
Sent: 2/06/2021 9:07:27 PM

Subject: Attention: Anne-Marie Young - Development Objection: 40 Bassett St, Mona Vale,
Application No: DA2021/0487

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Application No: DA2021/0487

Address: 40 Bassett St, Mona Vale

As the owners of 2/38 Bassett St, we would like to strongly voice our objection and concern to the above Development Application.

Our objections are as follows:

- Due to the excessive scale and building height of the development this will result in a substantial loss of sunlight and ventilation to our unit in particular our bedroom, bathroom and kitchen on our western boundary. The development will also greatly impact upon the sunlight of the communal laundry and drying area of the property.
- The obvious and significant impact upon the visual privacy of the residents of 38 Bassett St due to the expansion of windows and living spaces on the eastern boundary of the proposal will greatly effect all residents. It appears that the DA has given no real consideration to the privacy needs of the neighbouring residents, and in particular, the residents of 38 Bassett St due to the height and scale of the building and its proximity to the eastern boundary.
- The lack of landscaping on the DA's eastern boundary, in particular, the rear of that boundary is an issue. Increased quality (screening) landscaping would have provided further privacy for residents especially in units 2 and 4 which are negatively impacted by the lack of landscaping in regard to their privacy and the visual impact of the development upon them.
- Not only does the proposed development not consider the visual privacy of 38 Bassett St, there is no consideration to their acoustic privacy with such a large development.
- The height, scale and bulk of the proposed development will be a hugely negative visual impact for the residents of 38 Bassett St and will have an adverse effect on the current ambience of all units and their residents.
- Aesthetically, the bulk, height and scale of the proposal is out of character with the current streetscape.

In conclusion, this proposed development will have a detrimental impact upon our residential amenity, in particular, our significantly diminished sunlight, decrease in ventilation and the obtrusive visual impact upon the residents of 38 Bassett St which will result in a decline in the

quality lifestyle we currently enjoy.

We would appreciate your serious consideration of residents objections.

Thank you,
Giles and Mellisa Dossett.