

Specific DA # SSD 91496958
159-167 Darley St. West
Mona Vale 2103 N.S.W.

30/1/2026

To whom it May Concern ,

I would just like to express my angst by a submission for the above proposal for this area in particular, also if passed the go-ahead it gives to destroy the enjoyment of living on the Northern Beaches Peninsula.

Firstly, I would really appreciate it if you could take the time to READ and HEAR this submission, just so we all know our voices are heard and not just thrown to the side, thanking you. Valid and reasonable objections that require answers, please.

My parents brought my home in the early 1950's , as did many people for the clean, fresh, happy and enjoyable life style the Peninsula offered .

This Peninsula is one of the very few headlands in Sydney with it's picturesque views for all to enjoy, residents, families, tourists, and travellers from the western suburbs coming to enjoy a day at the beach, and Barranjoey Headland, with magnificent water ways, beaches and natural greenery, unique little village shops. WHY, destroy this iconic area with high rises, and take away the feelings of a very special place of peace, relaxation and yes wealth.

Now with people getting so money hungry with wishing to build these big multi-storey developments, it is certainly destroying the appeal of this area, as has happened in many suburbs across Sydney, and from people living there, saying it feels like living in a third world country, NO personal space , green parks , just living literally on top of one another.

I feel that the obvious problems these developments bring to an already over populated area are just going to magnify already problem issues, eg.

1. TRAFFIC CONGESTION, is probably one of the most important issues in a small area, already you cannot find parking in Mona Vale or it is difficult, even in the shopping complexes.

This also encompasses the conditions of our roads, (which is atrocious, and not maintained very well) with the one lane road each way accessibility to the top of the peninsula. The roads are not designed to cope with the large amounts of traffic that are have coming into this area to enjoy the beaches and restaurants. WE do not have suitable access from other suburbs to these areas , look how long it is taking for the Mona Vale Road upgrades to be completed

2. Over usage of old outdated SEWAGE SYSTEMS that are never updated to cope with the increased influx of people, and increased drainage and run offs in wet weather, which then intern causes flooding, diseases, and associated illnesses. eg. Avalon in the last downpour.

Which then has to be corrected at a personal expense or wait ages for the “red tape “to be cleared for the developer to pay, if they have not gone out of business, or council.

3. SCHOOLING, for the increased number of students it shall bring into this area. Has that been addressed????

4. The UNSIGHTLY look of 5-6 storey blocks of units , especially for people who have bought homes with views or space for their families to enjoy, are now going to loose this. — -Do we wish to become like Hong Hong /Singapore????

5. The TREATMENT OF PEOPLE, be it accidents, emergency, elderly or any life threatening scenarios to get to a hospital .

The only place now is Northern Beaches Hospital and really that institution does not have a good name /reputation.

On the peninsula the place for the hospital was where it was at Mona Vale , but the powers that be decided that was not to be so. Now we have to get to this establishment by only 2 routes and if it is wet one of those accesses are cut , leaving people or ambulances to detour kms. out of the way to help save lives, which is Not satisfactory.

WOULD YOU BE HAPPY IF ONE OF YOUR FAMILY OR RELATIVES DIES DUE TO THIS SITUATION???? WHICH COULD AND SHOULD HAVE BEEN AVOIDED.

6. ELECTRICITY How is the grid going to cope with a huge influx of people, it barely copes now with “regular” blackouts. So what is their answer to coping with this influx of people, so that the residents are comfortable in their home during storms and heat waves, without having more blackouts TO KEEP COOL / WARM due to more usage from over population of people.

7. WATER—What with droughts and fires, the usage of water increase, shall our water system cope???? our dams become lower, and we are then put on water restrictions. So what shall happen with all these extra families coming into the area, using water as they shall, ==MORE RESTRICTIONS ON EVERYONE.

8. COMPENSATION from the developers, what’s offered now, looks like a good deal now, BUT, ask yourself is it going to be the same great deal when final payments come along????— well that is all together another story, advise that you really look at the fine print before signing anything, don’t believe what you are being told, see it in print.

9. PUBLIC TRANSPORTATION, again the B1 is a wonderful bus line to the city, but only from Mona Vale, imagine the strain put on it with the increased commuters, let alone the Park and Ride Carparks, which are not sufficient now, so that would be a mind blowing mix with such an influx of people.

INFRASTRUCTURES, cannot cope as they were built many, many years ago and sadly each government in power has neglected them to a certain degree.

If the government felt that they need to find more accommodation for people, why not think about REGIONALISATION or RURAL REJUVENATION to the country towns, as they have the area. Yes, again they would have the same problems with the above, BUT at least the people would have SPACE to enjoy.

I would really be interested to know in which green leafy suburbs these developers and the people on the NSW Government Committees live, who are making these decisions that effect so many of us people, but not them . These objections are with very valid reasons and concerns, and need to be addressed with the people of the area FIRST in a CLEAR, OPEN and TRANSPARENT MANNER so we all can discuss/understand these decisions, not just for these developers /government to hide behind legislation and do the wrong thing just to get the development passed.

I imagine these decision makers / developers, do not live within the areas that they so happily destroy and not next door to a high rise building with floor after floor of units to look out on, after their view is taken away.

We are asking PLEASE take this further out into areas that have the space and shall not have the impact this shall have on many many families and people.

Thanking you for taking the time to read and hear what is being said by the people of this Peninsula.

Cheers

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