

I would like to lodge an objection, to the proposed development at 35-39 Darley Street East, Mona Vale, NSW, 2103 (SSD-113872990) and ask that it be rejected on the following grounds.

- **THIS 8 STOREY PROPERTY IS EXCESSIVE IN SO MANY WAYS.**

The proposal at present is totally **oversized for its position at the top of the hill** on the main entry road to Mona Vale Beach.

It will most certainly stand out from every building around it & is **totally out of character for the area.**

The surrounding properties both old and new are currently 2-3 stories.

The proposed building of 53 units appears at ground level as a large single bulk making it appear excessive in size. It has 124 car parking spaces housed over 3 levels underground through one single entry point. Only a few trees some planted over the concrete of the basement levels

At present there are 18 units 2 storey high with many trees and greenery.

The position of this property is more suited to 4 stories.

6 stories would already be creating major change to the streetscape & traffic of the area.

The new zone rating for this street is medium density housing up to 6 stories, but, these developers have taken up the height bonuses.

It doesn't take an Einstein to see that the cost of building and land for this property indicates that at no stage will people needing affordable housing have any chance to purchase or even rent these 3 bedroom properties.

Once it is built, this can't be corrected.

This decision will be here for a lifetime.

The extra demand on Waste, Water, Electricity, NBN will be quite a lot from just this one building. Unfortunately, if approved, this problem will be magnified as other new buildings follow suit.

No one I have spoken to in this area is happy with this plan and it will most certainly have a huge impact on the surrounding properties.

- **The traffic problem created is also a point to be objected to. Darley Street East is already a busy street warranting a dedicated right turn lane at Traffic lights from Barrenjoey Road.** It is also the access point to the main roads from the bus depot.

Currently, extreme care is needed at all times when driving from these lights east to the beach and to an area of many homes forced to drive this direction.

Cars turning into their properties and trying to street park in Darley Street East already causes many close calls.

Many people from this building will have a third or fourth car from teenage children or even a caravan, boat or a trailer so this problem will be made worse.

There is an additional problem caused when the western sun is getting lower in the sky so blinding your vision when driving west.

The nursing home toward Barrenjoey Road adds to the problem.

To increase traffic from approximately 36 cars (existing) to 124 cars plus (proposed) for this one building will be significant and **needs to be considered.** They all enter/exit via one driveway at the side of the building into Darley Street East.

It will get much worse as other buildings follow if this is approved in this format.

The extra stress on our local roads will extend beyond this one street. There are many more contributing factors.

Already our town centre is at a crawl to drive through.

As population increases the problems are getting worse.

Barrenjoey Road is the ONLY access road toward an already increasing population in Newport, Avalon and Palm Beach.

Mona Vale Road is the main access west & Pittwater Road is already getting so many choke points as it heads to and from the city.

Flood, Bush Fire, accidents just cut us off at times.

Please consider a need to adjust this planned project.

This will have a disastrous outcome to this area.

Not everyone wants to live with an inner city feel.

I reserve the right to add an addendum to this submission