
Sent: 20/08/2021 9:49:53 AM
Subject: Online Submission

20/08/2021

MR BRUCE LAKIN
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MONA VALE NSW 2103
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RE: PEX2021/0001 - 161 Darley Street West MONA VALE NSW 2103

The General Manager
Northern Beaches Council
via email 19 August 2021

Reference: PEX2021/0001

I write to object to the above proposal seeking the rezoning of 159-167 Darley Street West Mona Vale, submitting on behalf of INTREC MANAGEMENT.
The proposal requests that Council amends zoning from R2 Low Density Residential to R3 Medium Density Residential and, further, to amend PLEP 2104 to allow dwelling density to be 36% greater than the current restriction of one dwelling per 200 square metres.

The change from R2 to R3 zoning may be reasonable to permit development consistent with the existing streetscape, which is largely townhouses, maximum of 6 dwellings per block. It is not reasonable to permit the construction of 2 apartment blocks containing 38 dwellings and an additional 3 townhouses.

The PLEP 2014 Clause 4.5A provides density controls which "ensure building density is consistent with the desired character of the locality". The desired character has been established, and maintained, by previous development satisfying the prevailing controls. The requested amendment to increase the density will diminish the locality by introducing increased traffic flow and contested use of the existing on-street parking.

The proposed development includes 79 car parking spaces of which 36 are front: back stacked parking. This will result in greatly increased traffic movements and overflow parking in the street due to the inconvenient nature of the on-site parking provided.

There is considerable disquiet within the community regarding this proposal and you are requested to reject the proposal

With my best regards,

Bruce Lakin