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**Sent:** 15/08/2021 2:32:15 PM  
**Subject:** Online Submission

15/08/2021

MRS NORA MCFEE  
6 - KUNARI ST  
MONA VALE NSW 2103  
noramcfee@optusnet.com.au

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

Regarding 159-165 DARLEY STREET WEST 2103

Having read the submission statements from various parties I feel that it is unnecessary to build the large number of units proposed - 38 in total when the rest of Darley Street West comprises unit blocks of 12. This is not enabling the provision of smaller housing as claimed, but a way for the developer to increase his profits.

The large number of car spaces involved (80 including visitors spaces) indicates that there will actually be more than the 64 residents stated. This will mean far more traffic in Darley Street and despite assertions to the contrary considerable problems at the traffic lights on Pittwater Road. I see that the submissions do not include comments from other residents of Darley Street West who have said to me that it is difficult to turn right at the traffic lights. A large number of new residents willacerbate this. And despite the wishful thinking not many residents walk the 800metres to the village and then walk back carrying their shopping!

As an adjacent neighbor I feel that the submissions made are just "ticking the boxes" as in the Ecological section there was frequent mention of "likely" development. This implies that the Planning Proposal is a foregone conclusion despite the Council statement that it is not necessary or in fact desirable.

I have read all the data submitted and conclude that this development should not go ahead in its current form. It appears to be heavily loaded in the developers favour and not in the interest of local people.

A redrawn plan showing less units might be more acceptable.

I accept that there will be development, but surely it would be possible to build something more "friendly" to the location.

I am disregarding the comments made regarding Sutherland, as they are just a false premise, there are other areas of Sydney that could be used for comparison.

Nora McFee