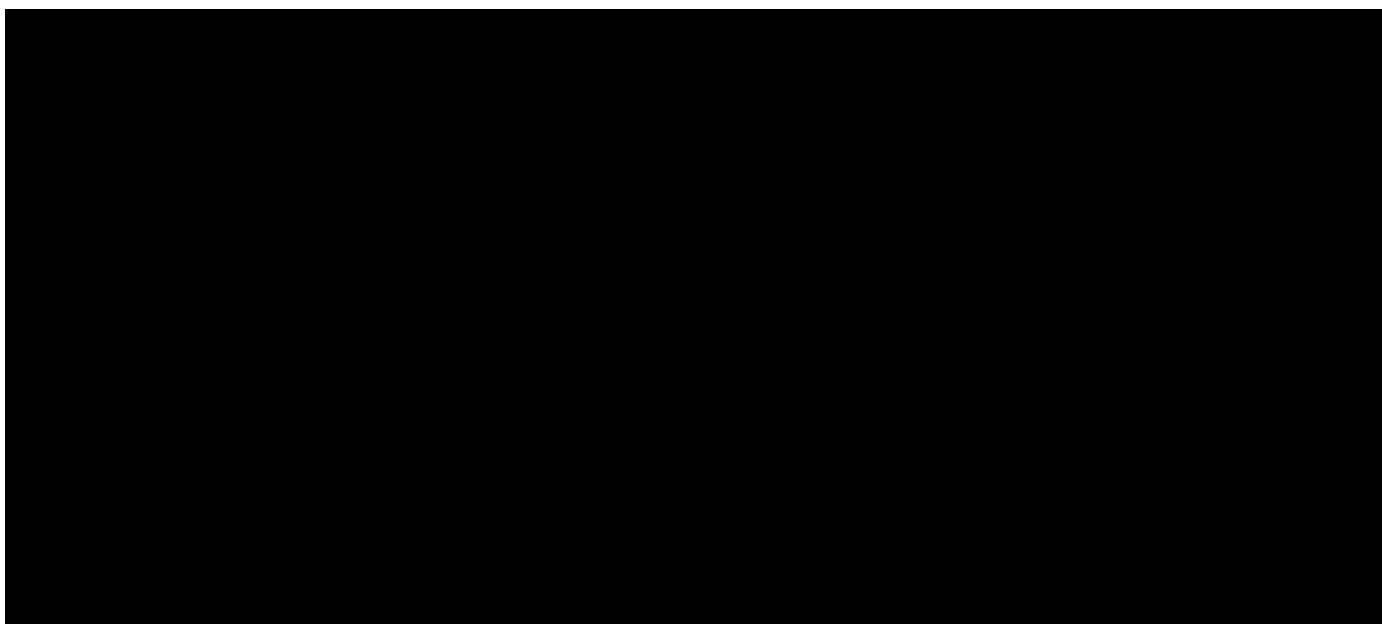

From: [REDACTED]
Sent: 6/09/2023 10:19:24 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission DA2023/1068
Attachments: 69 bassett st .docx;

To whom it may concern

Kind Regards

Hugh Pickering



To whom it may concern

Re: Development application: DA2023/1068

I rent 71 Bassett Street, Mona Vale and I am writing to express my deep concerns regarding the proposed development project. It is my firm belief that the scale of the development is excessively disproportionate to the size of the block on which it is planned. The proposed height particularly worrisome, as it has the potential to cast significant shadows over neighboring buildings. This, in turn, would have adverse effects on both the aesthetic appeal of the area and the visual experience for residents and pedestrians moving east along Bassett Street.

One aspect that has not been adequately addressed in the proposed development plan is the impact on the neighboring properties, particularly in terms of natural light. The towering height of the proposed building would create an "Alley way" effect, overwhelming the adjacent buildings and drastically diminishing the amount of natural light that currently enters the area, particularly within 71 Bassett Street.

I also wish to draw your attention to the existing electricity meter room situated at the rear of 69 Bassett Street. This facility is pivotal in supplying power to 1/71 and 2/71 Bassett Street. The proposed development does not seem to account for the presence of this essential room and the electricity easement that burdens 69 Bassett Street, including the necessary access from 71 Bassett Street.

Moreover, the absence of a proper "building setback" in the proposed development is a glaring oversight, especially given the unique characteristics of the corner block. Such setbacks are imperative to maintaining the visual harmony and coherence of the neighborhood architecture.

Furthermore, the issue of parking cannot be ignored, particularly in the context of the existing parking challenges in Bassett Street and its surroundings. The scarcity of parking spaces is already a source of significant concern among local businesses and residents. As I have been in contact with local residents about this parking issue and these residents are even trying to make 2 hour parking on paul cl due to the traffic in there street cars being left there for days. As well as Mitre 10 being such a large business the traffic which it makes and parking a nightmare most days. This concern is particularly pertinent for establishments such as the proposed coffee shop/café, which heavily relies on accessible parking for its clientele.

In light of these concerns, I urge the relevant authorities to thoroughly reconsider the proposed development plans and take into account the potential adverse effects on the surrounding community. It is essential that any development aligns with the existing character of the neighborhood, respects the rights of property owners, and maintains the quality of life for residents and businesses alike.

Thank you for your attention to these matters

Sincerely, Hugh Pickering

Mobile: [REDACTED]

Email [REDACTED]