

---

**Sent:** 13/02/2021 2:01:21 PM  
**Subject:** Attn: Adam Croft, planner.

**Reference:**

**Notice of proposed development**

**Application No: DA2020/0816**

**Address: Lot 38 Sec F DP 7236 and Lot 2 DP 748426 33 Bassett Street Mona Vale**

**Description: Demolition works and construction of a Seniors Housing  
Development (Residential Care Facility)**

Dear Adam,

In regard to the latest letter from Council informing us that this development is to go ahead with only minor adjustments to the building plan, we feel that our original objections have not been addressed. I have attached our original objections for further consideration below. After speaking with the other residences, they too feel that their concerns have not been addressed.

Thank you for your consideration.

-----  
-----  
Dear Tony,

We are very concerned about the upcoming plans and proposal for the demolition and expansion of the residential care facility in our street. We feel that the current size and quality of the existing building as it stands does not overly affect our streetscape and our residential homes in our area which is zoned R2 low density residential.

We are concerned that the two properties that were once zoned low density residential have been earmarked to be demolished to be replaced along with the existing Care Facility so as to make way for a much larger high density facility consisting of 118 beds of 2,000m<sup>2</sup> that will extend down our street. This development, if it was to go ahead will dramatically change and adversely affect the whole streetscape and our surrounding homes.

We are also concerned about the extra visiting traffic due to increased food delivery trucks, waste removal trucks and larger numbers of visitor traffic to the facility; our street already has limited street parking. We also have concerns about the underground car park proposed for this large building which we believe will displace the ground water level. The Basin is an area that is already zoned a flood risk.

Our neighbourhood is zoned low density residential and we feel that this planned construction of a much larger high density building, housing a large number of people within this zone that will extend down our street, will adversely impact all of our surrounding homes. In addition, the backyards of neighbouring Heath Street that back onto this proposed building would also be affected; the height of the construction would overlook their properties and adversely affect their residential outlook and cause blockage of sunlight. We ask you to consider rejecting this development.

Thank you for your consideration of our concerns.

Trevor Swadling Kathleen Swadling