
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 26/05/2022 3:43:20 PM
To: DA Submission Mailbox
Subject: Online Submission

26/05/2022

MR Darrel Hannam
32 Cook Terrace TCE
Mona Vale NSW 2103
dhannam53@gmail.com

RE: DA2021/1841 - 8 Coronation Street MONA VALE NSW 2103

DA No: 2021/1841

26th May 2022
The General Manager
Northern Beaches Council
Online Submission

Attn: Anne-Marie Young

Dear Anne-Marie,

DEMOLITION WORKS AND CONSTRUCTION OF A SENIORS HOUSING DEVELOPMENT.

7 & 8 CORONATION STREET, MONA VALE

This submission supersedes and is to replace the previous incomplete submission sent at approximately 11:45am today Thursday 26th May 2022.

We are the owners of No.32 Cook Terrace Mona Vale and have prepared a further submission in response to Council's notification letter dated 9 May 2022. Our property is located directly to the south of the subject site.

The amended plans do not address our concerns raised in our initial submission.

We are over 55 and have lived here for the past 30 years. We do not want to see this type of development accepted and destroy the residential area with a block of units.

The amended plans of the application do not address any of our concerns regarding the noise and the negative effects of the excavation to our property, nor the height of the proposed trees and the loss of privacy and views as far as Ingleside. In conjunction the tree at no.9 now blocks our view of Pittwater. The loss of sunlight will affect our established fruit trees and vegetable gardens and our enjoyment of our sun-filled backyard.

This application does not comply with the guidelines of senior housing and is completely out of character for this area. Furthermore parking has always been an issue on Cook Terrace and Coronation street with the hospital and the dog park, scenic walkway etc. It is too much of a

burden on such a small area. Also of note is the possible expansion of the hospital which will add to the congestion and detriment of the area.

We note the addition of solar panels which add to the height of the development and are an eyesore.

With kind permission of Mr Wysman we include the summary of his submission, which is consistent with our concerns.

In summary we list our concerns, and as detailed within the original submission dated 27.10.21.

1. The proposal is inconsistent with the Desired Future Character of the Mona Vale Locality. (A4.9 - Mona Vale locality)
2. The proposal is inconsistent with the Northern Beaches Housing strategy adopted by Northern Beaches Council, dated 27 April 2021.
3. The proposal does not comply with Clause 50 SEPP HSPD - Density & scale.
4. The proposal does not comply with the Draft Housing SEPP which precludes this form of Housing from within the R2 Low Density Residential zone.
5. View impacts.
6. Privacy impacts.
7. Excessive excavation impacts.
8. Noise impacts.
9. Landscape impacts.

Additional Comments dated 24.5.22.

1. Height Poles / View loss
2. Conflict of information shown in architectural plans.
3. Parking in Coronation Street.

We sincerely hope council will do their utmost to protect this small pocket of the Northern Beaches which already has a great deal of existing pressure on it.

Yours sincerely

D & G. Hannam