
Sent: 22/08/2021 1:31:40 PM
Subject: Application No: PEX2021/0001
Attachments: Submission 159-167 Darley Street.docx;

Dear sir / madam

We refer to Application No: PEX2021/0001 Planning Proposal to rezone from R2 Low Density to R3 Medium Density Residential re 159- 167 Darley Street West.

Please find attached a submission in relation to the proposed rezoning for your consideration.

Please let me know if you require anything further.

Kind regards

Gregory Gay

Gregory Gay
4/155-157 Darley Street
Mona Vale NSW 2103

22 August 2021

Mr Toby Philp
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Toby

Application No: PEX2021/0001
Planning Proposal to rezone from R2 Low Density to R3 Medium Density Residential re
159- 167 Darley Street West

We refer to the proposed rezoning application referred to above and make the following submission as an owner of a townhouse that borders the proposed rezoning and development.

We note that the rezoning application relates to a planning proposal submitted by a property developer to facilitate the redevelopment of the sites to medium density housing. Therefore, it is reasonable to assume that objective of the proponent is to maximise the financial return from the development of the sites for the proponent. It is important in considering the merits of the proposal to understand that the proposed change to the rezoning is not being originated by council as part of the execution of the strategic planning framework for the area.

It is my understanding the current zoning of the relevant properties, given the zoning of other properties in the street, was based upon concern about development and the sensitive nature of the environment at the end of Darley Street West that sits on a large downslope and borders a water run-off zone.

We oppose the proposed rezoning of the properties for the following reasons:-

1. Current R2 Zoning

When we initially purchased our property that borders the proposed rezoning, the key attraction for us was the outlook to the north-west from our property that provided privacy, a leafy outlook and also good natural light during most of the day. When we enquired about the potential to rezone the neighbouring properties, we were informed that the properties were specifically zoned R2 due to environmental matters to do with the water table and therefore any rezoning changes were extremely unlikely.

It is our view that council should not agree to rezoning applications from outside interests but rather these should only be pursued as part of its on strategic planning framework with an assessment of alternatives to meet additional housing needs. We understand the LGA's five-year housing target will be met under existing planning controls in identified precincts.

In addition if it is council objective to increase housing availability in Mona Vale, we believe it would be more appropriate to review the rezoning of land that is closer to the Mona Vale town centre that would be more suitable to medium density housing and does not have the same environmental risks.

2. Underground Rain Run-Off and Water Table Issues

As noted above our understanding of the current zoning of R2 was based upon environmental issues specifically relating to the water table and water run-off. We have seen many recent instances along Darley Street, including our own complex of townhouses, where underground structures are subject to flooding on occasions of heavy rainfall. As a result, complexes have had to invest in electric pumping systems to pump excess water from underground not only during periods of heavy rainfall but also due to leaking from external drainage. With the proposed development being downhill from our complex with run-off water flowing into a flood prone area we could assume that this issue will be even more critical and is very difficult to solve. Many southwestern blocks in this street have experienced flooding. We think that the ability of the developers of 159-167 Darley Street to manage this risk is arguable given grass is being substituted with hard surfaces and follow-on run-off issues.

We also note that the incidence of potential heavy rainfall events is likely to increase through the recognised impacts of climate change.

3. Overdevelopment

Assuming that the planning rezone is approved on the basis of the proposed concept apartments, it is not correct to state that the redevelopment of these sites is consistent with other housing developments in the street. It should be noted that 155-157 Darley Street has townhouses on its site and not apartments as mentioned in the Planning Proposal.

Two apartment buildings of 38 apartments covering four blocks has much higher density than other sites in the street. For example, our townhouse complex on 155-157 Darley Street has 11 townhouses. This is not consistent with the desired locality of the neighbourhood and given the sensitivity of the environment mentioned in 1 and 2 represents an overdevelopment of the sites.

4. Traffic and Parking

The proposed rezoning relates to the end of a quite dead-end street that is on the side of a hill with limited parking available on the street. The addition of approximately 40 new residences will place significant pressure on the current infrastructure and parking availability. Assuming all resident's cars will not be accommodated within proposed on-site parking and visitor numbers this will place unnecessary pressure on available car parking at the end of the street. We note parking is currently used by golfers to access the back entrance to Bayview Golf Club.

In addition having an additional 40 residences will increase congestion at the intersection with Pittwater Road given the additional traffic flow.

5. Impact on Natural Fauna

Redevelopment of the site on the basis of the proposal will have a negative impact on the current wildlife in the area. There appears to be a natural wildlife corridor at the back of our premises and we regularly see various kinds of native bird life together with on occasions lizards and snakes that we assume live in the adjoining properties.

In summary we oppose the proposed rezoning of 159-167 from R2 Low Density to R3 Medium Density. The proposal is being pursued by a developer looking to maximise profits from a development rather than as part of a strategic objective led by council to increase density in a particular area not suited to it given it sits at the end of a dead-end street on the side of a significantly sloping hill with a sensitive environment.

6. Impact on Light and Privacy

Having a set of high-density apartments with windows overlooking our courtyard next to our fence line would have a significant negative impact on our quality of life. We would no longer have any privacy with neighbours able to look into our townhouse from their apartment windows. We would also have overshadowing losing natural light particularly during the afternoons and this adds to issues with mould on the premises.

In addition the density of the proposed development it is likely there will be a significant increase in noise materially reducing our quiet enjoyment of life.

Summary

Our understanding and the basis for our original purchase of our property was that 159-167 Darley Street West were zoned R2 due to significant issues with the underground water table. We oppose the proposal put forward by a developer to rezone the land to R3 Medium Density as part of an objective to redevelop the properties and put in place apartment blocks. It is our view that the site is not suitable for development being in a sensitive environment with water table issues on the side of a steep hill in a flood prone area. We also put forward that the approval of the development would have a significant detrimental impact on our well being given detrimental changes to privacy, light and quiet enjoyment.

Yours sincerely

Gregory Gay