

From: David and Libby Palmer <libbydavid1@gmail.com>
Sent: 21/12/2012 11:24:10 AM
To: pittwater_council@pittwater.nsw.gov.au
Subject: Rezoning application R0002/12

21/12/2012 The General Manager Pittwater Council PO Box 882 MONA VALE NSW
1660 **Rezoning application R0002/12 120 – 122 Mona Vale Road** I wish to object to the above proposal. I believe that it is an over-development of the site and that there are problems with road and pedestrian access and bushfire. **Over-development**

Apart from a section of the Boundary Road frontage, the site is too steeply sloping for a subdivision of this size. Such a large subdivision will require clearing of bushland along Narrabeen Creek for an asset protection zone, when the native vegetation along this side of the creek should be allowed to extend to the top of the ridge. There is no provision for an appropriately sized fauna corridor to link Ingleside Chase Reserve with Katandra Sanctuary. If this rezoning were to be allowed, then there would be no possibility of creating such a link.

Road access

The option for a “left in left” out access to Mona Vale Road at Boundary Road is dangerous and inefficient. There is such heavy traffic on Mona Vale Road that even with a slip lane few gaps are available to enable vehicles to safely join the traffic stream. This will force drivers to take risks. Also, those drivers wishing to go to Mona Vale will have to travel up to Ingleside first before they can turn to go back to Mona Vale. The proposed entrance the four top lots directly off Mona Vale Road is even more dangerous and should not be contemplated.

Pedestrian and bicycle access

No bicycle or pedestrian pathways external to the site are shown in the proposal to indicate how residents will connect with the surrounding community, eg. access local bus stops, shops etc. especially the bus stop on Mona Vale Road. It looks like being just one more car-dependent development

Bushfire

This site was affected by the 1994 bushfires and, as a person who experienced these fires first-hand, I suggest that should a fire threaten many residents will want to leave at the last minute, at the same time as fire fighting appliances will want to enter the site. It doesn't appear to me that the access ways will allow for orderly movement at a time of stress and fear. Given that our changing climate is causing the risk of more frequent and intense bushfires to increase, I believe that putting so many buildings on such a site with limited access is unwise.

Thank you for the opportunity to make these comments David Palmer 26 Cicada Glen Road
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