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**Sent:** 25/08/2021 1:27:33 PM

**Subject:** Rezoning proposal PEX 2021/0001 for 159–167 Darley St West Mona Vale.

The General Manager  
Northern Beaches Council  
Dee Why  
Dear Sir

I wish to object to the rezoning proposal PEX 2021/0001 for 159 – 167 Darley Street West Mona Vale.

As a bike rider and walker, I travel along Darley Street West past the site of this proposed rezoning on a regular basis. Whilst I have no objection to rezoning the land from R2 Low Density Residential to R3 Medium Density Residential, I submit that the proposal to amend PLEP 2014 to allow dwelling density to be 36% greater than that currently allowed is unreasonable and should not be permitted.

Darley Street West is characterised by townhouse and apartment/unit blocks with a dwelling density of one dwelling per 200 square metres. This is within the current regulations and has set an acceptable standard for the locality. However, should it proceed, the proposed development will be too dense, not in keeping with the existing character of the area, and will result in an unacceptable increase in traffic and on-street parking.

Currently Darley Street West is a quiet street on which cyclists and walkers feel safe, but I am particularly concerned with the likely increase in danger associated with more vehicle movements on the street. Further, there is the risk that amending PLEP 2104 will set an unacceptable precedent for more dense development around the Mona Vale business centre, which I believe will not be accepted by the community

Yours Sincerely

David Palmer

57 Parkland Road Mona Vale