

To Whom It May Concern

SSD – 159-167 Darley Street West, Mona Vale NSW 2103

Your Ref: SSD-91496958

I strongly recommend that you reject the proposal for the SSD at Darley St West Mona Vale

I am 60 years old. I'm born and bred here on the Northern Beaches, so I have seen some changes, the fibro shacks getting replaced, the corner store making way for the shopping centres and of the course the extra people who live here instead of visiting for the weekend. This has largely been accepted as progress. However, the development next door to me is not progress, it is a monstrosity.

I currently live in a 2-storey townhouse with a small courtyard at 155-157 Darley Street West. (Most of the street is the same – 2 storey townhouse with a courtyard). I enjoy spending time in my garden and reading or just contemplating my navel!

If this development goes ahead, I can look forward to 6 levels of people in their apartment's looking down on me, virtually no sunlight (especially in winter) and the frustration of trying to get out of my street and get a parking space in the village. The State Government is providing no additional funds to improve the amenities and infrastructure in Mona Vale. This was confirmed by the Council's General Manager at a public meeting shortly after the blanket rezoning was made law.

The residents on Level 3 next to me would not only see into the courtyard, but the living room and bedrooms as well. The shadow of the 7-storey block beside me means that I will not get the benefit of the sun after midday, as well looking at a very high brick wall that will dominate. The shadow diagrams from the developers show that from 9-3pm I'm in shadow!

Privacy and sunlight are what we all look to when searching for a new place. I was very happy when I found the townhouse over 6 years ago, as it fulfilled my criteria. In fact, the real estate agent told me, 'It would never be built next door as the regulations didn't allow it'. I rang the council to confirm before I purchased. Now the State Government has changed the rules!

The current situation means that our Body Corp has had to spend its own money to trim the trees in 159 Darley St West to prevent mould spores and damp in our residences. The previous and current owners of 159, despite being asked, never gave it any importance. This is evident, by the fallen tree that has remained since a big storm, over a year ago.

As I mentioned, I live in a townhouse, I would welcome the development if it was 'in keeping with' the rest of the street and neighbourhood. That is, build more townhouses. In fact, the last multi storey building to be built here resulted in the formation of Pittwater Council as it split from the Warringah Council some 20 odd years ago.

The SSD over my fence is **3 buildings of 6 storeys**. The rest of the street is 2 storeys !!! How can this be given approval? The development was rejected twice by Northern Beaches council with 40 odd units at 4-storeys on multiple grounds. How can this be given approval with 80 odd units at up to 7-storeys?

The development says it is providing 'affordable housing'. The Northern Beaches is one of the most expensive areas of Sydney, the units will never be affordable, simply because of the

demand in the market for the area. The average cost of a 2-bedroom unit in Mona Vale is over \$1.2 million. Allowing an extra 2 levels on the pretence that it provides affordable housing is ludicrous.

In an affluent area like Mona Vale, developers are focusing on boutique luxury apartments for the cashed-up downsizers who are able to afford these the hefty prices these developments are asking.

Please consider the storm water that will occur as the lay of the land naturally slopes, (the garages of the whole street flooded recently on the night of 17th January, with the last heavy rain. This could be confirmed by the RFS who sent 4 teams to help residents up and down the street. AND there is a natural stream that runs underground through the property.

The streets of Mona Vale are full of single storey houses, 2 storey town houses or 3 storey units. I do not want to live in the Gold Coast with row after row of high apartment buildings.

I'm not saying, "Not In My Backyard", I'm saying "Not In My Backyard to 3 building of 6 storeys".

I respectfully ask that you consider my objections when you are making your deliberations.

Nancy Formica