

Objection to : Residential Flat Building with in-fill affordable housing - 35-39 Darley Street East, Mona Vale

Submission (SUB-136603494)

The proposal is totally out of character for the Darley street and in particular the location in Mona Vale, being on the highest point in Darley Street East it is also the highest point on the beachside of Mona Vale and will have spectacular ocean views and views to Bayview which are uninterrupted for the top 5 floors, this will be some of the most valuable real estate in Mona Vale - I understand this is not the objective of the SSD, as the main focus is affordable housing. The 18 units being replaced are valued at a lower price point and more affordable than any of the units in this proposed development.

The proposal changes the entire skyline at Mona Vale beach and will be a out of proportion source of light and sound overlooking the suburb. The bulk of the proposal building will stand out as an example of planning gone wrong for the personal gain of the developers.

Other concerns raised by all the community include additional cars on already crowded streets with no ability to expand Darley Street East. The study by consultants only looks at the current development not the overall current and future developments. The rubbish collection with a large development needing lots of bins on Darley Street – The onsite handling of rubbish has not been addressed.

Local Infrastructure – the sewerage system, water supply and ability to address evacuation if a fire event occurs has not been addressed. A fire in a 8 story building in Mona Vale cannot be addressed with current fire resources, no ladder trucks are within 30 mins of Mona Vale, the loss of life will be responsibility of the NSW Government. The SSD planning approach works in greenfield areas when new roads and infrastructure can be developed alongside high-rise and residential development, but this does not work when location is a peninsular with limited access and traffic all focused on one road.

The B1 buss system is already fully loaded during perk hour and is impacted by traffic along the current road to the CBD being Spit Bridge & Military Road. This is not a rapid transport system that can support the proposed development.

Relying on road and transport studies provided by consultants to developers (who are paid by developers) is naive in thinking these are realistic and reflect the true conditions and challenges that exist at Mona Vale.

Privacy , Noise , Loss of Light (shadowing) , the balconies and windows overlook adjacent properties will impact light through shadowing and visual privacy. This will impact mental and physical health. The noise from a major increase in residential

balconies overlooking neighbouring properties will also have an impact on existing homes and privacy that previously existed.

I am submitting this as I am totally against this development as it is currently being proposed. I reserve the right to add an addendum to this submission.