

Some ideas re objection from various members besides lack of infrastructure such as the cancelling of the Mona vale Road widening, the tunnel at the Spit.

Grounds for Objection

- **Changes raise serious concerns around loss Council's planning powers, infrastructure, environment & hazards.**
- *A one - size - fits - all approach is inappropriate for Pittwater.*
- *Changes don't consider Pittwater's unique environment, character, physical constraints , hazards, capacity of urban infrastructure, human services availability and transport deficiencies.*
- *The changes, if implemented, conflict with and undermine Council's local strategies & community involvement with the development of those strategies such as Council's recently adopted "Tree Canopy Plan".*
- *The good work on a new Mona Vale Place Plan will be negated resulting in an inappropriate scale of housing development without adequate infrastructure and services.*
- *Changes if implemented, would be inconsistent with Council's Tree Canopy Plan with canopy and vegetation loss in the R2 zone.*
- *Insufficient justification, rezoning by stealth, inconsistent with district and local strategies, no consideration of desirable built form & character , loss of canopy and vegetation cover, impact on roads.*

- The planning proposals for the NB villages will change the area from its compact but attractive form into dense housing more suited to major suburban precincts.
- Dual Occs on small R2 lots will make the resulting inter-dwelling space almost unliveable.
- On what basis were the 400m and 800m limits suggested? Why not cover all R2 zones in the villages for equality of impact?
- The prospect of Dual occs and particularly manor houses (such a misnomer!) and Terrace housing will encourage land amalgamation into larger and larger lots.
- If the proposals are adopted all services must be doubled as a result, in all affected areas. We cannot leave the services in their current state waiting for individual dual occ and other large developments to be announced. So many streets will therefore be impacted with significant resident upheaval.
- Many areas have a prospective flooding problem that will be grossly affected by the larger dwelling footprints.
- Parking is already a problem on NB streets. Doubling populations will make our streets unliveable.

- The transition of building heights from the current 2 levels to multi level buildings of new development will be highly detrimental to living standards for the current occupants of existing houses as well as diminishing land values.

Just a few ideas.

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