

Barbara Elkan and Graeme Jessup
8 Bassett St
Mona Vale
NSW 2103

7 June 2024

Attn: Megan Surtees
Northern Beaches Council

Re: **Objection to Proposed DA 2024/0534**

Address: Part Lot 33 Sec B DP 6195 14 Bassett St, Mona Vale, NSW 2103



Dear Ms Surtees

We have just returned from holiday and become aware of the extent of the proposed development at the above address. The size and bulk of the existing structure has been a concern for many of the residents in Bassett St East and it appears that in several ways it is not in keeping with Councils approved DA. To further increase the impact of this oversized building shows a complete disregard for those affected.

When Barbara and I build our house in 2008 we paid particular attention to conform with Council regulations. We minimised the impact on our neighbours by adopting a low-profile design that avoided blocking view-lines and by setting it well back from the street. We would be very disappointed to see Council give approval to this DA which is clearly outside the building standard regulations.

Our objections are that:

- The addition of a third story to the existing building will increase the bulk of a structure that is already out of character with other residences in Bassett St East. It seems that the existing building is not in keeping with the DA and already exceeds some of the Council regulations.
- The proposal exceeds the 8.5m height envelope and we believe several other privacy and amenity requirements as well.
- There appears to be four individual residences incorporated in the proposed additions. This would quite likely result in the need to park several more cars in a narrow one lane street which is already an awkward parking situation. It is of some concern that a flood of new residential spaces parking could have a detrimental impact on our narrow cul de sac and possibly choke access for our garbage collection service.

This proposal is not in keeping with Council regulations and we see no justification for approval of this DA.

Please confirm receipt of our objection.

Regards,

Barbara Elkan and Graeme Jessup



NORTHERN BEACHES COUNCIL

ATTN: MS SURTEES



G. Jessup

8 Bassett St, Mona Vale, 2103