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**Sent:** 31/08/2020 4:21:05 PM

**Subject:** 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

Application No: DA2020/0816

Address: Lot 38 Sec F DP 7236 and Lot 2 DP 748426 33 Bassett Street Mona Vale.

Further to my previous submission, on again examining plans I have further concerns:

- As per plan A-07 elevation east and west, it shows the level of the eastern access driveway (including a ramp) appears to be half way up the western wall of 21 Bassett St. As a result, the headlights of the cars entering and exiting the underground car park will be shining/strobing into neighbours homes (particularly 19, 21 Bassett St and 18 Heath St) as the cars headlights will be approximately 2 metres above natural ground level of adjoining properties. Not only will headlights be an issue, exhaust fumes which are heavier than air will obviously affect neighbouring properties. The headlights will be an issue on the ramp shining /strobing into properties in Heath St on entering the underground car park, and again, shining/strobing into homes exiting into Bassett St to the east and then into Bassett street northern aspect homes. It must also be noted, not all staff at Thompson Healthcare work 8 hour shifts. The staff include part time/casual employees whom work 4 hour shifts, which include afternoon/evening shifts finishing at 8pm, 9pm and 11pm, therefore, the reality of vehicle headlights, engine noise and security door noise into residential properties of an evening/night would be a regular occurrence.
- The question of natural ground level is also an issue for neighbouring properties. We the neighbouring properties on all 3 boundaries are built on the natural ground level and the nursing home currently is built up above that. The proposed DA shows the eastern driveway having a ramp rising by approximately 1.5 metres above surrounding properties. This will also comprise visual and acoustic privacy each time a vehicle enters/exits underground parking due to the motorised security door opening and closing. Further concern is the reversing beepers and the loading/unloading of delivery/service vehicles all hours day and night.
- The loading dock and bin area should not be visible and should be confined to the basement area to address visual and acoustic issues for surrounding residents.
- The sheer magnitude and bulk of the design is totally out of character for Bassett St and the surrounding area and the proposal is particularly intrusive to surrounding properties.

Your consideration of residents concerns would be appreciated.

Kind Regards,  
Giles Dossett  
19 Bassett St, Mona Vale.