
Sent: 20/08/2021 4:47:21 PM
Subject: Rejection of Planning Proposal No PEX2021/0001
Attachments: Planning Proposal No PEX2021.docx;

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Attention Mr Toby Philp.

Please find attached our rejection letter for the Proposed Development in Darley Street West Mona Vale.

Could you acknowledge your receipt of this e-mail.

Regards

Ross & Jenny Hampton

No9 155-157 Darley Street West

Mona Vale

2103.

Darley2103@gmail.com

Planning Proposal No PEX2021/0001
159-167 Darley Street West Mona Vale
2103.

Attention Mr Toby Philp.

Northern Beaches Council.

We are writing this letter to highlight our disapproval regarding the proposed development and rezoning of 159-167 Darley Street West Mona Vale 2103, from R2 Low Density to R3 Medium Density.

There are numerous points we will outline advising why this proposed development should be stopped.

- 1) When we first moved into Darley Street, we were advised that no further development would occur west of our Townhouses (155-157) as the area was designated as a FLOOD PLAIN area.

Nothing has changed in relation to this.
HOW CAN NBC NOW SAY THIS IS
ACCEPTABLE TO DEVELOPMENT WHEN
IT IS STILL A FLOOD PLAIN AREA.

- 2) Wildlife is plentiful in our street and especially around this section of Darley Street West. Development will drive away the many species of birds, and other natural Fauna that frequents this area. We need to keep our wildlife free and around the Northern Beaches not drive them away to become extinct.
- 3) Street Parking. Presently in Darley Street West on any given day there are the following number of parked vehicles.
 - 1 x Boat, 1 x Campervan, 3 x Registered Trailor's, 1 x Abounded unregistered Trailor, and 26 vehicles.

If this Development is approved street parking will increase and cause further congestion.

- 4) Street Traffic. There is currently an abundance of traffic making their way towards the Traffic lights on Darley Street West and Pittwater Road. This proposed development is going to allocate another 43 double garages which equates to another 86 vehicles jostling towards an already congested set of Traffic Lights.
- 5) Land Density within NBC for R3 zoning, would allow on this parcel of land approximately 30 Dwellings. How can this development propose to build 41 Dwellings on an area designated by council rules and regulations for only 30 Dwellings.

- 6) Land Disturbance. There is a natural spring course running through the area where this development is proposed. Changing this natural flow will cause additional problems with the land Environment. Culling of trees and other flora as well as disturbing natural wild life is not something NBC wants to be known for.
- 7) Contamination of soil. Contamination is caused by a variety of ways, this parcel of land is subjected to surface water runoff, a natural water cause, which is in a flood prone area. Development would result in Acid Sulphate soils, which could then form sulphuric acid when exposed during development.

NO DEVELOPMENT can occur with this as a possibility. NBC has to be mindful of all Land and environment issues and this

certainly is a CODE RED, and reason enough why this conglomerate of dwellings should not go ahead.

- 8) Any two-story building that is erected along the western boundary is going to affect our Townhouse. Sunlight, and privacy, are the main issues. Blocking or interfering with both of these issues are paramount to us and highlights why this development should not commence.
- 9) Affordable Housing. All Townhouses, units, in Darley Street West sell well over the \$2 million dollar, with the highest around \$4 million. How can a one-bedroom apartment be affordable when prices in Darley Street West dictate high prices, with quick turn over. This proposal to suggest that it will

enable more opportunity for first home buyers is totally wrong.

10) The Northern Beaches Council should not change the zoning laws from R2 to R3. The land in question is unsuitable for development. The street is now awash with vehicles, trailers, and other registered or unregistered road units. The land and environment issues, highlighted by soil contamination, should be reason enough why this development proposal is rejected.

Please send this on to the necessary department regarding our objection for
NO FURTHER DEVELOPMENT IN DARLEY STREET WEST, MONA VALE.

Regards

Ross & Jenny Hampton

NO9 155-157 Darley Street West 2103

Mona Vale

2103

Mobile 0411514474.