
Sent: 29/05/2020 6:55:53 PM
Subject: Mod 2020/0175-DA2019/0123-Mona Vale Food Market
Attachments: market pdf.pdf;

Please see my objection submission attached.

Regards

Valerie Jensen

Northern Beaches Council

1 Park Street

Mona Vale NSW 2103

28th May 2020

Mod 2020/0175-DA2019/0123-Mona Vale Food Market

Attention : Claire Ryan

I STRONGLY OBJECT TO THE MODIFICATION

This is a classic case of an in-appropriate development , in the wrong place, at the wrong time with no parking and no common sense. Our property faces directly opposite the markets just meters away.

The Mona Vale Markets have proven to have already failed any trial period. This promoter is now asking for a 5 year trial period. This is totally absurd when his 18 months trial period has failed.

Extract from the EPA 2017 Noise Policy for Industry:

*“Noise from industry (refer to Section 1.4 to determine what premises the policy applies to) can result in adverse effects on surrounding residents if premises have not been designed to mitigate noise. Noise can interfere with daily activities including conversation, entertainment and studying and can result in increased annoyance and stress. Noise can also interfere with sleep. The World Health Organization (WHO, 2009) indicates that ‘sleep is a biological necessity and disturbed sleep is associated with a number of adverse impacts on health’. **The impacts of noise need to be managed to protect the amenity and wellbeing of local communities living near industry.**”*

Back in 1987 Jubilee Ave. was to be closed to prevent Industrial traffic in the residential area. Council failed dramatically with this! The corner of Warriewood Road, Jubilee Ave. and Foley Street are the only area of the Warriewood industrial and residential area with no curb & guttering. In spite of millions in section 94 contributions that are supposed to be spent in the area. We see tremendous amounts of sidewalks being built all over the NB council area. Foley street has had no council contributions (works) in 50 years, in spite of dozens of DA's from Pittwater RSL. Now Council has approved a completely inappropriate development (Mona Vale Markets) at The RSL which has decimated the Sunday mornings of surrounding residential neighborhood because of total lack of parking at the RSL site and no curb & guttering.

Rangers have told residents they have never seen such a high level of complaints and fines. With such a tremendous amount of illegal parking in the surrounding residential areas, which has resulted in serious revenue from illegal parking fines, the council has plenty of funds to provide curb and guttering in the area so illegal parking can be controlled. It's time for council to at least provide curb and guttering in the area so illegal parking can be controlled.

The Council's conduct in ignoring the complaints is different to that on other applications where potential noise exceedance has been a major issue with the Council vigorously defending the resident's perceptions.

The Council required an acoustic assessment of Mona Vale markets operations to satisfy the EPA's Industrial Noise Policy but at the same time apparently have sought to disregard the planning concepts successfully developed for the Warriewood Valley Release Area.

The conduct of the Council in not fulfilling its obligations under the Protection of the Environment Operations Act to protect residents from offensive noise and an apparent willingness to disregard the appropriate planning criteria developed by the Council for this area requires an explanation.

Other developments in the area do not give rise to ongoing and repeated noise disturbance. One must assume that those properties are complying with the development consent conditions, whereas Mona Vale markets and the RSL have clearly chosen not to be concerned.

There is an issue in terms of the conduct of the Council in ignoring complaints from residents related to disturbance from the Mona Vale markets (Pittwater RSL) operation.

It's time for council to at least provide curb and guttering in the area so illegal parking can be controlled. These markets have destroyed my quality of life (THIS INTERFERES WITH OUR REST AND REPOSE AT OUR HOME) AND HAS DESTROYED THE ENJOYMENT OF OUR HOME ON SUNDAY MORNINGS.

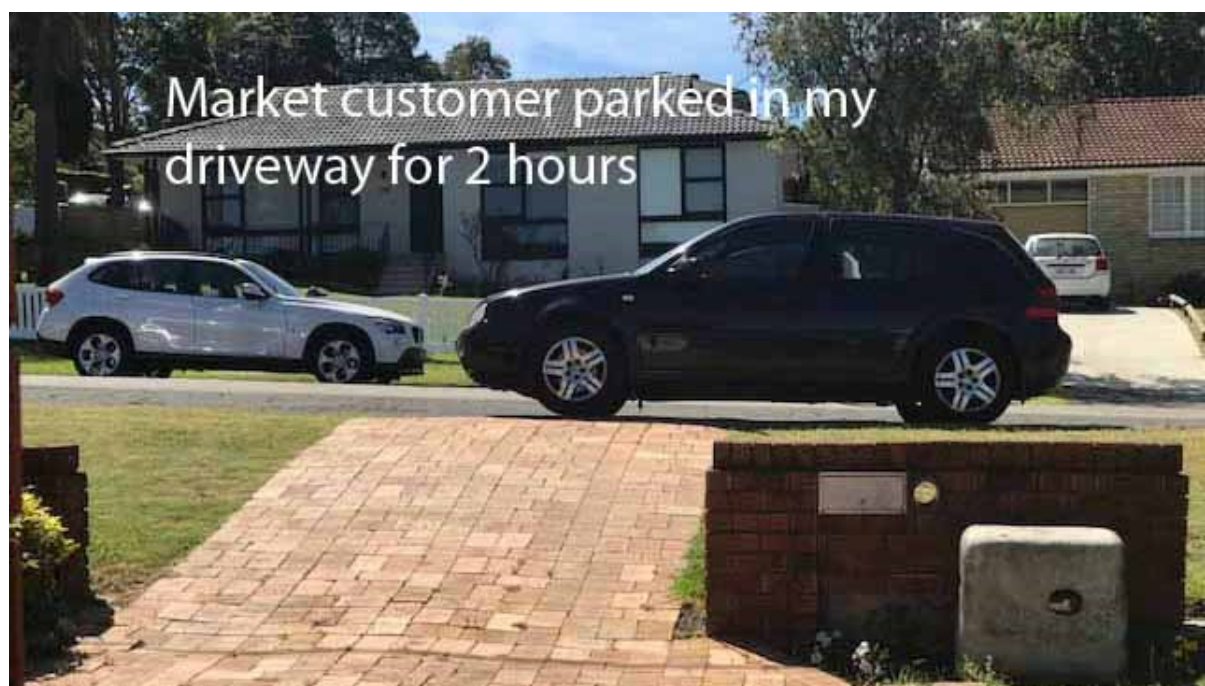
I suggest the Council act on this since you created this problem.

I have attached several photos of past traffic and parking problems that show this is an inappropriate development in this residential area.

Valerie Jensen

185 Warriewood Road

Warriewood NSW 2102







A controlled development
doesn't have to go around illegally
sign posting my private property!



Traffic Chaos created by Mona Vale Markets