
Sent: 31/08/2020 7:44:31 AM
Subject: Application No: DA2020/0816 Neighbour Submission

Attention Tony Collier: Northern Beaches Council
council@northernbeaches.nsw.gov.au
Application No: DA2020/0816
Address: Lot 38 Sec F DP 7236 and Lot 2 DP 748426 33 Bassett Street Mona Vale

Objection Lodged by Craig and Amanda Berrell, 10A Heath st Mona Vale NSW 2103.

I wish to lodge an objection to the proposed development listed in the subject on the following grounds:

1. The massive Impact on the current ambience of Bassett St to a streetscape of overdevelopment which is completely out of character with the present streetscape.
2. Substantial increase in traffic and the obvious safety implications to local residents due to this escalation in traffic and road congestion. We have particular concern with the right hand turn into Bassett St from Barrenjoey Rd travelling north which I consider to currently be a safety hazard.
3. Street Parking will become a much greater problem due to increase in size of facility - currently we have parking issues with staff, visitors and service providers parking in Bassett St rather than the onsite parking provided by nursing home.
4. The proposed development does not adequately consider the visual and acoustic privacy of neighbours in the vicinity.
5. Increase of noise levels due to larger facility than existing, such as, road and foot traffic noise, noise generated from delivery dock and a general upsurge in environmental noise levels such as multiple air conditioning units, kitchen exhaust fans, plant rooms etc.
6. Loss of further privacy to neighbours due to expansion of windows on all development boundaries.
7. Flooding - we are currently zoned as a flood zone, how will the development affect flood levels and the implication on neighbouring properties.
As per the plan, it appears the natural ground level will cease to exist and the new level will be at least 500 to 600mm above all adjoining properties. What are the repercussions of this upon the flood zone?
8. Substantial impact and disruption to residents due to an extended construction and excavation process (approximately a 2 year build) - construction noise, property and infrastructure damage, stormwater and air pollution, environmental concerns such as site spills, parking and traffic issues, particularly, the amount of heavy vehicles using Bassett St and surrounding streets throughout the build.
9. Increase in heavy vehicles using Bassett St and surrounding streets on completion of development (delivery and service vehicles, nursing home mini bus) over extended hours.
10. We are very concerned regarding the delivery dock situated on Eastern driveway - the hours the delivery dock will be utilised (currently we have had deliveries at 4.30am - 5.00am and after 9.00 pm) will these hours increase and be more frequently used (trucks reversing/beeping, unloading, loading etc) due to greater demand of food/laundry services/ garbage collection etc??

11. What is the potential precedent for future developments of Bassett street and/or Mona Vale Basin if this is approved?

Regards,

Craig

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