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Subject: Online Submission

15/08/2021

MR Peter Byrne
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RE: PEX2021/0001 - 161 Darley Street West MONA VALE NSW 2103

I am lodging my objection to the proposed development (PEX2021/0001) and change of Zoning. Firstly let me say as owners residing in this street that this has just come to our attention by pure chance, I would have thought a communication would have come to residents earlier. My main concern is that another medium density development of upward of 40 properties would put an unacceptable amount of people coming in and out of a reasonably quiet and short dead end street. The development has the potential to put another 80 vehicles in and out of this street. The lights at the intersection of Pittwater Rd and Darley St currently create many close shaves entering and exiting Darley St. This increased street population obviously then significantly increases the garbage collection requirements which is already very extensive. The added pressure on parking etc also needs to be considered. The proposed development is also aiming to provide an affordable housing option whilst admirable has the potential to undervalue the high quality of other developments within this locale. Will this property become predominately investors and therefore the potential to create an increase in airBnB style short term renters and significantly increase noise and other associated activities commonly found in this style of development. The street is currently predominately owner occupiers that are both property proud and street scape proud. Will that be at risk with this style of development? The rezoning change creates too broad a scope to change what could actually be positioned on this block. Further community consultation and clarity of how to put to ease some of the many questions that are now being raised would be recommended rather than trying to get a critical rezoning change and significant development approval (for a quiet dead end street) under the radar. Thankyou.