
Sent: 23/08/2021 8:38:59 AM

Subject: Proposed development at 159-167 Darley St West, Mona Vale. DEV APPLICATION NO: 182/03 ATTENTION. TOBY PHILIP

Dear Sir

My wife and I have only recently become aware of the significance of a proposal before council to greatly increase the human/building/services and congestion density to the street in Mona Vale where we have lived for the past 10 years. A housing development at 159-167 Darley St West, Mona Vale has been sought to build 41 dwellings and around 82 car spaces would appear to be required to accommodate Council requirements.

1. All this extra pressure on the available space, currently zoned R2, will cause the area in question to become a R3 zone, and yet it is the most prone to flooding... much more so than any other part of Darley St West!

We understand that it has always been the view of Council that the area at 159-167 should be sparsely settled because it is a sensitive area and subject to flooding and in fact the Golf Course immediately beside the said land (Bay View) is keen to harvest any excess water for use on the course.

The motor vehicle traffic along Pittwater Rd is already very busy and the approval of a new development (ALAYA) some 80 mtrs East of Darley St West for perhaps another 20 or so units to be built will only increase the density and congestion in the immediate area, an area where parking is already very difficult during daylight hours.

2. The NORTHERN BEACHES is a beautiful area but with limited access to the rest of Sydney and beyond. The expansion of Mona Vale to provide a much more appropriate access road to the rest of the country is very welcome but still some way away from completion and only ONE improvement. The Wakehurst Parkway is another, but as a frequent traveler to Queensland on Business (not in a pandemic!) I find it necessary to drive to Sydney Airport before 6.00am to avoid missing flights because of congestion. The greater the density of the area, the greater the strain on all services, and yet Council appears to be continuing to increase the number of residences in an area already packed with people!

3. WHO WILL OCCUPY THESE DWELLINGS? The proposed development at 159-167 suggests it will include 12x1 Bedroom apartments, ... AFFORDABLE? APARTMENTS??

The median price of apartments in the immediate vicinity of the proposed development is well over \$2mil for 2 bed units and it would be difficult to imagine one bed apartments nestled in a quiet setting, among trees and opening on to a golf course could sell for less than \$1.5+. I don't think that could fall into the "affordable living" that the community has in mind. Furthermore I doubt the seller would wish to mix "affordable" purchasers with substantial retirees and the easy way to overcome this situation is to increase the price of the "affordable" units to "executive dwellings"!

4. FLOODING, CLIMATE CHANGE ETC. During the last 5 years the unit we occupy has had flooding in our garage, lightning strikes to knock out the power and other related concerns. The issues at 159-167 Darley St will be much more severe due to its location "at the bottom of the hill", where all the flooding rain water already flows and will only get worse with the addition of buildings and roadways in and out of the area.

Council will also be confronted with requests to remove more trees in case of lightning strikes, high winds and flora fauna will suffer and be extinguished AFTER APPROVALS have been granted.

5.OVERDEVELOPMENT.It would appear that Council has received many many applications to develop the Northern Beaches more fully ,from Ingleside to Palm Beach and down to Manly and up the Wakehurst Parkway.The greater the density of human occupancy,the lesser the retention of our flora and fauna,the loss of the elements that make the area special and to be preserved.

SUMMARY and CONCLUSION.

IT appears that there are three parties with a vested interest in this development.Council as the overlord responsible to the owners of property in the area,with additional responsibilities to and in conjunction with the State Government.Existing owners of property in the immediate area who may suffer or benefit from the decisions of state and local government.Developers who will/could benefit from decisions that allow them to develop sites that profit them and may disadvantage all other parties.The party with most to gain would appear to be the developer,but once the project is completed,many have walked away or become insolvent,leaving owners to pay the cost.

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