
Sent: 6/09/2021 3:41:37 PM
Subject: DA2021/0487 40 Bassett St - Submission for DDP

Hi Karen,

Thank you for considering my concerns raised in my submissions for DA2021/0487 at 40 Bassett St, Mona Vale with regards to my property at 4/38 Bassett St.

I would like to raise the following concerns based on the assessment report uploaded:

1. My issues regarding the amended design and the proposed landscape area have not been addressed.
In the amended design, the area in question is the alfresco area which has been labelled 'impervious landscaping.' Can you please confirm if this area is considered compliant to reach the required minimum 50% landscaping area for the proposal? The design shows it is part of the building, not landscaping. It is raised above ground level and is built on a supporting slab.- please see my most recently submitted submission for details.
2. In the assessment report, the breach of envelope is referred to as 'minor,' however considering all 7 submissions received refer to the unacceptable height and scale (and implications including loss of sun, ventilation etc.), the proposal should be only be approved at 100% compliant in consideration to all neighbours communal enjoyment and amenity of the environment.
Acknowledging the breach will not have unreasonable impact on the streetscape, it will have significant impact on neighbouring homes.
3. My issue of ventilation has not been acknowledged in the assessment report. Please consider the impact the proposal will have on loss of ventilation for the building at 38 Bassett St.
I have severe allergies, and there are young children living in the apartment block. I am concerned that the loss of solar light, combined with the loss of ventilation will encourage mould and mildew to grow, having negative impacts on the health and safety of the property.
4. Please re-look at the access to solar light for 38 Bassett St. The minimum requirement of 3 hours of sunlight is clearly not met in the shadow diagrams. I am not sure why this has been listed as compliant.

As there are 2 non-compliant built form controls relating directly to the 7 submissions received from neighbouring home owners, this proposal will be a truly disappointing addition to the Mona Vale Basin community.
I personally am not against the development of the local properties and believe they can greatly enhance the space and environment but unfortunately this design and supported recommendation by the council does not benefit anyone in the community except the architect and owner/builder.
The approval of this non-compliant proposal will be at the cost of all neighbours.

Thank you Karen and the Northern Beaches Council for considering all aspects and impacts of this proposal.

Kind Regards, Zoe Maker