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**Sent:** 24/08/2020 4:57:28 PM  
**Subject:** Online Submission

24/08/2020

MR gordpn smith  
17 bassett ST  
mona vale NSW 2103  
gordonasmith@optusnet.com.au

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

Mr Tony Collier  
Planning Department  
Northern Beaches Council 17 July 2020

From Gordon and Karen Smith  
17 Bassett Street, Mona Vale

Reference DA 2020/0816; demolition and construction at 33 Bassett St.

Dear Sir,

We object to the size and scale of the proposed high density development of a new Residential Care Facility at 33 Bassett Street.

We object on the following grounds:

- 1 - To the east of the existing building, the new development will take over 2 blocks of land currently zoned low density residential.
- 2 - To the south, some residents will have their houses overshadowed by a 10 metre high new building.
- 3 - service vehicle traffic will increase significantly past our house
- 4 - visitor traffic will also increase and we already find that street parking spaces near our house are often filled by visitors to the existing facility
- 5 - the proposed underground car park will surely displace groundwater in our area, which has been declared to be flood prone
- 6 - a precedent for rejection exists. A similar sized development proposed by Waterbrook on land owned by Bayview Golf Club in Cabbage Tree road Mona Vale, was rejected because of its scale and impact on neighbours. That development was at least 100 metres from a nearest neighbour.

Whether or not a scaled down development is approved, we suggest that a new road access way to the Care home be implemented. Most service vehicles currently access the facility by turning off Barrenjoey road, east into Bassett St., drive along the nature strip edge and then turn 180 degrees at Orana road back along the nature strip edge to get back to the Care facility. If 2 casuarina trees were removed from the nature strip, in front of the existing (or the planned new) facilities driveway, service vehicles could turn right straight into the drive way and eliminate the traffic down and back from Orana road, minimising traffic past residents like us.

Thank you for consideration of our concerns.  
yours faithfully  
Karen Smith and Gordon Smith