
Sent: 26/08/2020 8:06:12 PM
Subject: Development Objection: Application No: DA2020/0816

Attention:
Tony Collier: Northern Beaches Council

The Body Corporate and residents of Strata Plan 16587, 38 Bassett St Mona Vale would like to voice their objection in regard to the development application:

Application No: DA2020/0816
Address: Lot 38 Sec F DP 7236 and Lot 2 DP 748426 33 Bassett Street Mona Vale

Our objections are as follows:

- Overdevelopment of Bassett St and the proposed development is not in line with the current streetscape due to the height and bulk of structure.
- Increased traffic and road congestion and the safety implications to local residents due to this escalation of traffic. The traffic increase is particularly concerning to our residents as the right hand turn allowing access from Bassett St north to Bassett St south to enter proposed facility is basically in front of our block of units. We consider this to be a serious safety hazard.
- We do not consider the access to the facility to be safe or convenient.
- Increase of heavy vehicles using a residential road over extended hours of the day.
- Damage to local infrastructure due to increase in traffic and development construction.
- Currently parking is a serious issue in Bassett St which will only become a far greater problem with the increased numbers of staff, visitors and service providers to the facility.
- Construction issues and disruption to residents over an extended building process: construction noise, work undertaken outside permitted hours, erosion and sediment control, stormwater pollution, air quality and dust management, pollution and environmental concerns such as runoff from the building site and site spills.
- Asbestos removal from 23 and 25 Bassett St.
- Flooding issues: Both the applicant and neighbouring properties are considered to be in a flood zone area. Will the proposed development channel flood water into surrounding properties?
- Increase of general noise levels due to the vast expansion in the size of the development from the existing facility particularly as proposed development is staffed 24 hours per day.

Thank you for considering our objections.

Yours sincerely,
Body Corporate, Strata Plan 16587
38 Bassett St, Mona Vale

Committee:
Terry and Debbie Dawe
Giles and Mellisa Dossett
Tim and Kim Malakou
Milka Raic