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Sent:
11 Mar 2019 23:46:42 +1100
Subject:
Submission Acknowledgment

11/03/2019

MR Kevin Lee
89 Mona Vale RD
Mona Vale NSW

RE: DA2019/0123 - 80 - 82 Mona Vale Road MONA VALE NSW 2103

Dear Sir/Madam,

Thank you for your submission in respect of the above-mentioned property. Please be reminded that under provision of the Government Information Public Access Act, all submissions will be posted on Council's Website against the application.

The matters that you have raised will be noted and taken into consideration in the assessment of the proposal process. However, please note as previously stated in the notification letter, Council will not enter into correspondence in respect of any submission due to the large number of submissions Council receives annually.

Should you wish to monitor the progress of this development application, please feel free to visit the Planning and Development section of Council's Website at www.northernbeaches.nsw.gov.au .

We thank you for your submission and should you have any queries, please do not hesitate to contact Council on 1300 434 434.

Yours faithfully

Northern Beaches Council

For your reference please find below a copy of your submission:

While we do not oppose the moving of Frenchs Forest Organic Markets to the Mona Vale area, we do oppose its moving to the Pittwater RSL carpark as there are many other more suitable areas available which will not have the same traffic problems and disruption to local residents as the current proposal.

We oppose the use of the proposed site due to the following reasons
- excessive vehicular traffic expected for the entrances on Foley St and Jubilee Ave with the included Stop sign and narrow streets (533 arrival/depart/hr = 1

each 6.75 sec on Jubilee Ave) (see Parking & Traffic report page 26 circular diagram). This does not include the extra traffic generated by patrons parking outside the market and walking in as is the regular occurrence at the existing Frenchs Forest market site. The report only states they use a survey of the existing Frenchs Forest "driveway count" as a reference (page 17 section 4.1).

- no traffic survey was conducted for traffic leaving and entering the small single carpark entrance on Foley St or the dual entrances on Jubilee Ave and how congestion of turning traffic will impact the intersection of Foley/Jubilee/Warriewood/Vineyard Sts.
- the expected traffic rates at the intersection of Foley/Jubilee/Warriewood/Vineyard Sts potentially being a cause of traffic accidents due to the limited visibility of traffic on Foley/Warriewood Sts from Jubilee/Vineyard St Stop signs and the expected impatience of drivers at that intersection. A peak traffic rate of 420/hr into Jubilee Av from the other 3 roads during the morning is indicated (see Parking & Traffic report page 26 circular diagram) which equates to approximately 1 vehicle each 8.5 sec.
- narrow footpaths leading to the proposed venue do not allow enough room for 2-way pedestrian traffic, especially prams with no clearance from existing property boundaries to widen effectively. They are also largely unfinished, rough surfaces which could easily cause a pedestrian to stumble into traffic which is in extremely close proximity.

For this site, we also oppose the following

- change of trading hours to an earlier start time, which should remain at 9am as the current site and inline with other Sunday markets run by same operator.
- any onsite music being played by the RSL outside PA equipment which would raise the normal Sunday ambient level.
- any trading not directly related to the Organic Food title of the markets, eg. clothing, jewellery as these are not of an organic food nature which is the advertised purpose of the markets.
- the use of carpark area A as an option (see Parking & Traffic report page 6 section 1.2) due to the closer proximity to residential area.
- any dual weekly use (wed + sun) as it is against the maximum of 42 days/yr allowed in the LEP 2014 Section 2.8 Temporary Use of Land Part (2).

Other considerations include as a MINIMUM

- council rangers to patrol during market times to ensure no illegal parking across driveways or on grass pathways.
- traffic officers appointed during market times to control traffic flow in and out of the carpark on Jubilee Ave.
- blocking of the Foley St carpark entrance to reduce congestion.
- upgrade of Foley/Vineyard/Jubilee/Warriewood intersection to roundabout or traffic lights to help control expected traffic flow and reduce traffic accidents.
- the addition of a solid noise barrier wall by the RSL to remove vehicular traffic noise from carpark A to residences on the opposite side of Mona Vale Rd.