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**Sent:** 28/08/2021 1:30:33 PM  
**Subject:** regarding Development Application PEX 2021/0001

The General Manager  
Northern Beaches Council

Dear Sir  
May I provide the following submission.

My husband and I are residents of the neighbouring property at 7/155-157 Darley Street West and our property is on the fenceline of the proposed development site.

We have major concerns regarding the proposed change to zoning from R2 to R3.

While the rezoning will bring the adjoining properties into line with the zoning in the rest of the street. Part of the proposal includes an increase to the current density limits of 1 dwelling per 200 square metres to allow 1 bedroom and smaller 2 bedroom apartments within the development.

Firstly, the rationale applied suggests that this is to facilitate the availability of affordable housing in Mona Vale. It is absurd to submit that the council's affordability goal was ever meant to be mixed with more substantial dwellings in one development. There would be little that could be classified as "affordable" in a development of this type.

Secondly, the increase in density is NOT consistent with the character of the other properties in the street which are all 2 and 3 bedroom apartments and townhouses.

With regard to the tentative development which is proposed for the site and which is included with the rezoning application. We are most concerned that the shadow drawings show a considerable loss of sunlight to our property from around midday.

Our further concern is that, should the rezoning be approved WITH an increase in density there would seem to be little to prevent the developer from submitting an actual DA with a greater number of 1 and 2 bedroom dwellings or even, on-selling the property to another developer with density approvals in place.

We also note that the inevitable loss of habitat for birds and ground creatures; the considerable effect on the water table and surface flooding (which exists now) are dismissed and therefore not adequately addressed within the application.

Nancy Formica and John David



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