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Subject: Online Submission

18/08/2021

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

I am writing as the owner of Unit 2, 155-157 Darley Street West, Mona Vale. Our building is adjacent to the land that is the subject of a Planning Proposal to Council to change the zoning of the property described as 159-167 Darley Street West from R2 to R3.

There are several issues that one could raise regarding this proposal. These include the lack of need for change, overdevelopment, traffic management, environmental impact etc. However, I wish to focus my comments on the fact that the land in question is flood prone and, in my view, the proposed development does not properly address this matter. Further I believe that a development of the size proposed will never be able to adequately deal with the natural water course that exists across the property.

My concern goes back to why Pittwater Council zoned the property as R2 in the first place, when they allowed an R3 zoning for the rest of the blocks on Darley Street West. Clearly they saw the flood problem at that time, and the proposed development will not mitigate the problem. The development assumes that much of the existing grass area will be built on, and mounding will be introduced to divert flooding water onto concrete paths. This will exacerbate the problem. I am sure that in periods of heavy rainfall this diversion will generate flooding at the bottom of the street, and it will overflow onto Bayview golf course.

A secondary issue related to water can be observed most days in the gutter of Darley Street West. Water runs continually down that gutter except in very dry drought like conditions. Most of the existing unit blocks have underground pumps in their garages to deal with this seepage, and I have also been told that there is underground pipework from the buildings in Park Street that diverts water from that street into Darley Street. My point is that there is clear evidence of underground water in the area and that must be an issue for the lower end of the street.

The proposed development includes underground garages that are relatively much lower than those at the top end of the hill. In my view these will be subject to continuous water seepage that will present serious problems for residents in the complex.

Given this fundamental flooding / water issue I do not support the proposed zoning change from R2 to R3. I believe the original R2 zoning was set because of the flooding consideration, and I trust that as the council officers review this planning proposal they will come to the same conclusion.

Helen O'Meara