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16/08/2021

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

My husband and I oppose the proposed rezoning of the properties contained within 159-167 Darley St West, Mona Vale from R2 to R3 for the following reasons:

1. The zoning of these above properties has remained at R2 for various reasons but primarily because of the natural water course between Darley St West & Park Street. The water table is close to the surface and is flood prone.
2. As the current housing values in this street are in the multi-million dollar price range, we cannot see that the inclusion of 12 x1 bedroom apartments would fall into the category of affordable housing. Apparently given as a reason to rezone to R3.
3. Our building also suffers from subterranean moisture in the garages etc. Our Body Corporate has in fact had to install and use an electric pump, after experiencing some flooding in our basement. External water proofing is also prone to failure.
4. With a proposed redevelopment of some 41 dwellings that would be at least 82 extra motor vehicles coming and going from the end of the cul-de-sac at various times of the day and night. 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 at least 2 spaces per apartment and we believe the proposed new owners at 156-167 would be taking up street parking because of the difficulty of fully utilising proposed tandem car parking spaces off street.

Our own building has 12 double garages and 4 visitor parking spots to accommodate 12 units. When the dustbins are put out the refuse collectors need to be able to access the bins. How many dustbins would the new development require?

5. We understand that consideration for rezoning from R2 has not been considered previously because R3 zoning would allow disturbing the ground levels for underground 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.

The topography of the said land means that it is within a flood planning area. There also appears to be a substantial amount of cut and fill to allow for this redevelopment and we cannot see any provision for water tanks to accumulate, store and reuse the rainwater from the roof areas.

6. We are also concerned about overdevelopment. Currently in Darley St West the

developments on the southern side contain 11-12 apartments/townhouses per double block. It would appear that 159-165 are proposing 19-20 apartments per block with 167 showing 3 townhouses.

The Council (and the State Government) can put an end to indiscriminate development here in Darley Street West, Mona Vale by not allowing a change in the zoning from R2 to R3. The R2 zoning has been in place because the land is not suitable for development below the ground surface. We feel that Darley Street West has already been heavily developed. ( The Masters Building is also opposite our building) and has many cars coming and going. It would be unfair to try to cram yet more people into an environmentally precious area, driving yet more birds and fauna away. Where once there were single family dwellings there are now medium density residences. That urban push needs to stop at this critically evaluated area where a natural watercourse and flood prone area intersect.