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**Sent:** 31/08/2020 11:07:30 PM  
**Subject:** Objection for Application No: DA2020/0816

I Stephen Hart of 9 Bassett Street Mona Vale 2103 strongly object to Demolition works and construction of a Seniors Housing Development (Residential Care Facility) DA2020/0816

The existing building is currently acceptable though still possess existing parking issues and also current waste collection is visibly difficult when street is filled with cars and possess significant difficulty for the vehicle to enter.

- The proposed building is significant increase to existing and out of character with the surrounding low density residential house. Even the artistic impression clearly shows this.
- Lack of attention and impact with parking considering the % increase of new residents and staff on street parking and additional traffic in a one way system. Also with current boat and trailer storage at the eastern end of Bassett street parking during summer months already flows onto grassed areas and middle island in front of my residence.
- The proximity of the proposed building to the western boundary of the property is not acceptable, particularly given that proposed upper accommodation level is along this boundary.. The long western facade without privacy devices, provides a poor planning outcome.
- The landscape ratio doesn't comply with the 50% landscaped area in the R2 Low Density Residential Zone.
- Parking within the development appears inadequate for the amount of residents and staff.
- Waste management and supply deliveries will increase in frequency and require larger vehicles placing unnecessary pressure on the already busy road and further risk to pedestrians and local children playing in the street riding scooters and bikes on footpath. All of which reside in low density housing which the street zoned for.
- Proposed Electricity Kiosk is not acceptable in a R2 Low Density Residential Zone.

In short this seems to be an oversized large scale development which should stand within a relevant ZONE not a R2 Low Density Residential Zone as is proposed. This takes no consideration for the already established homes in the vicinity of the proposed development and the long term effects for those surrounded. Originally the site was a motel then demolished and other land claimed and built into a convention/training Centre and now a nursing home. Hopefully council will take the residents whom have lived here in the surrounding area investing time and money into their properties and also paying their rates opinions into consideration before approving an out of character facility.

Kind Regards

Stephen Hart  
9 Bassett Street Mona Vale