
From: Karen Taves
Sent: 17/01/2022 9:38:27 AM
To: Thomas Prosser
Cc: Council Northernbeaches Mailbox
Subject: Re: DA2021/2383
Attachments: Mason-Taves submission v2.pdf;

Yes, please, but I updated it already so please use the one attached here. I couldn't figure out how to upload it as a submission.

On Jan 16, 2022, at 3:31 PM, Thomas Prosser
<Thomas.Prosser@northernbeaches.nsw.gov.au> wrote:

Hi,
Can the attached be registered as a submission?
Regards,
Tom Prosser
Acting Principal Planner
Development Assessment - North Team
t 02 8495 6499
thomas.prosser@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au
<image001.png>

From: Karen Taves [REDACTED]
Sent: Sunday, 16 January 2022 6:20 PM
To: Thomas Prosser <Thomas.Prosser@northernbeaches.nsw.gov.au>
Cc: Council Northernbeaches Mailbox <Council.Northernbeaches@northernbeaches.nsw.gov.au>
Subject: Re: DA2021/2383
Thomas,

I tried to submit this online but "Make a submission" only allows me to enter comments into a text box. Please advise how I am supposed to upload my document so it shows up like the submission from Doyle.
<PastedGraphic-1.png>

> On Jan 13, 2022, at 2:34 PM, Thomas Prosser <Thomas.Prosser@northernbeaches.nsw.gov.au> wrote:

>

> I will register and consider all of you emails like a submission. But if you would like them to be registered as an official submission online then you will need to submit online.

>

> Regards,

>

> Tom Prosser

> Acting Principal Planner

>

> Development Assessment - North Team

> t 02 8495 6499

> thomas.prosser@northernbeaches.nsw.gov.au

> northernbeaches.nsw.gov.au

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> -----Original Message-----

> From: Karen Taves [REDACTED]

> Sent: Friday, 14 January 2022 8:32 AM

> To: Thomas Prosser <Thomas.Prosser@northernbeaches.nsw.gov.au>

> Subject: Re: DA2021/2383

>

> Aren't my emails a submission? Or are "submissions" only those done through the online system?

>

>> On Jan 13, 2022, at 2:24 PM, Thomas Prosser <Thomas.Prosser@northernbeaches.nsw.gov.au> wrote:

>>

>> Hi Karen,

>>

>> I will visit the site next week and decide about whether site poles are required for my assessment.

>>

>> The height poles are unlikely to go up prior to you making a submission. However, you can contact me with any comments after they go up.

>>

>> Kind regards,

>>

>> Tom Prosser

>> Acting Principal Planner

>>

>> Development Assessment - North Team

>> t 02 8495 6499

>> thomas.prosser@northernbeaches.nsw.gov.au

>> northernbeaches.nsw.gov.au

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>> -----Original Message-----

>> From: Karen Taves [REDACTED]

>> Sent: Thursday, 13 January 2022 6:47 PM

>> To: Thomas Prosser <Thomas.Prosser@northernbeaches.nsw.gov.au>; Council Northernbeaches Mailbox <Council.Northernbeaches@northernbeaches.nsw.gov.au>

>> Subject: DA2021/2383

>>

>> Dear Mr. Prosser,

>>

>> Will there be sight poles up by then? We need those to judge the impact of raising the roof.

(Unclear why in the world they would need to raise the roof.)

>>

>> Our comments so far from the plans. They are increasing the size of the house by around 50% to about 434 sq. m. which seems very large for this neighborhood of single family dwellings. We think our house, at 232 sq. m., is typical of this neighborhood. The house footprint on the SE side is very close to the boundary line - aren't there rules about how close you can build to the property line? Furthermore, their plan has 3 independent dwellings, main house, new unit over the standalone garage, and what they are calling in the plans "rumpus" + "bed 4".

>>

>> While they are drastically increasing the size of the house (and therefore very likely the number of cars). They are taking away parking spots by putting grass over the paved area in front of the "rumpus". They already park several cars on the street. Where will all the extra cars park when they rent out the two units. By parking lots of cars on the street so close to the corner there is a hazardous bottleneck. Children live in this neighborhood and get to the park across the street by riding their bicycles and scooters down the hill into that bottleneck. More cars parked on the street creates a hazard - it seems to us that the property should accommodate parking for the number of cars expected (and they already don't have enough parking).

>>

>> Karen and Nicholas

>>

>>> On Jan 12, 2022, at 3:08 PM, Thomas Prosser

<Thomas.Prosser@northernbeaches.nsw.gov.au> wrote:

>>>

>>> Hi Karen,

>>>

>>> How much time do you think you need to provide a submission? Would the 21st of January work?

>>>

>>> Regards,

>>>

>>> Tom Prosser

>>> Acting Principal Planner

>>>

>>> Development Assessment - North Team

>>> t 02 8495 6499

>>> thomas.prosser@northernbeaches.nsw.gov.au

>>> northernbeaches.nsw.gov.au

>>>

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>>> -----Original Message-----

>>> From: Karen Taves [REDACTED]

>>> Sent: Monday, 10 January 2022 8:10 AM

>>> To: Council Northernbeaches Mailbox

<Council.Northernbeaches@northernbeaches.nsw.gov.au>

>>> Subject: DA2021/2383

>>>

>>> Dear NB Council Development Department,

>>>

>>> A Development Proposal was posted at 4 Bangalow Ave, Mona Vale on approximately 7th January with a Submission Deadline of 18th January. This is not very much notice to respond to this DA.

>>>

>>> Please advise if 11 days is the required amount of notice they need to give.

>>>

>>> We live at 8 Bangalow Ave and can see their roof from our house. We need sight poles to fully understand the impact of their proposal on our view.

>>>

>>> Thank you,

>>> Karen Taves

>>> [REDACTED]

>>>

>>>

>>> Northern Beaches Council

>>>

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>> Northern Beaches Council

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<Mason-Taves submission .pdf>

Nicholas Mason

Karen Taves

8 Bangalow Avenue • Mona Vale, NSW 2103

Mobile: + 61 (0) 412-798-125 • ktaves@yahoo.com

Mobile: + 61 (0) 403-286-992 • nickmason6100@gmail.com

15 January 2022

Mr. Thomas Prosser
Development Assessment – North Team
Northern Beaches Council

Dear Mr. Prosser

We are writing with respect to DA2021/2383. There are numerous irregularities with this application.

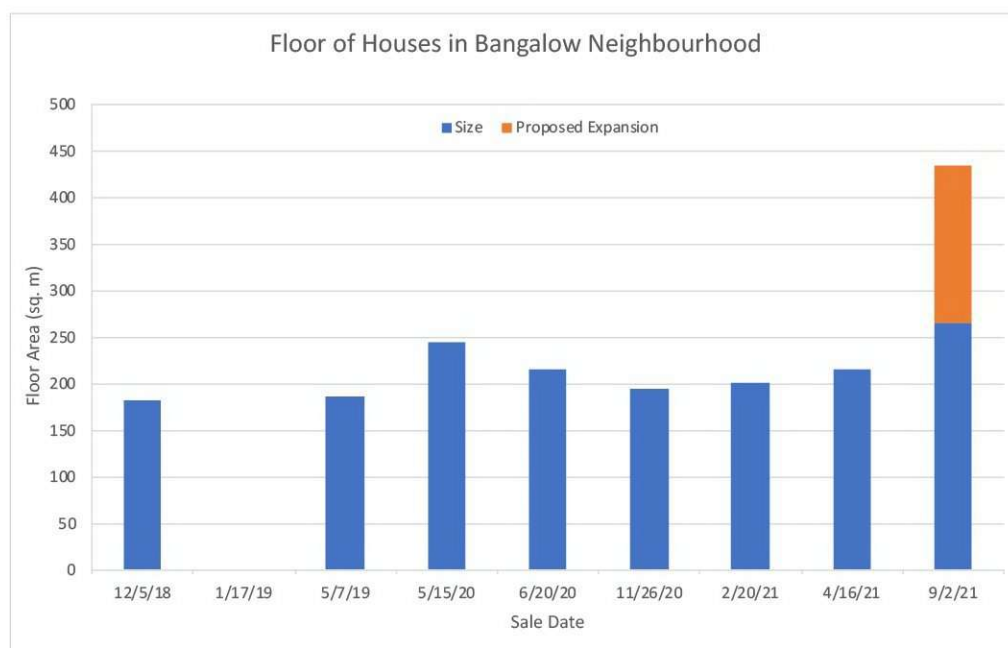
- 1) The DA notice was posted only very recently, about 4th January, many weeks later than required and therefore giving neighbors extremely limited time to assess and respond to the application.



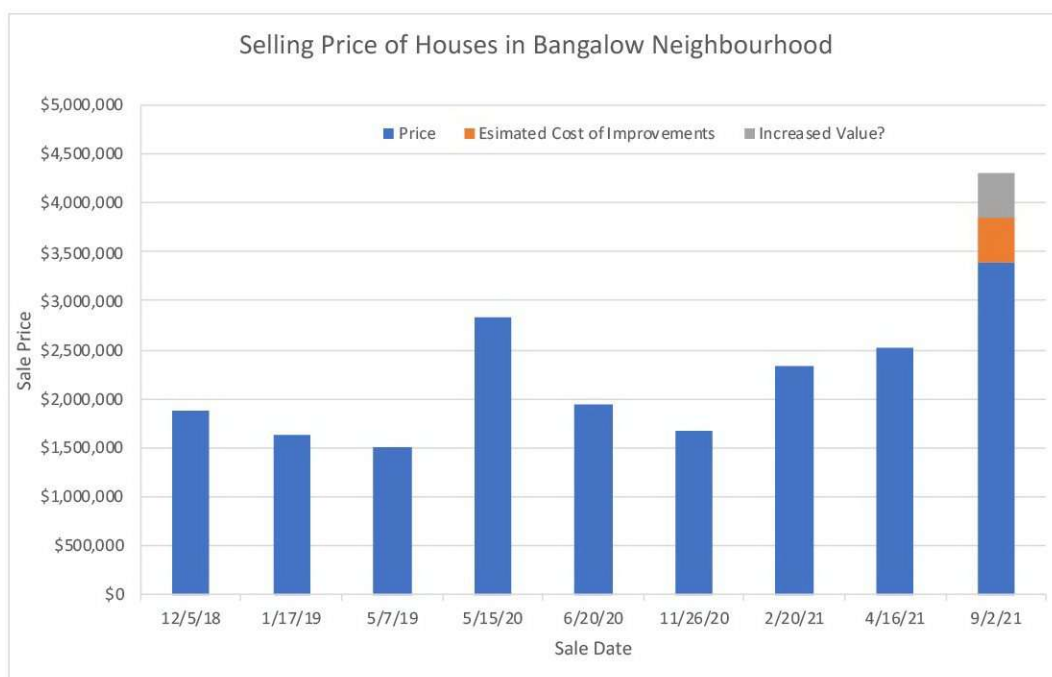
- 2) The proposed additions to an already large house are out of line with other houses in this neighborhood. They are increasing the size of the house by around 50% to about 434 sq. m. which is very large for this neighborhood of single family dwellings. We think our house, at 232 sq. m., is typical of this neighborhood. The existing house already has one of the largest footprints in the neighborhood.



The following chart displays the floor area of 8 houses sold in the Bangalow neighbourhood since December 2018. 4 Bangalow is the largest house that has sold. The proposed addition, shown in orange, will make 4 Bangalow about double the size of other houses and thus out of character for this neighbourhood.



The following chart displays the selling prices of the same houses. Again, 4 Bangalow is already the most expensive house sold in the neighbourhood. The proposed cost of improvements (orange) and a guess at the increased value (grey) will clearly place 4 Bangalow out of character with the neighbourhood.



- 3) The new expansion, of the already large house, on the SE side is very close to the property line at 1.15 metres. The existing garage on the NW side is 1 metre from that property line. According to the Pittwater Development Control Plan the setback requirement is “2.5 to at least one side; 1.0 for other side”.
- (<https://eservices.northernbeaches.nsw.gov.au/eplanning/live/Pages/Plan/Book.aspx?exhibit=PDCP&hid=12168>).

The stated purpose of these council controls plans for setbacks include:

- The bulk and scale of the built form is minimised.
- Equitable preservation of views and vistas to and/or from public/private places.
- To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

This proposed expansion into the required setback of 2.5m on the SE side does not conform to any of these stated purposes. The “bulk and scale” of the house is not minimised and is out of character with the neighborhood. The latter three all impinge on their neighbor to the SE. Furthermore, their own shadow diagram details the reduction in solar access to neighboring properties—contradicting their claim that this development “will not impact ... adjoining properties (see item 6).

- 4) The proposed plan is for *three* independence residences: main house, new unit over the standalone garage, and what they are calling in the plans—“rumpus” + “bed 4”. There are no apartment buildings in our neighborhood. This proposal does not meet the Pittwater 21 DCP § C1.8 requirement that “Where dual occupancies (detached) are proposed, the maximum number of storeys of each dwelling shall be:
- 2 storeys for one dwelling, and

- 1 storey for the second dwelling.

The proposed second detached dwelling is 2 storeys.

- 5) The development plan is reducing the number of off-street parking spots by putting grass over the paved area in front of the existing SE garage and also converting that garage into one of the two new apartments. When they rent out the two new units where will those cars park? The current residents have *seven* vehicles (and a trailer). They generally park five cars on the street – and on both sides of the street.



By parking lots of cars on the street so close to the corner there is a hazardous one-lane bottleneck. Children live in this neighborhood and get to the very popular park and playground across the street by riding their bicycles and scooters down the hill into that bottleneck. More cars parked on the street creates a safety hazard - it seems to us that the

By parking lots of cars on the street so close to the corner there is a hazardous one-lane bottleneck. Children live in this neighborhood and get to the very popular park and playground across the street by riding their bicycles and scooters down the hill into that bottleneck. More cars parked on the street creates a safety hazard - it seems to us that the property should accommodate parking for the number of cars expected (and they already don't have enough parking).

- 6) Regarding the proposal to raise the roof height of the main building—this may impact us but without sight poles we cannot properly judge what that impact is. (It is also unclear why an already two storey house needs to have the roof raised significantly.)
- 7) The proposed developers state in their “Statement of Environmental Effects” that “The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.” The above items 1) to 6) show that their statement is patently incorrect. There will be a negative impact in this neighborhood.

Respectfully,



Karen Taves and Nicholas Mason