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**Sent:** 16/08/2021 3:33:42 PM  
**Subject:** Online Submission

16/08/2021

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

I object to the change to medium density housing for the following reasons:-

- 1) Darley Street West is a no-through road that will not be able to support the incremental traffic and parking (see later).
- 2) The proposed development with 1 and 2 bedroom properties will be ideal for the 'investor' market and onward use as AirBnB type rentals. A pre-covid report showed there are already over 700 AirBnB rentals in our area, more are not required despite the popularity.
- 3) 102 Darley Street West was noted by the Council as 'flood plain land'. The proposed development is considerably lower and will be even more at risk to flooding. Plus the development is likely to increase water run off and further impede the management of flood waters in the adjacent area.
- 4) The traffic survey (appendix C) was undertaken in November 2016. This was prior to the B-Line launch in Nov 2017. The impact of the success of the B-Line, prior to Covid was a significant increase in the usage of Darley Street West as a free parking zone and related increase in traffic. The 2016 survey does not illustrate this increased usage.
- 5) The development planned parking does not cater for the average Australian car ownership per household of 1.8. Based on this there should be 74 resident spaces plus 10 for visitors (the developers recommendation).
- 6) Post covid and a return to pre-covid (post B-line) usage there will be insufficient public parking available in Darley Street West for overflow visitors and families, cleaners, gardeners and the multitude of other service providers for the potential development. This will be particularly stressed when Bayview Golf Club attempt to use the parking available in Darley Street West for special events when their own carpark is fully utilised. Note the Golf Club advertise this extra parking space and access to the club via the gate in Darley Street West.
- 7) The road intersection between Darley Street West and Pittwater Road is already congested and not without risk (note I contest the validity of the survey used) and will be significantly further stressed by the additional vehicles at the proposed development which is likely to increase traffic volume by 100 using the street multiple times/day.