
Sent: 30/08/2020 1:47:52 PM
Subject: Online Submission

30/08/2020

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RE: DA2020/0816 - 33 Bassett Street MONA VALE NSW 2103

Whilst not opposed to the current facility I believe the proposed design is to large and intrusive to the residential area .The following are my major areas of concern

1. The GFA at 0.95:1 appears high considering the residential area this development is located in .Whilst the landscaping design appears adequate the bulk of this development at 0.95:1 appears out of place in this residential street.
- 2.Bassett and Heath streets have a major issue with availability of off street parking /congestion etc . The applicants car parking appears inadequate.There assumption that only 50% of staff will be on duty at the same time appears optimistic considering night shift will have only a skeleton staff on shift with the majority of staff working daytime .The assumption that only 10%of residents will have visitors is misleading /optimistic .eg weekends /holidays etc
3. Truck and car access into this development has not been adequately considered .Consideration should be given that all vehicle movements enter and exit from Bassett street and not via the neighbouring Heath street /Seaview road .Hours of access for trucks and service vehicles needs to be regulated .
- 4.Will the basement parking be open 24 hrs/day and be easy to access into ?(no swipe cards etc) otherwise visitors/contractors will simply park in the neighbouring streets
- 5.The loading dock and bin area should not be visible from the street and preferably should be located in the basement for acoustic and visual considerations .
- 6 kitchen exhaust fumes ,.The specification needs to be of the highest standard as does the acoustic specification of all mechanical services