
Sent: 23/08/2020 4:29:35 PM
Subject: Submission - DA2020/0816
Attachments: Objection to DA20200816.pdf;

Hello,

Please find attached our submission for objection against the proposed DA2020/0816.

Thanks for your help.

Nick and Allira Bowen
0401 060 112

Application Number DA2020/0816
Address: Lot 38 Sec F DP7236 and Lot 2 DP 748426
33 Bassett Street Mona Vale NSW 2103

Letter Submitted by:
Nicholas and Allira Bowen
16 Heath Street Mona Vale NSW 2103

Attn: Tony Collier - Planner - Northern Beaches Council

We would like to strongly voice our objections in regard to the proposed over development of the above DA. We believe that due to the DA's increased size, density and height, it will impact our quiet location and many of the neighboring properties in a negative way.

This is a large "commercial" megadevelopment operating 365 days a year in a quiet residential area.

Please find some of our concerns relating to our property below.

(i) **Noise**

- (a) Multiple Air Conditioning Units & Kitchen Exhaust Fans / Vents - Both of these points have been ongoing issues, experienced with the current building and on the plans of the new development, it would appear that both will now be adjacent to our property. This causes us great concern and we want to ensure that any units, which will be extensively used, are installed to be **non-audible from our property at all times. This must also include the laundry and lift motors.**
- (b) Shiftwork - due to a larger number of staffing that will be required, we are concerned about more people coming in and out of the property, break times especially through the night and **general noise from staff 24 hours a day.**

(ii) **Privacy**

- (a) **Are the mature trees** that currently sit along the back-fence line of 14 and 16 Heath Street properties staying?
- (b) If any trees are required to be removed before or during construction, we request that we receive this in writing before-hand and if required, new mature trees are planted and replaced immediately **so we don't lose any of our privacy from this multi occupancy development**

(iii) **Lighting**

As our main bedroom and entertaining area is at the rear of our property facing north towards the proposed new development, we want to ensure that no **lighting either external or internal faces our property or potentially shine/spill light or glare into our property.**

(iv) **Odour**

- (a) Kitchen Exhaust Fans / Vents – We request that all odour/smells are treated on site and do not drift into any neighboring properties and that ventilation is installed facing away from our property and/or is **filtered/treated to eliminate any odour from the commercial kitchen which will be operating 3 times a day 365 days a year.**
- (b) Smoking Areas – We ask that no smoking will be permitted on the southern side of the property, in the garden areas that would affect us while in our backyard. Both for patients and significant staff.

(v) **Shade/Shadow / Sun Light**

We are concerned that such a large structure is going to obstruct our natural sunlight due to our North facing aspect. We are most concerned about how can you guarantee that our beautiful year-round sun light won't be affected given the height? In summary we **don't want building shadow on our recreational yard area and potentially** any habitable development we may later undertake.

(vi) **Flood Zone Area**

Both the applicant and neighboring properties are considered to be in a flood zone area. **We believe that the overland water is already impacted and therefore would be even more impacted if this DA is approved.** Also, we are not sure how an underground car park can be approved in such a flood zoned location. Solid retaining walls and building walls may channel flood waters to adjoining residential properties.

(vii) **Concerns regarding Build & Construction**

- (a) **Size of the whole development** of a single structure.
- (b) **Timeline of Construction** and associated noise and disruption due to the extensive development to residents in a residential area.
- (c) **Potential impacts** on adjoining properties due to extensive **underground excavation** work for car park.

We thank you for your consideration in this matter and we support our neighbours in their objections. We want to ensure that this beautiful little pocket in Mona Vale that we all call home, continues to be a quiet and peaceful place to live and don't want it to change due to a megadevelopment that is out of character to the area.

Kind Regards,
Nicholas and Allira Bowen
16 Heath Street
Mona Vale NSW 2103