
From: Info
Sent: 27/03/2025 12:01:22 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection to DA 2025/0143
Attachments: Letter to Northern Beaches Council.pdf;

Dear Sir/Madam,

Please see letter attached on behalf of the Owners of SP81458 for your consideration.

Yours faithfully,

JOHN ALLANSON & ASSOCIATES

Solicitors and Attorneys
Suite 2, 1741-1745 Pittwater Road
MONA VALE NSW 2103

PO Box 50
MONA VALE NSW 1660

T + 61 2 9979 7111
F + 61 2 9979 8146


www.allanson.com.au

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Owners Corporation SP81458
1741-1745 Pittwater Road
Mona Vale NSW 2103

Planning Department
Northern Beaches Council
PO Box 82
Manly NSW 1665

24 March 2025

Dear Sir/Madam,

**RE: DA 2025/0143 1749 AND 1753 PITTWATER ROAD AND 4 BUNGAN LANE
MONA VALE**

The Strata Committee of SP81458 have considered parts of above-mentioned proposal.

It is submitted that access to car parking facilities within the proposed development should be denied through the limited access currently available to the land upon which the development is proposed. The present Council car park access and the relevant right of way never contemplated an amplified use of 88 car spaces plus 29 bicycle standing areas and 8 motorcycle areas plus a loading bay.

With respect, the report by Terrafric Pty Limited is erroneous in that the monitoring of traffic entering the Council car park in morning peak and leaving Council car park in the afternoon peak is not accurate.

It should be borne in mind that the development at 1 Mona Vale Road (the Gateway Building) and 1741-1745 Pittwater Road (the Aurora Building) were constructed before the current Council carpark building. Prior to that building being erected, access to the latter two developments were through an open air, easily accessible, ground level only Council carpark. The design and development of the current Council carpark had to take into account that access to 1 Mona Vale and 1741-1745 Pittwater Road had to be provided. At that time, access to 1749 Pittwater Road requirements were minimal.

It is common knowledge that between 4.30pm and 5.45pm on weekdays, two significant traffic jams occur, namely:

1. Vehicles leaving the carparking areas in 1 Mona Vale Road and 1741-1745 Pittwater Road and the Council carpark itself.
2. A traffic jamb occurs at the end of Bungan Lane onto Mona Vale Road as traffic travelling east on Mona Vale Road often banks up to and beyond the Bungan Street

T intersection. Obviously this blocks traffic trying to exit out of Bungan Lane onto Mona Vale Road.

The Bungan Lane exit to Mona Vale Road is further burdened by the carparks relating to 20 Bungan Street and 13 Waratah Street. That adds up to 5 significantly large car parks (plus whatever the proposed development will add) into a one way lane onto a main arterial road!

To suggest (as has been in Teraffix's report) that the proposed development will not have any noticeable or unacceptable effects is, to say the least, erroneous.

Yours faithfully,

Signed on behalf of the Strata Committee SP81458

A large black rectangular redaction box covering the signature of John Allanson.

John Allanson, Chairperson

Email –  or telephone 02 9979 7111