
Sent: 30/10/2020 1:21:57 PM
Subject: Online Submission

30/10/2020

MR David Small
1789 Pittwater RD
Mona Vale NSW 2103
david@small.id.au

RE: DA2020/1179 - 1795 Pittwater Road MONA VALE NSW 2103

On behalf of my lessee and myself, I own 1789 Pittwater Rd, Mona Vale.

While not against the development of these properties per say, we do have some concerns around construction disruption, noise, traffic and over development.

1. The application documents are partly the original 16 home development and partly the 22 home development. We feel an integrated approach to the application is required, due to the new scale.
2. 6 homes on 1793 Pittwater Rd, which currently has one home, is excessive for the site.
3. Traffic disruption during construction in an already busy area with a major supermarket, 2 schools, and many existing multi-dwelling homes will be unduly disruptive. Further, adding traffic from 22 homes against the single dwellings on 4 lots now will see a major traffic increases in already busy streets.
4. The cost of work for 22 homes with underground parking cannot be correct: Cost of Work:\$ 2,929,695 Any development needs to be of high quality and an asset to Mona Vale and the immediate area
5. To construct this development will take a long time - the disruption to nearby businesses in terms of parking, noise, pollution, and amenity will be large. These businesses included doctors and health practitioners who rely on a quiet area to work with patients. The noise alone will have a severe impact on these business for an extended period.
6. Parking for patients and visitors will be severely restricted by such a large construction zone on 2 street frontages - parking is limited in Park St already.

As mentioned, we are not against the redevelopment of these blocks but have real concerns mentioned above. We would like to see the proposal accessed around these concerns, in addition to concerns already expressed by council in their replies.