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**Sent:** 11/10/2019 7:58:07 PM  
**Subject:** DA2019/1072 @ 1797 Pittwater Road Mona Vale

Dear Sirs,

We have just received a letter (dated 8<sup>th</sup> October 2019 and received 11<sup>th</sup> October 2019) notifying us of a proposed development at 1797 Pittwater Road/38 Park Street, Mona Vale.

Please note the letter states that the submission closing date regarding this development is the 26<sup>th</sup> October 2019. Again this letter, dated 8<sup>th</sup> October 2019) was received by us on the 11<sup>th</sup> October 2019, hence giving us only 15 days to respond.

Following receipt of this letter, we went on to check the lodged/attached plans at Council's website. When checking that same site so as to lodge an objection, we were presented with this notification:

**This application is not currently within its official notification period or the application type is not currently available for online submissions.**

**Currently we support online submissions for Development Applications (DA2013/XXXX), Modification Applications (MOD2013/XXXX), Reviews (REV2013/XXXX) and Planning Proposals (PEX2013/XXXX).**

**If you wish to make a general comment or to contact the Council, please [click here](#).**

Not being able to lodge a submission at this late stage is unacceptable. Consequently, with this Email, I **now lodge our initial formal objections** (given time constraints) to certain elements of this application.

1. **Building Alignment**. Set back from Park Street at 4.7 metres is way to close to the boundary line. This proximity to the boundary is further exasperated by the fact that the fencing to Park Street has various depths, assumed as planters, which further reduce the distance from the fence to the front fascia/alignment of the building even more. This giving a very "crowded" façade to the view from the foot path on Park Street. This situation is totally at odds to all the other "newer" developments along Park Street and sets a very poor precedent.
2. **Garage Access/Egress**. The garage access/egress is positioned to Pittwater Road. This section of Pittwater Road gets extremely busy during the day with both through traffic and with vehicle parking that would definitely compromise and be a dangerous situation to vehicles either leaving or entering the driveway as well as to through traffic. The positioning of the developments garage driveway is also extremely close to a slight bend in the road alignment slightly to the North on Pittwater Road and opposite numbers 1801 and 1630-1632 Pittwater Road, which will severely restrict vision of both vehicles approaching as well as vehicles using the garaging. This is a very dangerous position for a driveway serving 8 townhouses. We note also, that this building is described as Seniors Housing. We are local to this development and see near misses all the time for vehicles entering or leaving all of the properties nearby and as mentioned and particularly exiting existing driveways on Pittwater Road from properties numbers 1630-1632, 1801 and 1626-1628 Pittwater Road. For Council, we see the liability issues associated with the positioning of the garage entry as unacceptable.
3. **Excessive Site Coverage**. We see the footprint of the building as being excessive to the size of the block. Mona Vale maintains a village type atmosphere where the majority of existing dwellings outside of the commercial area have a fair degree of green and open spaces surrounding and between buildings giving an open and green garden and treed view. This is particularly relevant when viewed from the Park Street

where there is minimal, almost non-existent, set back.

We feel this development has been very poorly designed through the points of safety with being able to access/egress the driveway and garaging, as well as to vehicular traffic passing this point while using Pittwater Road in both directions. We feel that this application constitutes an over development of the site, given set backs and site coverage, and considering existing properties nearby and the general ambience of the area.

We ask Council to please reject this current application, on the above basis, and demand changes to the application in line with our objections.

Sincerely,

Glenn & Brenda Duncan



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