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**Sent:** 8/02/2020 3:53:45 PM  
**Subject:** DA2019/1072 Submission

Dear Council

Re Development Proposal DA2019/1072, 38 Park Street and 1795 & 1797 Pittwater Road, Mona Vale (Lot 1 & Lot 2 DP 219265 and Lot 4 DP 76695).

On behalf of my wife and myself, we find this development proposal very concerning on a number of issues. We are not against development of the existing area in general, especially specifically Seniors Housing, but fully believe that any new developments must be in keeping with the area and, with that, make a significant improvement to the amenity and appearance of the local area.

We find that this proposal fails that general criteria on a number of issues, and ask Council to reject this application.

Our objections, in part using Councils own guidelines;

1. Number 38 Park Street is not a site with a double street frontage. Number 38 has only a single street frontage to Park Street (not a double street frontage as noted on the planning doc as noted below). Therefore, number 38 Park Street, together with the block directly behind it and also part of the development application, number 1797 Pittwater Road, are both subject to set-backs of 6.5 metres as regulated. The design shows set-backs of the correct 6.5 metres at both 1797 and 1795 Pittwater Road. The Lot at Number 1795 is permissible to have a set-back of 3.5 metres to Park street as this block has dual frontages to both Pittwater Road and Park Street. But 1797 Pittwater Road has only one street frontage, and on the plans it does show a standard 6.5 metres which is correct. However, number 38 Park Street has also only one street frontage and the development clearly shows only a 3.5 metre set back which is totally contrary to what any other new developments in Park street have had to comply with over the last 10 to 15 years. We find that the application to have only a 3.5 metre set-back at the number 38 Park Street section of the development totally unacceptable. Also with the design, privacy fences appear to be planned as being virtually right on the Park Street boundary line, which then has the building frontage proper back some 3 metres only from the footpath on Park Street. Even though this is only a 2 storey building, this has to be considered "over-crowding" to the footpath and the green and open feel/ambience of this whole area.
2. Driveway, Garaging ingress/egress. The driveway access with this development is shown as being almost directly opposite the driveway from number 1630 Pittwater Road, and this poses an unacceptable risk to the safety of both pedestrians and people exiting or entering the garaging at both 1630 Pittwater Road together with the new development at numbers 1795 and 1797 Pittwater Road. Traffic volumes along this section go from being exceptionally high at certain times to being light at others. Cars exiting 1630 Pittwater Road have to both contend with vehicles coming from all directions, and at all speeds, and besides having very little vision of on-coming traffic coming from the Northerly direction due to the curve of the road (looking back towards Darley Street) they have to also watch out for pedestrians, including many children from both local primary schools and from Pittwater High School. Vehicles coming from the Southern direction waiting to turn right into 1630 Pittwater Road, have to not only wait for a clear spot in the South bound traffic, but have to time this with hundreds of children walking from Pittwater High towards Mona Vale shopping centre together with various people, some with young children, prams etc. coming from both directions. All this while holding up traffic heading North along Pittwater Road. This sometimes results in traffic blocked up from opposite 1630 Pittwater Road back past Park Street. Being locals, we have seen so many minor accidents and near misses with both vehicles and pedestrians it makes us cringe whenever we see vehicles entering or exiting 1630 Pittwater Road. Now, this development has a proposal is to put another driveway directly opposite number 1630 Pittwater Road for which the only outcome will be chaos. It has also been stated by another of the long term (very) near-by

that it was gazetted at some by the state government that after the construction of units at 1626-1628 Pittwater Road, that there should be no additional driveways constructed on this section of Pittwater Road from Darly Street (North) to Bungan Street (South). So far, searches of relevant documents have failed to find this state government decree.

3. The building design appears of a very light weight/temporary looking structure. This type of design generally results in a very quick deterioration of the appearance of the façade materials. Use of these type of materials and building techniques can, over time, definitely detract from the overall appearance of an area and it's ambience/feel.

We strongly ask Council to reject this development application on the basis of being inappropriate in design, placement, overcrowding to park Street and safety issues with the positioning of the garaging ingress/egress to Pittwater Road.

Respectfully, Glenn and Brenda Duncan

Unit 4/1626-1628 Pittwater Road, Mona Vale. NSW 2103

From Councils own documents. Please note incorrect conclusion/note re number 1797 Pittwater Road (this block DOES NOT have a secondary frontage to Park Street).

**38 Park Street is Land Zoned R2.**

**R2.** On corner allotments or sites with a double street frontage, where the minimum front building setback is 6.5 metres to both frontages, the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street.

Conclusion: 38 Park Street Mona Vale is subject to a 6.5 metre set-back.

**1797 Pittwater Road is Land Zoned R2.**

**On Pittwater Road frontage** setback is 6.5 metres. On the secondary frontage at Park Street, the setback can be 3.5 metres.