
Sent: 1/09/2020 10:02:59 AM

Subject: Proposed development DA2020/0816 - 33 Bassett Street Mona Vale

(note - previous email to council is not displaying our submission in full)

Dear Council,

We wish to lodge an objection to the proposed development DA2020/0816 located at 33 Bassett Street Mona Vale for the following reasons:

- The size, layout and height of this development does not suit the streetscape of Bassett Street and the quiet surrounding area. The proposed structure does not blend into its surroundings and would present as imposingly oversized.
- One of the plans mentions that the actual height of the building will be 13m, which is well above the 8m prescribed in current council guidance. This is very concerning as a building that high will significantly stand out. We question the need of such a high roof line given the building will only include a ground and first floor level. This design does not take into account the surrounding of Bassett Street and does not use space wisely. It will also create unnecessary shade for adjacent properties.
- The site is flood prone as pointed out in the SEE. The surrounding area already suffers from poor stormwater management even in light rain events including public pathways and roadways. Further excavation and intensification of the site will make the situation worse.
- This will result in substantial increase to traffic including delivery trucks, which will damage the current feel of the street and create noise disturbance for the surrounding area. It will also increase the risk of accidents at the traffic light from Barrenjoey road, which is quite dangerous already. The road is also not set up to receive intensified traffic. Potholes are easily formed on Bassett Street after rain events and they keep coming back despite numerous repairs.
- Parking street is very limited. The current plan does not provide enough on-site parking versus the size of the proposed facility.
- The adjacent properties will significantly be impacted by loss of visual and acoustic privacy, not appropriate in this low density residential area.
- If this development is allowed to go ahead, what is next for this preserved part of Mona Vale? People have chosen to live here for the peaceful environment, we do not want nor need development intensification in this area. Therefore, we strongly ask the council to consider the long term consequences of approving a development like this, which would undoubtedly lead to damaging overdevelopment, rather than the short term gain.

Regards

Shaun McCausland and Philippine Bodineau

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