

**Proposed Development**

**Application No. DA2020/0816**

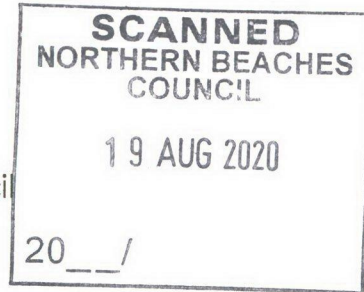
**Address: Lot 38, 33 Bassett Street, Mona Vale**

**Description: Demolition works and construction of a Residential Care facility**

20 August 2020

The Planner  
Northern Beaches Council

Dear Mr Collier



**Background**

We are Paul and Christie Breakspear at 10B Heath St, Mona Vale. We would like to identify a number of issues of concern in relation to a proposed new development of a Residential Care Facility at 23-33 Bassett St, Mona Vale.

Almost 15 years ago we downsized from our family home in Avalon to a town house in Heath St, Mona Vale. We bought this property for its smaller size and specifically, for its north facing back garden. During the winter months on sunny days, our back living area is sunny from early morning until mid-afternoon. Rarely do we need to turn on our heating until late afternoon, so important in these times of cost and environmental considerations and the need to use energy wisely.

The proposed new development of this Residential Care Facility in Bassett St will significantly lessen the hours of winter sunshine we currently enjoy, as well as adversely impacting the privacy and use of our dwelling.

**Specific Objections**

The shadowing from the nursing home's new roof line will significantly block our morning winter sun. In the proposed development application, the shadow diagram shows overshadowing of 10B Heath St roof and backyard until almost midday in winter. This means that every morning the sun will not reach our living area because of the increased height of the proposed development. Currently, the unobstructed north aspect of our house enables sufficient sunshine for its natural warming, precluding the use of fossil fuel heating.

We are extremely concerned too that the overshadowing, as shown on the DA plans, will interfere with the full functioning of the solar panels on our north facing roof. The consequences of this will be to prevent the production of renewable energy, thus increasing our carbon footprint. Council would be aware of national and international requirements to establish sustainable households, thus minimising the effects of global warming. Indeed, on the



Northern Beaches Council website Council's most recent policies state their commitment to promoting and reinforcing sustainability:

*Council acknowledges that it has a vital role to play at the local level in promoting sustainable development and can make a contribution towards meeting the global challenges of creating a sustainable society on our shared planet (Pittwater 2013).*

*Council is committed to establishing, promoting and maintaining a culture of sustainability and environmental responsibility by the Council, staff and the community. The Council and staff will work together with the community to consider and minimise the impact of our activities on the environment and work towards environmental best practice (Warringah 2013).*

*Sustaining the environment – we will act with care and caution towards the environment, protecting the biosphere, its biodiversity, and using its resources sustainably for present and future generations (Manly 2014).*

Additionally, the Independent Planning Commission of NSW has adhered to the principle of 'intergenerational equity' in recent decisions. This entails all proposed projects having to take into account the principles of ecologically sustainable development, including air quality, noise, subsidence, groundwater and greenhouse gas emissions.

The principal reason for purchasing our town house in 2005 was its northerly aspect guaranteeing sunshine in our living area during the winter months. In order to overcome the problem of overshadowing of our property, **we urge Council to mandate a reduction in the height (RL) of the atrium and AC units screen from 13.7 metres to a significantly lesser height.** Otherwise, we fear our house and garden will be deprived of adequate sunshine and our quality of life will be subsequently diminished.

We most definitely share the numerous other concerns of our neighbours in Heath and Bassett streets about this proposed development. Since we have been living here, it has been a quiet and peaceful residential area. In such a neighbourhood, any new construction is a short-term disturbance but this massive over-development will entail years of disruption.

In sum, we are concerned about the size of the proposed development, its increased length, height and bulk. We are worried about its encroachment onto neighbouring homes and their consequent loss of privacy. We are upset about severely increasing levels of noise, dust (including asbestos) and traffic. We are apprehensive about the possibility of flooding caused by the proposed excavation for the foundations and carpark. We are alarmed too that major excavation has the potential to interfere with the water table.

We are unfamiliar with the NSW government SEPP controls and guidelines but would be surprised if this proposed demolition and construction development application complied with them. Notably, in regulations relating to access to site, solar, noise and traffic issues, building size, landscaping, parking, excavation and flood risk.

**Conclusion**

For these reasons we strongly urge the **Council to require the developer to withdraw, or at the very least, radically amend the application.**

A more skilful, creative and aesthetically pleasing design would minimise the impacts of the proposed development on the neighbours' properties in Bassett and Heath Streets.

Kind regards



Paul and Christie Breakspear