

# Submission to the Dept of Planning

Ref : Residential with in-fill affordable housing – 159 – 167 Darley Street West, Mona Vale (SSD 91496958)

Dear Sir

If it were me, I would be exceedingly concerned if a policy I implemented caused significant bad health, illness and potentially death.

This is a potential outcome of excessive property development around Bayview Golf Course, in Mona Vale.

The Cahill Creek drains a 5.2sqkm catchment into the Pittwater Estuary via Bayview Golf Course. Local water quality is rated 'poor' due to faecal contamination from stormwater and sewage, worsened by urban runoff. Increased housing density amplifies these issues by boosting run off as more concrete reduces natural infiltration.

Sydney Water has not been able to resolve the drainage, flooding, anoxic putrid water and pollution at Bayview Golf Course despite their Water Strategy and Implementation plan. Mona Vale resident complaints about sewage have recently escalated but as yet there are no permanent solutions. Local evidence highlights the following gaps: -

- Persistent pollution
- Faecal contamination
- Unaddressed blockages
- Drainage pipe enhancements and easement upgrades lagging behind housing density demands.

159 – 167 Darley Street West is currently the largest of 3 developments around Bayview Golf Course with another potential one at Bayview Golf Club itself. These will significantly increase the flooding and waste management challenges at Bayview Golf Course for Sydney Water due to increased run off.

To save the State Government from a major health risk I implore you to stop all R3 development in and around Bayview Golf Course with immediate affect, commencing with the proposed development at 159 – 167 Darley Street West until Sydney Water has been able to fully protect the surrounding area from a potential catastrophe.

Note: This would only have a minor impact on the development targets for the Northern Beaches which Jacqui Scruby has advised are well on target to meet the State's current goals for our area.

Please protect our health and safety as the most urgent priority.

[Redacted]  
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