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21/08/2021

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

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August 21, 2021

General Manager  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655  
Attention Mr Toby Philp

My wife and I live at 11/155-157 Darley St West Mona Vale, directly adjacent to the proposed development.

Part of the appeal of living in Darley St West is that it is a quiet and uncrowded street with very little traffic making it a safe environment for the young children living there and also for the aging population who make up the larger percentage of the residents of the street.

After reading through the application and seeing the amount of units and townhouses the developer is proposing I was absolutely dumfounded. I am assuming that the developer has never been in Darley St in heavy rain.

We live pretty much on the crest of the hill and after millions of dollars of remedial waterproofing our place still has flooding issues. In recent times with three pumps running in our underground garage area we had knee deep flood water and water damage to property in all of the garages.

Every townhouse or unit complex in Darley St West has the same problem if not worse as evidenced in the water being pumped from the garages to the gutters on an almost daily basis even when there has been no rain.

Bayview golf course becomes a lake during times of heavy rain even with all of its drainage and watercourses that drain directly to Bayview.

This area Cannot cope with heavy rainfall.

The five properties currently under application are directly over an existing water course and currently have large areas of lawn that rainfall can naturally be absorbed into. When this

becomes large areas of concrete and roofing that has gutters and downpipes directing this water into storm water drains, the amount captured will be enormous and so much more than the system currently needs to cope with.

All of this will directly impact all surrounding properties, the golf course across the road and most likely major roads such as Pittwater and Cabbage Tree Roads causing major traffic problems and blocking access to any emergency services that are always exceptionally busy at times of large storm and rainfall.

I worked as a professional firefighter for over 30 years and have had more first hand experience than most with the devastation suffered by residents due to very poor decisions made by local councils when it comes to planning and the density of housing in areas that very obviously cannot cope.

I remember in the 80s a development at Red Hill in Beacon Hill was directly attributed to major flooding further down the line at Collaroy closing Pittwater Rd. So much extra water is collected by rooves, drains and concrete or hard surfaces that no system has ever been able to cope at times of heavy rain.

I have waded around in many underground car parks in unit and townhouse complexes waist deep in the flood water while we are desperately trying to pump the water out and save the property that is being destroyed by the water. Watching peoples valuables and photo albums floating by was absolutely heart breaking knowing they could never be replaced and also thinking that they should never have been placed in this position in the first place.

As our council we expect that lessons should be learned from previous experience and that future trauma and suffering that could well be averted at the planning stage should be averted.

How many times have I thought how did this ever get approved? I was a firefighter not an engineer and I could see it so plainly. I saw the result of these decisions and could only wonder why.

We are on the crest of the hill and have had huge problems with water ingress since the complex was built, millions of dollars have been spent to try to rectify the problem and although we were able to have some improvement the deluge continues.

The proposed development which is for far too many residences is below us on the hill and directly over an existing water course in a street where every other complex that is much higher above sea level than it has water ingress problems and is needing to pump water into the existing ageing storm water system.

It would not make sense to me if this re zoning were to be passed it was obviously zoned R2 for good reason in the first place and bringing to mind my own first hand experience dealing with the results of over development I believe it would be very irresponsible if the council were to allow this to go ahead when experience tells us that the increase in density will only cause suffering for the future.

Michael and Maureen Maitland