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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 3/11/2021 11:09:03 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

03/11/2021

MRS Caroline Hare  
26 Cook TCE  
Mona Vale NSW 2103  
[REDACTED]

**RE: DA2021/1841 - 8 Coronation Street MONA VALE NSW 2103**

November 3, 2021

The General Manager  
Northern Beaches Council  
P.O. Box 82  
MANLY NSW 1655

Attention: Ms Anne-Marie Young

Demolition Works and Construction of a Seniors Housing Development  
DA2021/1841  
Lot 34 & 35 DP25446 7 & 8 Coronation Street

As residents of 26 Cook Terrace and living close to this development, we have concerns to the proposed construction of a Seniors Housing on the above property for following reasons: -

The development proposal of 8 units and basement excavation for parking and storage, is certainly not in keeping of the immediate area. All properties within a 1km radius are single dwellings, therefore the development is inconsistent with the character of the area.

Due to our lack of good public transport, the great majority of residents of the Northern Beaches have at least 2 or more cars with congestion and parking already on all our streets and with Sydney Road and Melbourne Avenue being a rat run to bypass Pittwater Road. This property being opposite the Urgent Care Centre, Ambulance Station, Rehab and the Palliative Care Centres parking is already at a premium.

This development does not comply with -1\_Density Control FSR 0.5:1 and will have a significant impact on neighbouring properties due to the size of the building. I believe there will be definite shadowing, privacy and loss of visual impact on all housing close to the proposed building.

The housing strategy endorsed by Council, details that any senior housing developments should be located within the 400 metres from Mona Vale shopping village. This development is clearly outside the 400 metres specified.

Council has also determined that this is in a land slip area and the proposed deep excavation for the basement could result in long term structural impacts and changes in soil moisture causing adjacent buildings to crack.

In regards to the landscape of planting Gum Trees in a built-up area also pose a serious risk with leaves constantly filling the guttering up, increased fire risk, gum trees are also prone to branches to snap and fall during storms and having shallow root systems.  
Please reject this excessive development to preserve the existing amenity of the area.

Regards,  
Clive and Caroline Hare  
26 Cook Terrace  
Mona Vale