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Subject: Online Submission

26/11/2019

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RE: Mod2019/0547 - 22 Jubilee Avenue WARRIEWOOD NSW 2102

Letter of Objection
DA2019/0123 - Mona Vale Market
Mod 2019/0547 - Change in Opening Time

Administrative Team
Development Assessment
Northern Beaches Council

26 November 2019

Attention: Claire Ryan

We live at the northern end of Warriewood Road approximately 75 metres from these "Organic" Food Markets at Pittwater RSL. There are bus stops either side of the road outside our home. Initially we thought these markets would have minimal impact on us as we assumed no cars would be parking outside our home at a bus stop. How wrong we were.

These markets have been operating as a trial period now for 13 weeks, since September 1 2019. The current opening time for the market is 8:30 am. In that 13 weeks we have been woken every Sunday morning, sometimes from as early as 7:30 am by the constant stream of cars, many executing three point turns outside our home or in our driveway and the banging of car doors outside our home - many of these are cars parking at the bus stop outside our home. It is not unusual to see four cars at a time parked at this bus stop. We are also woken by the beeping of cars being remotely locked and unlocked and people calling out to each other as they make their way to the markets. We find we can no longer "sleep-in" on Sundays.

Our neighbours are having their driveways blocked by the market patron's vehicles. We have also had an incidence of a car parked across our driveway blocking our son's car access. Council would be aware of the bus zone parking infringements being issued by Council Rangers as they are here most Sunday mornings issuing infringement notices to cars parked at the bus stop outside our property and also cars parked on the intersection at the stop signs. I spoke to one of the two Rangers booking two cars parked at the bus stop who stated: "These markets are becoming a real problem, we are here every Sunday".

Our neighbour tells us the 185 bus drivers have also reported their frustration at having to stop in the middle of Warriewood Road to allow passengers to board the bus due to cars parked at the bus stop outside our home. We witnessed an elderly lady with a shopping cart walk out onto the roadway between the parked cars so she could flag down and board the southbound 185 bus.

The Council was aware of the many online objections posted by Parkway Hotel patrons and surrounding residents at the former markets in Frenchs Forest. These objections were focussed on the early morning disruption to the amenity of these hotel patrons and nearby residents.

It is for this reason that Council stipulated traders arrival after 7 am and start of trading not to begin until 8:30 am at this new Pittwater RSL venue - because Council was concerned with the lack of parking facilities at Pittwater RSL and limited parking in surrounding streets and concern for the amenity of the residents surrounding the RSL.

In his latest application to Council - 'Proposed Change: Change in Opening Time' - Market Director Mr Stephen Choularton confirms "There was some natural concern that the market would bring noise, traffic and disturbance into the area particularly early in the morning". And "As a consequence the opening times were set at 7 am for trader access and 8:30 am for trading".

Well, it appears Council's concerns were well founded. The first 13 weeks of this trial period have proven that these markets have indeed brought noise, traffic and disturbance into the area particularly in the early morning and that the later opening time restriction imposed by Council was warranted.

Mr Choularton is now asking for an earlier trading time of 7:30 am.

As Mr Choularton openly points out in his letter to Council "many customers are being frustrated by arriving at the site at 7:30 or 8 am and being refused service". So this would explain why the local residents are being woken as early as 7:30 am - because 'many customers' are arriving up to an hour before the current opening time of 8:30 am. Are we to expect that with this proposed earlier opening time we could be woken from 6:30 am by these 'many customers' arriving up to an hour early, as they reportedly did at Frenchs Forest. That's 30 minutes before dawn in winter.

The main problems for the markets are their proximity to a residential area and with insufficient off-street parking made available at Pittwater RSL. Apparently the RSL lower level outdoor car park and the top floor of their multi-storey car park remain closed to market customers and most RSL patrons and bowlers on Sunday mornings. As a result of this parking inadequacy the residential streets are being choked with parked cars and traffic congestion early each Sunday morning, with the inherent noise as mentioned above. People are parking wherever they like - across driveways, on intersections and in bus zones.

Council would be aware Warriewood Road is a busy thoroughfare Monday to Saturday. Sunday has always been our only day with minimal traffic noise. The one day of the week we could enjoy some peace and quiet and perhaps sleep-in. Now Sunday mornings have become our busiest and noisiest day of the week. We are not permitted to mow our lawns before 8 am on Sundays, so why should we be subjected to this noise and traffic before 7:30 am every Sunday?

Mr Choularton attempts to justify his proposed change in opening time by mentioning traditional 'food' markets normally commence early in the morning. Those are the food markets positioned well away from surrounding residences and designed with sufficient off-street parking. In those instances the local council could permit earlier opening times. Last month we visited the Saturday morning Epic Markets in Canberra. Epic is a purpose built undercover marketplace designed to accommodate a huge number of stalls. It has dedicated parking areas for hundreds of cars. The nearest houses are some 400 metres away from these car parks. The Beaches Market at Rat Park similarly has sufficient segregation from the nearby houses.

The Council was correct in their predictions and would be correct now to refuse this application to allow earlier opening times. It was an idea conceived by Pittwater RSL to make money and should never have been allowed. It was to be for a trial period only. The RSL car park offers inadequate parking and it should not be situated so close to a residential area. It is frustrating the customers - both from not being able to find parking nearby, or by receiving \$268 parking infringements. It is frustrating the Council Rangers - "These markets are becoming a real problem". It is presenting a danger for bus passengers who stand out on the roadway between the parked cars in order to be seen by the bus drivers, and it is frustrating the bus drivers. It is also ruining the early Sunday morning amenity of the surrounding residents. The residents don't need it to start even earlier still.

We urge the Council to refuse this application based on their own original concerns - "that the market would bring noise, traffic and disturbance into the area, particularly in the early morning". The RSL car park trial has failed - it has proven this market does not belong at this location. It is a popular market but to remain a viable business and to grow it really needs to find a more appropriate location with room for future expansion, with sufficient and convenient parking for its customers and positioned well away from homes. It should be abundantly clear that earlier hours of operation will not rectify the problems we are seeing - the noise, traffic and disturbance.

Opening an hour earlier will not attract more customers. It will however allow the Council Rangers an extra hour to hand out parking tickets and it will ensure the surrounding residents get woken up an hour earlier than at present.

GR & CF Walsh
188 Warriewood Rd
Warriewood