

4 March 2019

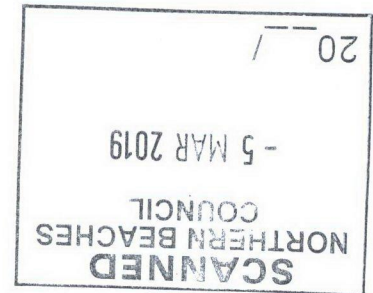
Ms Claire Ryan
Planner
Northern Beaches Council
C/- 1 Park Street
MONA VALE NSW 2103



8/6 Foley Street
Mona Vale 2103

Dear Ms Ryan

DA2019/0123



My husband and I reside at 8/6 Foley St, Mona Vale and would like to lodge an objection to the above DA (Organic Markets Sunday & Wednesday) on the following grounds and hope they will be taken into consideration.

SUNDAYS:

NOISE RESTRICTIONS. I was under the impression there were noise restrictions in place on Sundays and people cannot even mow their lawns before 8 am. Therefore, why is it considered appropriate to have trucks entering the carpark and setting up stalls from 6:30 am. This would be impossible without accompanying noise. Researching feedback reviews for the Parkway Hotel where markets are currently held show some stall holders starting their setup as early as 3 am with accompanying noise. Refer attached reviews.

We have also been advised that amplified music is played at the current market site at Frenchs Forest.

As residents of Foley Street our only reasonably quiet day is Sunday as there are no deliveries or garbage and bottle removals at the club and we cannot believe our Council would consider making this an even worse day than Monday to Saturday.

We would also like to make the following points:

- 1 Entry and 1 Exit into Foley St. All cars will have to enter and exit into Foley.
- Foley St is only 1 lane each way. Correctly shown in Table 2.1
- Foley St is not 2 lanes each way as shown in Table 2.1.3
- TABLE 2.1.3 also states that Foley St is primarily for vehicular access to residents and recreational land, however Foley St carries through traffic to the whole of Warriewood and Mona Vale.
- No footpaths from carpark entrance to Jubilee St on either side of Foley St. Footpaths from Mona Vale Rd to entrance to carpark on club side only.

Foley St may be classed as a 'Collector Rd' however it is a very busy road providing access to and from Mona Vale Rd to hundreds of dwellings in the Mona Vale/Warriewood area. This will increase when houses are built on the land subdivided on Warriewood Rd and this should be taken into consideration.

TABLE 4.2 Trip Distribution

A note under the chart states "Heavy traffic at Foley St will divert traffic to Ponderosa Pde to avoid long delays at Foley St signals". Sounds like Foley Street will be entirely for market car movements and anyone else has to avoid it by going via Ponderosa.

Anybody who uses Foley Street would know that traffic already banks up at the lights in peak periods and it is frequently the case that not all cars get through the green light and then have to wait for the next light change. This is also affected by pedestrians crossing particularly if the first car coming out of Foley is waiting to turn left. By the time they can move the lights are only green for a short time. This would happen more often because foot traffic would increase when the markets are on.

WEDNESDAY MARKETS:

I would like a Council representative to come to Foley St on a Wednesday morning between 6:30 and 8:30 when there is a constant flow of cars. In peak hour there are more buses and when they stop cars bank up behind them.

Also, on week mornings there are many truck deliveries and garbage removal in the club carpark right at the entrance and this sometimes completely blocks the entrance and any cars entering the carpark at that time either have to wait or must enter via the 'exit'.

To summarise, as residents of No 6 Foley Street with our apartment overlooking the entrance to the carpark we strongly object to the increased noise and traffic which these markets would create. In our opinion residents of our building would find it difficult to enter or leave our carpark without a long wait as traffic banks up.

When we moved to this address we expected to have noise from Pittwater RSL but are very disappointed they would contemplate upsetting their neighbours by renting out their carpark for markets. In our first couple of years at these premises the Club was considerate of its neighbours but unfortunately over the last year or so they have no regard for us at all.

We are hoping the Council will consider its ratepayers in this area and knock back this Development Application.

Yours sincerely



Colin and Janice Bilton

Frenchs Forest Markets' Comments

Made within "Verified Reviews" of the Parkway Hotel*

5 November 2017

"We were told there was going to be a farmers' markets on the following day and it would be advisable to park our vehicle around the side of the building to avoid getting blocked in as they began setting up at 6am. This was quite acceptable to us and we complied. The real problem arose when trucks and people started arriving in trucks around 2.45am on Sunday morning and they started setting up. The trucks had loud reversing alarms, the motors were left running in many vehicles and the people were very noisy as they were unloading and setting up. The result of this was that we were unable to get back to sleep. Around 5.30am we got up, had breakfast and left the premises to drive back to Newcastle. As we hadn't had much sleep I had a bit of trouble staying awake and had to keep stopping to recover".

Terrence O'Brien

15 January 2018

"Was not told upon check-in that we would be woken up at 3am by market stalls setting up. We left at 5am looking for another place to sleep".

Greg

26 February 2018

"I hated the fact that here is a farmers' market there on Sunday morning and wasn't told about it, they started setting up at 4am which with a small child isn't great. Not to mention my car was backed in, very hard to get out".

Ellie

26 February 2018

"Being woken up at 4.30am by the people setting up the stall for the farmers' market (was a negative)".

Brendan

4 June 2018

"Only advised of farmers' markets after check-in. Stall holders don't care how much noise they make at 3am in the morning. Avoid at all costs".

Letitia

30 July 2018

"There are markets on Sunday in the carpark of the Hotel. They are supposed to start setting up at 5.30am, not the case when we stayed. One person started putting up his marque at 12.50am. The hotel advises you not to park your car out the front as it will be blocked in. You will have to wait until the markets are over before you can leave".

Nicole

Frenchs Forest Markets' Comments – cont'd

Made within "Verified Reviews" of the Parkway Hotel*

5 August 2018

"Hopeless- have stayed there before and put up with the Organic Markets and their noise from 4am on Sunday morning".

Greg

26 November 2018

"Then on Saturday night we got home to them setting up the Sunday markets they have on the property. From midnight on we got no sleep due to the noise coming from the stall people setting up right outside our door. There was a tap outside our door that the market people use, this was constantly in use all night. They give no thought to the people staying in the rooms what so ever. They tell you nothing about the markets and all the noise, either at reception or on booking.com".

Anonymous

31 January 2019

"Sunday market set up in carpark next to room had people setting up and making noise from before 6am, which is unacceptable".

Anthony

11 February 2019

"People were setting up for the markets from 1am Sunday morning and very noisy".

Anonymous

Important Notes:

1. "Verified Reviews" (unlike 'Unprompted', often Non-Guest, Reviews) mean that the person providing the review was actually a Guest at the Parkway Hotel, Frenchs Forest.
2. Over the 16mths period from November 2017 to February 2019, there were eleven (11) unsolicited comments about the Frenchs Forest Markets, the above ten (10) 'negative' comments and only one (1) positive comment.
3. Visit <https://www.booking.com/reviews/au/hotel/parkway.html> to read these 'extracted' Frenchs Forest Markets' comments and the entire "Verified Review".