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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 17/01/2022 4:48:17 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

17/01/2022

MR Darcy Bonnett  
2 Bangalow AVE  
Mona Vale NSW 2103  
[REDACTED]

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

Attn: Planning Department  
Northern Beaches Council

Re: Letter of Objection | Application No DA 2021/2383 | Address Lot 84 DP 703 692 | 4 Bangalow Avenue Mona Vale

My name is Darcy Bonnett. I am the owner of the property at No. 2 Bangalow Avenue, abutting the proposed development at No. 4 Bangalow Avenue. I wish to object to the proposed development at the abovementioned land, as detailed in the following letter.

My family and I have been Council rate payers on the Peninsular for 73 years. Prior to relocating from Palm Beach to Mona Vale due to health issues in 2010, months were spent inspecting and researching properties in the Mona Vale area. The criteria to be met before purchase, being privacy, easy access and minimum noise and light pollution, especially at night.

The property at 2 Bangalow Avenue fitted the bill perfectly - a large flat 1100 sq metre block with the house sited a good distance from all the neighbouring homes. The only building with close proximity to our house being the garage at 4 Bangalow Avenue. 11 years has been spent at 2 Bangalow Avenue and we've enjoyed great quality of life and harmonious existence with all the neighbours, until now.

I have reviewed the applications documents including the plans, my concerns are detailed in the following:

The proposed development has given little regard to the existing neighbourhood character and will read out of place in this context. The existing character of Bangalow Avenue is valued by its residents for its low scale form comprising large, single and double storey brick dwellings set within generously sized landscaped lots. The proposal does not respect the existing or preferred future character:

- o At 6.77 metres, the proposed garage will effectively read as an additional double storey dwelling from the streetscape which does not respect the existing building siting, scale and form found within the area.
- o The dark material palette is inappropriate and does not appropriately respond to the character found elsewhere in the area which typically comprises brick and muted tones.
- o The proposed landscaped area is insufficient and does not meet that required by the planning controls, nor is it reflective of the generous landscaped lots in the immediate

surrounds.

The proposed dwelling encroaches the 8.5 metre maximum building height (refer northwest elevation) and results in an excessive building form and scale for this context.

The proposed dwelling also encroaches the building profile, which combined with the excessive building height and sloping topography, will cause unreasonable visual bulk and shadow impacts on the property to the south at No. 6 Bangalow Avenue.

The existing garage is a single storey form with a maximum height of 4.11 metres, where the development proposes a double storey building at 6.77 metres tall. The garage is set back between 0.57 - 1 metres from the common boundary with my property at No. 2:

- o As clearly indicated on the elevations provided in the application package, the proposed garage substantially encroaches the allowable building envelope. The extent of non-compliance with this requirement demonstrates its inappropriate design and by virtue, excessive bulk. This will be further exacerbated by the sloping topography, given the property at No. 4 sits on an elevated position when compared to my property.

- o Combined, the excessive height and minimal setback of the proposed garage will also have detrimental amenity consequences in terms of its impact on my access to natural daylight and result in visual bulk impact from habitable room windows.

It appears that overlooking has not be adequately addressed, and I am concerned that views to my private open space and habitable living rooms (bedrooms) is possible from the upper level of the garage and dwelling.

I question the legitimacy of the uses indicated on the plans for the garage and whether this space is instead to be utilised as a second dwelling on the property.

Quality of life and tranquillity are a must for me & my neighbours in the surrounding properties. I hope in good standing the rights of the people who have resided in their homes for many years will not have their lives upended by proposals like this and serious concerns raised, acted favourably upon.

Given the above, I respectfully request that Council do not approve this application.

Darcy Bonnett  
2 Bangalow Avenue