
Sent: 18/08/2021 1:09:55 PM
Subject: Online Submission

18/08/2021

MRS Joanna Green
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RE: PEX2021/0001 - 161 Darley Street West MONA VALE NSW 2103

I am a resident of "The Masters " complex 102 Darley Street West. The land on which "The Masters" was constructed was rezoned R 3 Medium Density Residential from R2 Low Density Residential/ Private Recreational. This rezoning and later development was predominately in character with other medium density developments in Darley Street West. So, in principle, I have no objections to the rezoning and urban infill of 159-167 Darley Street West.

In relation to traffic, NBC has indicated that compliance with AS2890 and DCP will be a requirement in the DA process. It is further suggested by NBC that instillation of tactile traffic calming devices would mitigate any negative impacts of increased traffic. A designated "no parking" area on one side of Darley Street West may also be helpful.

In regards to housing affordability within Mona Vale, the proposal includes a mix of smaller dwellings which could be suitable for essential workers, low paid local workers and small families similar to the mix of housing in Darley Street East. Improvements in housing diversity can only be a positive for the area.

Your faithfully
Joanna Green