

Ross & Patricia Maclean

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To whom it may concern,

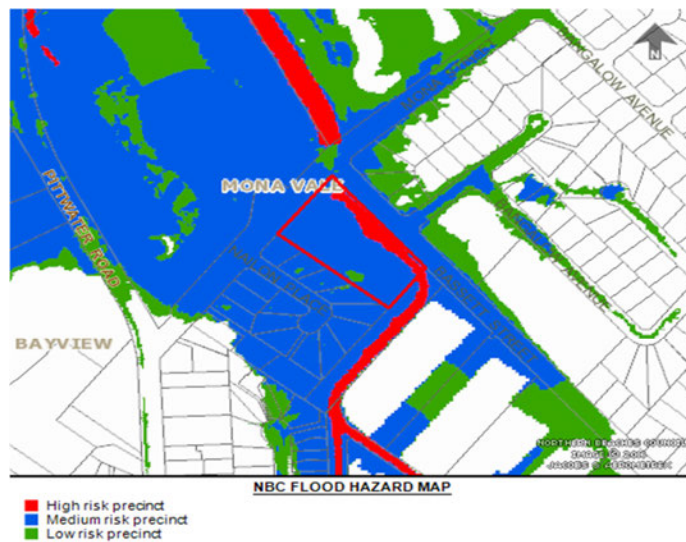
Thank you for sending the letter regarding the proposed Sydney Water development at 15-17 Mona Street, Mona Vale.

My name is Ross Maclean and [REDACTED] Mona Vale.

I have looked over the proposed plan and we strongly object to this development. Our property directly backs on to the site which will not only greatly impact on us but also the local and surrounding community for the following reasons:

1. Flooding Risk: I have concerns with flooding. The whole parcel of land is described as having a high-medium risk of flooding due to council modelling (see attached image below).

During the recent heavy rainfall in early March 2022 this whole area, where the proposed buildings are to be constructed, was flooded. The low point along the rear fence was approximately 300mm under with rain. The stormwater channel, to the NE of the proposed development, running along Bassett Street, was close to spilling of over the lip of the channel. I inspected this at 10pm on 8<sup>th</sup> March 2022 and this was approximately 200mm below the lip of the channel. Fortunately, the rain stopped in time to avoid further damage.



2. Tidal flows: The stormwater channel has tidal flows, draining under the road at the intersection of Bassett/Mona Street down to Winnererrremy Bay and brings water down from Darley Street and the surrounding areas collecting a huge volume of water. There are 2 tidal events a year with king tides, add a major storm event and flooding is inevitable especially with more extreme weather becoming more prevalent.
  
3. Topography of the land: The topography of the land would also need major excavation to level out and redirect the flow in heavy rainfall to distribute the water to a suitable location with the low point running along the SW boundary line (the rear boundary of No.'s 1-5 Nailon Place, Mona Vale.)
  
4. Ecological damage: This area has lots of local flora and fauna. There are approximately 30-40 large established Sheoak and Gum trees in the proposed construction zone. This development would destroy the habitat of a wide variety of birds and ring-tailed possums amongst other wildlife.
  
5. Increased traffic congestion: The entrance to the development on Mona Street would only further impact the already congested area affecting not only local residents but also those in surrounding areas traveling to Pittwater High School and numerous businesses located within the Bassett and Darley St business precinct.

In closing we highly object to this development on the above outlined reasons.

Thank you

Kind Regards,

Ross & Patricia Maclean