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**Sent:** 31/08/2020 3:49:32 PM  
**Subject:** DA 2020/0816 attention Tony Collier/Adam Croft

Dear Sir

Please find enclosed my submission against 23 - 35 Bassett St Mona Vale  
Unfortunately I am the owner of 21 Bassett St Mona Vale.

My objections are as follows

#### 1 Overall density and overdevelopment

The developments is equal to the impact of seven (7) blocks of home units joined together without any driveways separating them. The only driveway is located alongside of my bedroom and living rooms. The developer quotes, according to figures back in 2002, twenty four (24) vehicles per HOUR will be using this driveway such as fifty staff (50), doctors, medical providers, plus food and necessary supplies. There will be garbage and recycling trucks, trades and handyman repairers and visitors for one hundred and eighteen (118) residents. Non stop noise day and night.

#### 2 Streetscape and height

The bulky development is not in line with setbacks of adjacent houses and the entrance awning protrudes almost to the front boundary.

The Seniors Environmental Plan height limit is eight meters (8) measured from the existing ground level, however Northern Beaches flood plan requires a further five hundred millimetres (500) from the existing ground level. The existing nursing home has landfill to 1.3m and this is apparently now counted as ground level. However 23 and 25 Bassett St, part of the new proposed development, have a much lower existing ground level along with every other existing property in our flood zone. We are not allowed to use landfill then why are they?

Why do they get an extra .5m allowance in height as this should be factored in the plans to adhere to height restrictions. The building is too high.

#### 3 Parking and traffic

According to my audit in our area Bassett St East lights service a total of six hundred (600) residences and units plus visitors, service vehicles, garbage and recycling trucks, tradies, maintenance of landscaping for street, headland and recreation parks, swimming pool, and Mona Vale and the Basin beach parking.

Bassett Street East along with the other streets in the Basin area, has always provided parking for our workers and their customers in the adjacent industrial zone. We have always accepted this for there is insufficient parking space available in that area.

The existing thirty four (34) parking spaces at Mona Vale House are grossly inadequate with visitors always parking in the street. This is the situation with sixty three (63) beds and thirty four (34) parking spaces, how will a staff of fifty (50) and only five (5) more parking spaces service one hundred and eighteen beds (118) about double the capacity.

Another contributor to the parking problem are the cars parked by the passengers of the B Line and other bus services. We certainly do not need any extra dangers from unwarranted over development in our street.

#### 4 Noise

The only driveway servicing this proposed development run alongside my bedroom and living area of my home only 4 meters away. The application states according to outdated 2002 figures that twenty

four (24) vehicles per HOUR will navigate up a five meter (5) high ramp and then down again into and out of the basement.

There will also be the dumping of smelly garbage and recycling glass and metal from the adjacent truck bay. If that is not enough the kitchen with its constant odours and clamour, will also be situated next to my bedroom and living area.

The plant room is also here.

## 5 Flood

Originally Bassett ST was a creek extending from the sea to Pittwater. Many years ago we had a rain event resulting in seven (7) inches of rain in two (2) hours. The street flooded and the water came up to our flood level even though at that time our house was high up on concrete blocks. Since that time many blocks of home units have been built without flood tanks. This mega development proposal at 23, 25, 27, 29, 31, 33 and 35 Bassett St has a water holding tank but it would not be able to compensate for the riparian nature of the landscape.

When we were graced with the Manly Daily it was quite common to read about the flooded car parking areas under home units requiring our great fire brigades to come to the rescue.

Indeed flooding is the reason for a five (5) meter driveway ramp in the plans. The displacement caused by a flooding event will be suffered by all the surrounding homes.

## 6 Overshadowing

The map showing the shadowing profile indicates that at two (2)pm shadowing occurs on my property and by three (3)pm my home and pool are covered by the gloomy shade of a looming building. The winter is cold enough without the warmth of the afternoon sunshine.

## 7 Privacy

The existing nursing home has about sixteen (16) large windows glaring into my backyard. If this development is approved I will not have any privacy in my courtyard which is in the center of my home. All the homes for four (4) or five (5) properties on all sides will lose their privacy as we are all single story. The two (2) story homes depicted in Thompson Health consultant's brief are on the other hilly side of the road and have garages as their ground floor.

Why do I and other neighbours have to move from our forever homes because a powerful business wishes to benefit financially?

I have a tennis court for my backyard since 1980 and I have been warned that just one complaint will mean that I cannot play on my own tennis court. However their many vehicles can trundle along their adjacent driveway at 24 vehicles per HOUR at any time day or night with the opening and closing of a garage door.

## 8 Pathway to Barrenjoey Rd

The gradient of the footpath to the bus stop in Barrenjoey Rd fails the criteria of the Seniors Plan as the gradient can only be up to 1:10 for a maximum of five (5) meters at a time. This requirement is breached for a distance of thirty (30) continuous meters at least. Also resting areas are required.

## 9 Construction noise and disruption

The excavation for the basement will be unbearable and risky as the water table is so shallow and varies with the tides. The builders and heavy vehicle trucks required will constantly block the roads and the pollution will be unacceptable.

## 10 Pollution

The exhaust fumes from the stated twenty four (24) vehicular movements per HOUR plus trucks at the loading dock just four (4) meters from my windows is intolerable.

The entrance to the basement should be at the front of the building.

11 Mental stress

We are all suffering from this development proposal. Personally I cannot sleep.

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Mona Vale/Bayview has seven (7) assisted living facilities. How can anyone justify this development?

Why not move to Elanora Heights or Ingleside?

Thank you

Vivienne Lewis