

From: Grant Clay

Address: 41-49 Darley Street East

Suburb: Mona Vale NSW 2103

RESIDENTIAL FLAT BUILDING WITH IN-FILL AFFORDABLE HOUSING – 35 – 39 DARLEY STREET EAST, MONA VALE

I strongly object to the proposed development for application no: SSD-11372990.

Address: 35-39 Darley Street East, Mona Vale NSW 2103

Description of proposal: Residential flat building with in-fill affordable housing including:

- demolition of existing structures
- construction of an eight-storey building over three basement levels, comprising:
- 53 apartments (including nine affordable housing apartments)
- 3 basement levels with parking for 124 cars and vehicular access from Darley Street East
- rooftop private open space areas and swimming pools
- communal open space, swimming pool and gymnasium at ground level
- associated works including earthworks and excavation, site preparation, tree removal and landscaping.

The whole requirement for affordable housing in NSW is to make housing affordable to most and not to disguise these developments effectively replacing them with luxury apartments that are not all affordable in practice at all. I object to this proposal.

The major objection to this development is the size of an eight-story development application and the blanket rezoning across Mona Vale, resulting in increase of traffic and the resulting safety issues. This development will create for existing residence in Darley Street East and visitors to the area, major traffic congestion not only in the affected street of this development, but throughout Mona Vale CBD, the suburb, including surrounding roads in proximity. Access to Mona Vale Beach will be extremely poor and dangerous. Major infrastructure for improved traffic management has not been delivered over recent years to match the population growth. There is no regard or interest in providing for the existing residents in the area.

1. Major Traffic, Road Safety and Parking Issues in Darley Street East

Darley Street East has been created over time as the major street leading to Mona Vale Beach. General parking and access in the street is to its capacity. The street is full of general traffic accessing Mona Vale beach and cafes, residence vehicles, trades vehicles, delivery vehicles during weekdays to perform their work, suffocating the street.

Residents already report near misses in the street making it difficult exiting driveways due to poor line of sight due to abundance of parked and slow-moving vehicles creating major safety issues.

This development and potentially further developments at 35-39 Darley Street East, Mona Vale will add more vehicles to an already congested local street & intersection off Barrenjoey Road, not to mention the chaos created during its construction.

Barrenjoey Road / Darley Street East intersection & Darley St are unsafe and very congested. More traffic from this development and future developments will deliver “gridlock” on our roads. Increased Bus activity over the years already cog up this intersection with heavy traffic. This traffic activity will increase and be unsafe with an approved development application.

The Mona Vale CBD and its roads will be more congested and unsafe and lead to an increase in pollution and noise. The existing traffic modelling is outdated.

Additional impacts and concerns of this development application include:

2. Over Development & Visual Impact

The proposal development at 35-39 Darley Street East, Mona Vale represents an overdevelopment in this residential part of Mona Vale, and the proposed building does not fit with the character of the street (which is a lower scale height development, with landscaped spaces and a coastal feel etc). Already there are over 300 residents in Darley Street, East. It can't take anymore.

There are inadequate setbacks to the surrounding residential buildings, proving the application is an overdevelopment, which would lead to an excessive building in terms of bulk, scale and effect on neighbours and the street character.

Grossly out of scale with surrounding 1, 2 & 3 storey housing. Inconsistent with the existing character of Darley Street East provides a dangerous precedent for widespread eight-storey plus development across Mona Vale.

Overshadowing: Health Impacts, including increased fumes & noise, loss of sunlight, overshadowing from high structures.

As a result, this leads to destroying a major part of Mona Vale's neighbourhood character.

The States Affordable Housing Assessment group has an obligation to control potential overdevelopment in Mona Vale.

3. Significant disruption to Water & Electricity Supply

Still, significant water supply issues, lack of water pressure and electricity supply disruptions are constantly encountered in the street.

During the development of no 24-26 Darley Street East – Darley House Nursing Home, by Thompson Health Care during 2024, a three-storey health care facility with underground parking. During this lengthy development, the road, footpath and nature strips were ripped up on numerous occasions on both sides of the street with major disruption to the streets function due to the surge of building and maintenance teams, road crews etc in the street. During this development, water supply and electricity was disrupted for days while “concrete cutting” in the street happened, into the early mornings. There were issues for over 12 months with a “large sinkhole” outside 41 -49 Darley St East where the digging was carried out.

4. Major Emergency Evacuation Risks:

This area of Mona Vale has extremely limited entry and exit roads. When a major bush fire occurs which is evitable, potentially life's will be lost. The increased density would severely compromise evacuation capacity. Compromising the emergency vehicle access is a dangerous precedent, you will be approving this by accepting the development proposal.

With future Residential Affordable housing projects of various sizes to be rolled out in the coming months/years, this will be a disaster for this area if not controlled. More consideration must be given to lower affordable residential housing (not eight level plus, as is proposed for this site. Scale back to three or four storey). A rapid transformation of the Northern Beaches area can't sustain this. In future, all development applications both Local and State should be reviewed to include any recent applications by both parties which could be approved.

In conclusion, I strongly object to the proposed development for application no: SSD-11372990, 35-39 Darley Street East, Mona Vale. It is fundamentally incompatible with the existing character of our neighbourhood. Over the course of this submission, I have demonstrated:

1. The "Traffic Management Issues" that this development will create, and its overdevelopment of the above site, whilst failing to address issues regarding traffic management.
2. The "Over Development and Visual Impact" High density and height must be reviewed and not delivered to satisfy the greed of property development. Also, noise, overshadowing, privacy and loss of sunlight must be addressed and reduced.
3. The "Significant disruption to Water & Electricity Supply"
4. "Major Emergency Evacuation Risks"

I acknowledge the need for housing, but it must not come at the cost of the amenity and the safety of all current residents. I reserve the right to add an addendum to this submission.

Please refuse this development application.

Regards

Grant Clay – Mona Vale Resident in Darley Street, East.