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To: DA Submission Mailbox
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01/04/2025

MR William Lose
11 / 1741 - 1745 Pittwater RD
Mona Vale NSW 2103
[REDACTED]

RE: DA2025/0143 - 1753 Pittwater Road MONA VALE NSW 2103

We are very concerned about the parking situation of this proposed development. There are already two buildings that use the Bungan Lane carpark- Aurora Building and Gateway Building to enter and exit their carparks and the exit for the Bungan Lane carpark is directly opposite the entrance and exit to the Peninsula Building carpark. The Bungan Lane carpark is a terrible design which only has stairs to every second level and then pedestrians have to walk on the same ramps that cars are driving on so it is already a busy carpark which is extremely dangerous to pedestrians and we know of two car accidents that have occurred in the carpark and now another building wants to use the Bungan Lane carpark for entry and exit. Bungan Lane itself is extremely congested at peak times with people leaving Mona Vale and the carparks (Bungan Lane carpark, Peninsula Plaza and the Chemist carpark). The rubbish collections for the surrounding businesses also causes gridlock already in Bungan Lane and this new development would lead to even more. The proposed entrance and exit point to the proposed development would mean that the current pedestrian walkway would end in front of this and it is difficult to see pedestrians coming down that ramp leading to more dangers for pedestrians. It is also extremely difficult to get out of Bungan Lane onto Mona Vale Road at peak times currently and it will only become more congested with another building.

We are not opposed to the development but would like to make the following suggestions- The proposed development have its own entrance and exit through the existing carpark that is already there. This carpark has worked fine for many years with all of its tenants.

-Remove all street parking on Bungan Lane to improve pedestrian safety. This would make it easier to see pedestrians behind cars and allow trucks to stop to collect rubbish and make deliveries as at present these things cause all traffic to stop.

-Continue the clearway on Mona Vale Road all the way up to Pittwater Road so that it does not become a two lane Road during peak hour as there is a few parked cars blocking the traffic flow.

-Put in line markings and signage to stop people pulling across the Bungan Lane, Pittwater Road intersection so that traffic flows more easily during peak times.

-Put in rumble trips to deter people from cutting across from the right lanes to the left lanes abruptly and put in signage telling people that right lanes must turn right from Bungan Street. With the development that is anticipated with the changes in the planning laws for Mona Vale these things will need to be addressed.

Thanks for your consideration and look forward to hearing from you.