
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 2/04/2025 9:58:08 PM
To: DA Submission Mailbox
Subject: Online Submission

02/04/2025

MR Victor Matouk
1747A - Pittwater RD RD
Mona Vale NSW 2103
[REDACTED]

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

I am the owner of 1747A Pittwater Rd Mona Vale.

I have a number of concerns and issues with the Development Application number DA2025/0143.

1. The impact of the proposed DA of ingress and egress of vehicular traffic will cause accessibility to my double entry of the rear of my shop causing major delays, causing possibility of collision, safety hazards and concerns to pedestrians and shoppers , shop owners and staff , delivery personell , and financial losses through frustrated customers unable to gain access and waiting delays .
2. Historically Council provided approval and access to the rear of 1749 when the demand was for several vehicles . This proposal is for 88 vehicles and motorbikes and bicycles . If this proposal is granted what provision does Council allow for any future developments of this magnitude on the remaining adjoining properties ?
3. The exorbitant amount of vehicular traffic is a major environmental concern as this increases the amount of emissions from these additional vehicles. The already busy and overused carpark is under strain and these additional vehicles will cause further congestion and delays emitting further pollution .
4. The proposed DA will affect my business in that most of my deliveries and business is conducted through entry at the rear of my shop. The parking on Pittwater Rd is restricted and I cannot use and adhere to the restrictions and thus the rear is of paramount importance . The increased traffic and congestion will financially and majorly impact my business and financial concerns .
5. The access to the Council carpark will further exacerbate the entry and exits of vehicles due to the configuration of the carpark especially on exit .
6. It is imperative that this proposal does not negatively impact my right to gain entry into the rear of my premises , impeded in any way or affected in any way currently and in the future .This proposal will not change the current status quo of my access and exits ,
7. The lack of a car park lift increases the pressure of the ground and lower ground parking affecting the proposed entry to the development and shopping experience and other business facilities ..