

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 8/04/2025 1:08:19 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

08/04/2025

MR Kenneth Campbell Pardey  
27 WOLLOMBI ROAD BILGOLA PLATEAU NSW 2107 - PO BOX 739 MONA VALE NSW  
1660 ST  
Mona Vale NSW Australia NSW 1660  
[REDACTED]

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

Re: Proposed Development for 1749 to 1753 Bungan Lane, Mona Vale

1. Common Right-of-Way

It is important to retain the easy pedestrian access from Bungan Lane and the council car park to the Mona Vale Post office in Pittwater Road.

This access is currently via 1749 Pittwater Road. This access is well used and has become a common right-of-way.

2. Bungan Lane.

Bungan Lane is heavily used by pedestrians and motor traffic. Traffic from areas north of Mona Vale wanting access to the Post Office are forced to use it.

Usage is far higher than a "lane" would normally use. It is narrow an "enclosed" being encroached on by the present high-rise developments at the southern end where it is in permanent shadow. Pedestrian walkways are inadequate on the western side.

At present there is some relief and a greater feeling of space and light from the open space behind 1749 and 1753 Pittwater Road.

I believe that the proposed development should have some set-back from Bungan Lane containing some open and landscaping, with higher storeys progressively set back. The proposed "landscaped open communal space" on the rooftop is nothing more than a fob.

3. Height and Bulk

The proposal is a gross overdevelopment of the site.

Most residents and ratepayers view the developments at the southern end of Bungan Lane as an overdevelopment. The floor space and height limits written into the planning regulations are intended to contain over development.

We can see absolutely no reason why any allowance should be given above the present limits.

K C Pardey