide privacy for the neighbouring building at 38 Bassett Street, particularly units 2 and 4.

The lack of landscaping on this side diminishes the natural environment and contributes to the unreasonable scale of the building, removing solar access and denying an outlook from the kitchen and bedroom of units 3 and 4.

C1.3 View Sharing

This development does not consider, maintain, or protect the outlook from living areas.

The Control statement is misleading and false.

The building height and scale will have significant negative impact on the vistas from all units within 38 Bassett Street due to the development proximity to the boundary line and lack of landscaping.

C1.4 Solar Access

The Control listed in the environmental statement is misleading and false.

Referring to the document; Plans - Master Set (drawing A.06), the reasonable access to solar light is not maintained for the existing properties on either side of the development.

As shown in the Shadow Diagrams, the building at 38 Bassett Street is denied solar light from 12:30pm until sundown (approximately 5 hours mid-winter and 7 hours mid-summer).

This significantly covers the kitchens, bathrooms, and bedrooms in all units, as well as the communal laundry and drying area of the property. This will result in an ongoing increased dependence on artificial light by all residence.

C1.5 Visual Privacy

The Control claim is false and has not considered the privacy of neighbours, significantly impacting all residents at 38 Bassett Street.

As shown on the Plans - Master (A.02) window 8 and window 9 are directly adjoining the neighbouring kitchen and bathroom windows of unit 4.

This design has not considered the necessity of privacy for the residents at 4/38 Bassett St.

As stated in this section of; Report - Environmental Statement, the proposal has been designed

to make maximum advantage of beach views to the South. A view to the beach is highly unlikely in this location due to the Eastern headland and pre-existing unit blocks located South of the site location. This statement also implies the building height exceeds the height of all surrounding buildings, contributing to the unreasonable, bulk and scale of the development.

D9.1 Character As Viewed From A Public Place

The Control is a false claim that this development is a well-proportioned home.

This proposal dominates the streetscape due to its height, scale, proportions and bulk. It is not in keeping with council requirements that has maintained a uniform and characterized scale of size with other buildings in the locality.

D9.7 Side and Rear Building Line

The outcomes referenced in the Pittwater LEP 2014 have been disregarded and are not met. Considering the unproportioned design scale, the proximity of the development to the boundary line and lack of landscaping will significantly decrease the residents of 38 Bassett Street's access to solar light, ventilation, visual outlook and privacy.

D9.9 Building Envelope

The control statement is highly misleading.

The boundary envelope is unnecessarily exceeded due to the proportions and scale of the proposal.

By exceeding these envelopes, the development is denying solar access and ventilation to adjoining buildings and contributing to its unnecessary size which will have adverse negative impacts on the neighbouring dwellings.

Conclusion

The proposal will have significant negative impacts on the neighbouring buildings, residents, and natural environment of the locality.

The design provided is non-compliant with council regulations and has shown complete disregard for the privacy, access to solar light, ventilation, and outlook for all residents at 38 Bassett Street.

We ask council to consider and address my concerns regarding this DA for 40 Bassett Street.

Thank you.

Kind regards

Terry Dawe