

9th February 2021

Karen Bartlett
Senior Administration Officer

Application No. DA2020/1179

Address: 1793 Pittwater Road Mona Vale & 1795 Pittwater Road Mona Vale & 1797 Pittwater Road Mona Vale & 38 Park Street Mona Vale

Description: Demolition works and construction of a Seniors Housing development with basement parking & associated landscaping

We own and run Pittwater Family Practice, the GP surgery at 1791 Pittwater Rd, Mona Vale on the southern boundary of the development. Our practice has been running since 1946 and my husband Peter, bought the practice from his father in 1990. It has been at this site since 1999 or nearly 22 years when we built the purpose built practice that is there today. It is a cottage that welcomes the community with many trees and foliage to create a healing environment. We have a very large number of frail and elderly patients that are looked after at our practice and the community relies on the continued running of the practice in a safe environment, free from health concerns of excess noise, dust and privacy.



I am writing to object to the above development application on the following grounds:

- It is clear from the reports by Urban Design referral Response that the Southern boundary side set back is not acceptable. It is suggested it should be 3.5 metres but it has only been amended to 2.5 to 3 metres. The subfloor parking areas are only 0.9 metres from our boundary and therefore only 1.9 metres from our building. This puts our building's foundations at significant risk, risk which is not reasonable. We understand there is an undertaking for any repairs if damage occurs, but this is unacceptable as we cannot afford to halt our business at all. Crozier Geotechnical consultants state the "Considering the depth of the excavation and distance to the boundaries, the recommended safe temporary slopes provided in section 5.3.2 are not achievable on the southern side of the excavations." The rules are broken in regard to the 0.9 metre setback. In relation to this setback, as this is not a constrained site and, in order to protect the structural integrity of our building at 1791, a more skilful design can provide for a larger setback in compliance with council DCP controls while maintaining the same number of car spaces for the development. I would ask the panel to impose a deferred commencement condition of consent to increase the setback to >2 metres to the satisfaction of council Director of Planning.
- We feel that the addition of 6 units on 1793 Pittwater Rd after the other the DA for the other blocks were approved is a gross overdevelopment. The density of **0.8:1** as stated in the Report on 'Statement of Environmental Effects' is much higher than the threshold of **0.5:1**. They note that this submission demonstrates that the built form and land use context of the site is far from low density in character which is what is recommended by a density of 0.5:1. This aspect of the development is causing many of the problems mentioned in the previous points and a scaling down of density would aid in other risks to our property from this development. Another detrimental aspect of this very high density development is that it will set a precedent for other developers and what they think is acceptable, causing overdevelopment and the loss of many trees and amenity in Mona Vale.
- If the development is approved, hopefully in an adjusted form to address our concerns, we ask for additional conditions of consent to be imposed to deal with dust, vibration and noise control as well as privacy barriers to maintain the regular operations of the medical practice with its large patient base including many elderly patients. We are also seeing potential Covid-19 patients on the northern side balcony and so the use of this area is also of major importance. We are very aware and concerned at the need to protect our patients from the effects of this extremely large and long running project that will affect the running of our practice for years. Therefore, I would suggest that:

1. the noise during the works to be limited to 60DB or less to be determined by an independent acoustic consultant at the applicant's expense.
 2. noise and vibration monitoring to be installed prior to the commencement of works and readings to be reviewed at regular intervals by the acoustic consultant
 3. all heavy machinery to operate with 15 min break every hour , delivery to and from the site to be limited. In particular, there are 2 schools, in very close proximity. One across the road and another school of 1000 primary students about 250 metres away. Therefore the restrictions need to include the 8-9.30am and 2.30- 4pm time zones when traffic is at its most extreme.
 4. dust control and privacy control measures by way of adequate barriers of 6 m high at the boundary to be installed and maintained for the duration of the work ie before demolition of any kind begins and until the development is completed. As stated before, the smooth continued running of our practice is of paramount importance to the community and therefore cannot be compromised by a long running development negatively affecting its operation.
- The 3 trees on our property on the Park St side of the property are at risk from the development. As stated in Lynette Gregory's submission, an independent arborist who measured the trees on 7th February 2021 has indicated that they are bigger than originally stated and therefore could be significant affects to the roots and therefore sustainability of the trees. This is unacceptable to us and doesn't follow council guidelines. The development should not encroach on the trees health. I would like this to be acknowledged and also suggest that a Bond be guaranteed for the protection of the trees and any plants on our boundary affected by the works.

Thank you for your consideration of my objections. My husband Dr Peter Brennan and I hope they will be taken into account so that the smooth running of our business looking after our patients can be maintained.

Yours Sincerely,

Jennifer Brennan

Pittwater Family Practice

1791 Pittwater Rd

Mona Vale NSW 2103

PH: 0421639868

