

---

**Sent:** 29/10/2020 11:05:03 PM  
**Subject:** Online Submission

29/10/2020

MRS Lynette Gregory  
1801 Pittwater RD  
Mona Vale NSW 2103  
lynettegoregory@hotmail.com

**RE: DA2020/1179 - 1795 Pittwater Road MONA VALE NSW 2103**

We are the owners of 1801 Pittwater Road, Mona Vale. We purchased this property in 1986 and raised our 3 sons while living at the property. We have run a business from our property since purchasing it in 1986. We are very involved in the local community and have major concerns about the proposed DA, our main issues are as follows;

1. A new DA for the whole project should be submitted. The current DA2020/1179 does not clearly demonstrate that the development will be 22 townhouses.
2. DA2020/1179 proposes 6 townhouses on a site that currently has 1 house. This is an overdevelopment of the site. The proposed development goes over all building boundaries required by council - north, south, Pittwater Road and Park Street. The parking provision is unworkable for elderly residents. There is no adequate provision for trees or green space
3. DA2020/1179 would change the overall development to one which is not in keeping with the character of Mona Vale or the surrounding area. There are no other 22 townhouse developments on such a small site near the centre of Mona Vale. The Townhouse developments opposite on Pittwater road are 10 townhouses, 8 townhouses and 6 townhouses, all with much longer street frontage.
4. The proposed development is very close to 5 heritage listed sites. It would replace a very attractive cottage which looks like a heritage building and was previously a presbytery. It is an iconic Mona Vale cottage with historic significance even though it isn't heritage listed.
5. If approved and added to the new development, garbage collection would be on Pittwater Rd. The current garbage collection services 3 households. This would change to servicing 22 households. It would be impossible to manage this without having a clearway in force on Pittwater Rd.
6. The junction at Pittwater Road and Park Street is already a very dangerous crossing. School buses, trucks for Woolworths, school traffic as well as normal traffic use this junction. Adding another 22 households using this junction will only add to the problem.
7. Having the largest senior housing development in Mona Vale adjacent to a road junction (Pittwater Road and Park Street), where there is no pedestrian crossing is complete madness. This is the only crossing point going into Mona Vale from north of Pittwater Road. It is already a very congested crossing and very difficult for pedestrians to navigate. The proposed development will add to the problem and will place the elderly residents at risk of harm.
8. A number of issues were identified by council in the adjoining DA2019/1072 which was approved in July 2020, including a Water Management Referral response stating "It is

disappointing that a development of this size has not made more effort to incorporate rainwater re-use, as this is by far the most effective way to reduce the impact of stormwater runoff." It is being proposed that the development be significantly increased in size. The problem of stormwater runoff has only been magnified, with no attempt to provide a solution.

If the DA is approved, there are numerous issues that need to be addressed during the construction phase.

9. Construction for such a large development will take a long time. This will cause chaos with traffic, noise pollution etc for years. At the very least, Truck movements should be restricted from 2.30pm due to the site location being an access point to a number of nearby schools. Traffic at the Pittwater Road to Park Street junction is at its peak from 2.30pm Monday to Friday.

10. The noise during construction will make it impossible for the adjoining medical practices to trade during normal business hours.

11. The 2 hour parking zone on Pittwater Road is essential for nearby medical businesses, schools and churches. If this is restricted to a construction zone or work zone there is no alternative parking available for residents and visitors.