
From: Rebecca Berrell
Sent: 1/10/2024 9:40:01 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Application Number: DA2024/0882
Attachments: NBC Submission.pdf;

Please find attached my submission since the amended master plans were submitted by Thompson Healthcare on the 20/08/2024. Please also note that we have never received any notification in our letterbox when plans have been submitted on both the 02/07/2024 and 20/08/2024, even though the changes have a significant impact on our property and our properties meet at our back northwest corner.

Kind regards,
Rebecca Berrell

Rebecca Berrell

Owner: 20 Heath St, Mona Vale 2103

Attention: Northern Beaches Council

RE: Further Amendments to Senior Housing Development at 23-33 Bassett St

Application Number: DA2024/0882

Tompson Health Care have submitted another amended Development Application for their new seniors housing development; however this latest amendment does not address any of the concerns we or any other residents have submitted over the past 2 months.

The major changes they have made to the approved plans from 2021/2022, significantly impact the residents on Heath St that back onto their property and some neighbours on Bassett St. They are not changing the number of rooms but have significantly increased the building size at the rear. This has been a misleading and sneaky way to push through major changes close to commencement and affect neighbouring residents without any warning. Please review concerns and we expect changes that address resident's concerns.

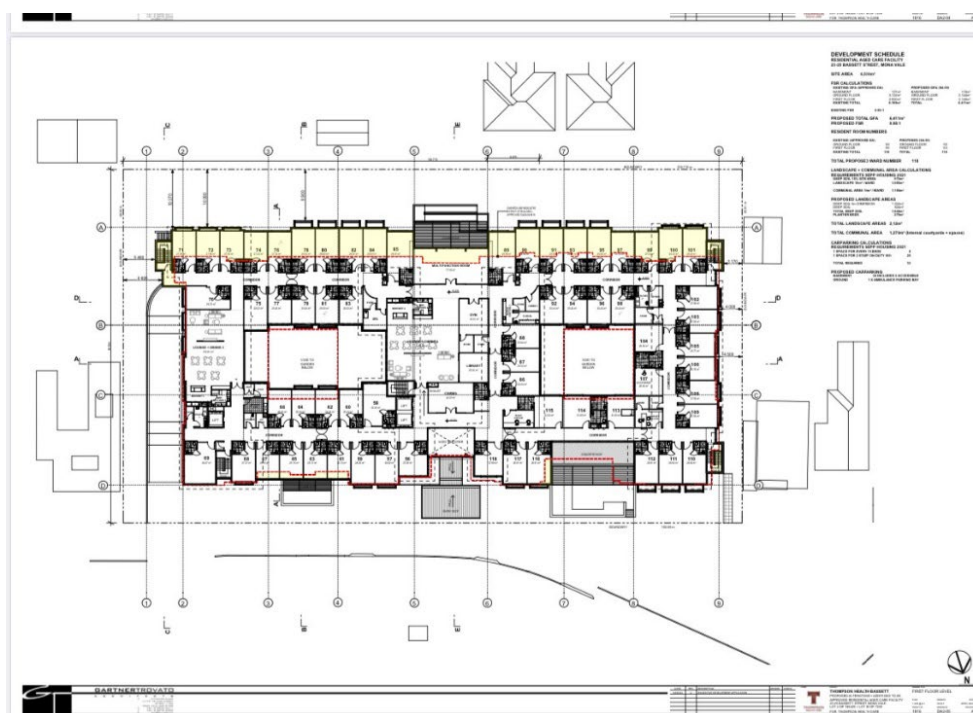
Please also note that there are 2 separate Berrell families that live in the street so should be counted as two separate submissions.

I have reviewed the new documents and the key concerns we have are:

South Building Line Increase towards our properties

The south façade of the building has moved 5m closer to our Heath St boundary fences. Previously they were 15m from our boundaries and now they are 10m. In some sections this is even closer. Also the EAST façade has also moved closer to the east boundary which impacts our back corner of our property significantly through shading and privacy.

Yellow indicates extension to plans and a major decrease to the setback measurements



Privacy Concerns from larger windows and new balconies on south façade

- The windows on the south facade, facing our properties, are much larger than the previous submission and include some balconies, decreasing privacy.
- This movement means there is less vegetation and trees to give privacy to our properties.

South façade – new proposal with much larger windows



South façade – old, approved proposal with narrow and less windows

Shadowing Concerns from increased southern building line and height

- The changes of moving the southern building line 5m towards the boundary fence impacts our properties in regard to shadowing. They have included shadow diagrams as per June 22 sunlight and the shadowing encroaches onto the rear of our properties significantly. It is enough to now hit the dwellings, including our granny flat. It impacts some dwellings solar.
- There is a height increase in some parts of the building as well, further impacting shadowing.

The red shows the increase in shadowing. Prior it barely entered our properties but now it definitely impacts in winter.

