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

My issues start with Figure 7 on page 7 of the Planning Proposal Report. It shows an area marked as the Bayview Golf Club. It is not actually the Golf Club, but an apartment block. This change happened about 10 years ago.

This error is indicative of the developers lack of knowledge of the area in question. It is also not the only error found.

This lack of knowledge of the area generates problems with the proposal, mainly related to parking and water table levels.

Darley Street West is used by many people working in Mona Vale for all day parking. The result is that the parking on the street is at a premium on many days. This doesn't have too much impact on the residents as most, if not all, of the low density apartment complexes have at least two car spaces per apartment in basement car parks.

Next comes local knowledge about the water table. The Bayview Golf Club is continually fighting with the water table and heavy rains cause the course to flood and stay flooded.

As pointed out in the submission the planned development is on a significant slope, and starts at a lower point than the adjacent two story apartment blocks. The lower level with the proposed townhouses are on about the same level as the golf course.

The proposal is for medium density, with underground parking. This would mean putting in probably two levels of parking, much of which would be below the water table. This seems like a very expensive proposition when building "affordable" housing.

I would expect that if the land is rezoned, the developer would immediately be asking for the ability to drop the underground parking and park the residents cars out in the already crowded street.

I would draw your attention to Figure 8 on page 11 of the Planning Proposal Report. I think this is misleading as it shows the proposed plan on a map showing areas of R2 and R3 land. I think a more accurate depiction is to show low density and medium density areas. The map would then show a tiny island of medium density completely surrounded by low density. This is completely out of character with the rest of the area.

Finally, I would point out that the entire complex in which I live did not receive notification of the planned development like our neighbors did. Perhaps this goes back to my opening point - the developer does not understand the area. We are in the apartment complex that the developer has marked as the "Bayview Golf Club"