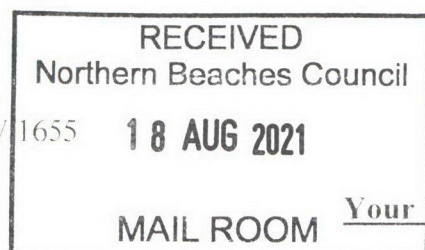


Specific attention also to N.B.C. C.E.O. Ray Brownlee PSM.

12th August 2021
Mr Toby Philp
Principal Planner, N.B.C.
P.O. Box 82 Manly NSW
8495-6270.



Michael (Max) Rogan J.P.
The Masters Apartments
3-02, 102 Darley St West
Mona Vale N.S.W. 2103
9979-6444.

Ref. PEX2021/0001.

Subject, Very concerned resident relating to above stated Planning Proposal.

Dear Mr Philp.

On this day a very helpful N.B.C. Senior Planner Ms. Ramona returned my call, giving helpful information on above stated Reference PEX 2021/0001 Proposal. Principal Planner Mr Philp. also returned my call with helpful information.

At the latter end of this correspondence, I will extend my reasons for my enquiries including my qualifications for doing so.

I now register with concern that a Planning Proposal has been lodged seeking to amend the Pittwater Local Environment Plan 2014 for land located at 159-167 Darley St West Mona Vale NSW 2103. By memory, Darley St West residents were not happy with Pittwater Council's 2014 specific rezoning as no consultations were offered or entered into from R3 Medium Density Residential to R2 Low Density Residential. That newly acquired rezoning immediately devalued properties in Darley St West. Further, as any spot rezoning has the effect of involving all Darley St West ratepayer residents, why weren't they all advised that this recent proposal was taking place?

This practice is a repeat of Pittwater Council's most senior Planners in 2014.

One must surely now ask, why this proposal by the developers to have a return to R3 Medium Density? Could a reasonable person now ask, does Medium Density obviously allows for far greater building construction? (more apartment to sell) Far greater underground garaging instead of lesser above ground level garaging? Summing up, this proposal represents a far greater selling capacity with extremely larger profits, with unfortunately, more driving hazards for existing elderly residents.

At this point, it may be prudent of the writer to indicate to N.B.C., if he is just another anti- progress ratepayer, **or is he qualified to make specific observations?**

The writer is a lifetime qualified licd. Builder (15103) and licd. Real Estate Agent. With those qualifications, my on going business dealings with both Manly and Warringah Shire Council's left a lot to be desired in their Town Planning Approval's. My experience in selling real estate in Dee Why, that 90% of Dee Why Units, were allowed to be constructed on undersize blocks of land, insufficient and unsightly under building car spaces, limited l/u garages, insufficient turning spaces, ugly and cheap looking car ports, with unsightly car spaces at the rear of most unit sites. Common shared laundries, Hong Kong balconies with washing hanging out to dry.

Summing up, an absolute then Council accepted Town Planning disgrace.

This previous Town Planning with Council Approval should never again be tolerated by our newly formed Amalgamated Northern Beaches Council.

Some highlights of our past council achievements or otherwise are as follows,

Manly Council. Went close to achieving an underground car park under the Manly Oval. (At the bottom of Manly's two steepest hills, Sydney Rd and Raglan St.

The only guarantee being, were to hope the cars could swim.

Fortunately, Council Amalgamation intervened to avoid further embarrassment.

Original Warringah Shire Council. The existing home unit developments says it all, let alone their shameful dismissal's mid 1960s and 1980s.

Pittwater Council. Their illegally constructed tip on the original Warringah Council's sanitary depot at the end of Walters Rd Ingleside, which devalued all surrounding Bayview Heights Properties, only then having to remove that unsightly tip site, due to the fact that the site was never zoned for a tip. The construction and demolition costs to this illegal tip, ran into hundreds of thousands dollars to the Pittwater residents.

Moving back now to the above current 2021 Planning Proposal.

Darley St West currently consists of Home Units, Apartments, and small number of existing older homes. An August 2021 resident survey of how many current vehicles spaces exist on streets, including current Unit's, Apartment's and existing houses, is close to 800.

(The 40 Masters Apartments at 102 Darley St., alone represent 100 vehicle spaces.)

800 vehicles capable of converging on the current inadequate Pittwater Rd traffic lights, with no green light assistance to make the "Kamikaze" right hand turn into Pittwater Road, heading then towards Mona Vale Shopping Centre and City.

In fairness to N.B.C. correspondence to the writer 12 August 2020 states,

"The expected completion of the green light traffic signals at Darley St West and Pittwater Rd. Mona Vale is expected for completion mid to late 2021.

The writer over numerous business years, has personally been involved with past Council Town Planning. Darley St West residents now call on our current N.B.C. to consider our wonderfully quiet location and don't turn it into another D.Y. debacle.

M.B.C. C.E.O. Ray Brownlee has already intervened in Pittwater Council's refusal to remove the dangerous Darley St Council tree, as well as assisting in the proposed pedestrian crossing in Park St. Mona Vale. His leadership decision making qualities have been a blessing since his arrival as C.E.O. of the Northern Beaches Council.

Yours faithfully

Michael Rogan J.P.



CC To any and all concerned Darley St resident/ratepayers, including if necessary all N.B.C. Councillors and as above stated, C.E.O. Mr Ray Brownlee.