
Sent: 28/08/2020 12:02:49 PM

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

Attention:
Tony Collier/Adam Croft: Northern Beaches Council

We would like to strongly voice our objection to 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:

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 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. The proposed development does not adequately consider the visual and acoustic privacy of neighbours in the vicinity.
4. 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.
5. Loss of further privacy to neighbours due to expansion of windows on all development boundaries.
6. 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?
7. Substantial impact and disruption to residents due to an extended construction and excavation process - 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.
8. Increase in heavy vehicles using Bassett St on completion of development (delivery and service vehicles, nursing home mini bus) over extended hours.
9. 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??

10. I think it is important to note that Mona Vale has multiple Aged Care Facilities, is this expansion really warranted?

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

We have been very fortunate to live in Bassett St for over 36 years and love where we live and we do not believe this application is in keeping with our street. This proposed development will have such a detrimental impact upon our residential amenity and a decline in the quality lifestyle residents currently enjoy.

We would appreciate your consideration of residents objections.

Thank you,
Giles and Mellisa Dossett.