
Sent: 22/08/2021 3:53:44 PM
Subject: Online Submission

22/08/2021

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

In reference to Application no. PEX2021/0001, I oppose the proposed rezoning of the properties contained within 159-167 Darley Street West, Mona Vale from R2 to R3. There is a natural water course between Darley St West and Park St and the water table is close to the surface, confirming that the proposed rezoned area is flood prone. The fact that the rest of Darley St West is zoned R3 does not set a precedent as the rest of the street is not in a flood prone area. Many complexes in Darley St West suffer from subterranean moisture, with some experiencing flooding which led to insurance claims, and regularly need to pump out their garages, etc and they are not even in the flood prone area. As the proposed sites are in a flood prone area, it would be a constant requirement there which is not an acceptable practice for residential dwellings. R3 zoning would allow disturbing the ground levels for underground car parking and hence creating a water proofing issue along with massive water run off because what is currently grass absorption would become excessive water runoff from hard surfaces such as courtyards, paths, driveways and major roof areas into pipes and drains. There is no strategic merit to rezone to R3 to allow for affordable housing as the current housing values in this street are in the multi-million dollar price range and therefore cannot be classed as affordable housing. Currently Darley St West contain 11-12 townhouses per double block, and so the proposal to increase density at 159-165 Darley St is a major overdevelopment of the site and is not in keeping with the rest of the streetscape and is inappropriate in such a highly sensitive area. The proposed redevelopment of increased density located at the end of a cul-de-sac will cause major traffic issues. Congestion at the nearest intersection cannot be mitigated by further delaying the existing local traffic using other traffic flow devices - such as right-hand turn arrows. In the proposed plan there are not enough car spaces per apartment, and the proposed new owners at 159-167 would be taking up street parking which would be further exacerbated by parking from golfers attending the golf course located directly across the road, particularly in summer when it already becomes a very busy area of the street. In conclusion the sites of 159-167 should not be rezoned to R3 as the area was left as R2 due to the land not being suitable for development below the ground surface. Darley St West has already done its fair share of medium density development in an environmentally sensitive area. This urban push needs to stop at this critically evaluated area where a natural watercourse and flood prone area intersect.