

1st August 2026

Newport 2106

Sydney NSW

I am writing on behalf of myself and my family and we **vehemently oppose** the proposed state significant development at **35-39 Darley st East Mona vale** for the following reasons.

1. It is an 8 storey block of 53 luxury units that will not provide affordable housing options for essential workers on the northern beaches. Nine of these units will supposedly be affordable, however, this is a gross misrepresentation as they are 2-3 bedroom units with car spaces which will rent out for well over the financial capability of people requiring affordable housing. I am an Occupational Therapist who has worked in the health and disability area for over a 30-year period and am currently volunteering for a child/disability service in this area. My daughters are both training and working as essential workers. One a primary teacher and the other an aged care worker specializing in dementia/palliative services training to be a registered nurse. We all have a close understanding of the needs of our young and old in this community. We will benefit from affordable housing options in our area. **This development will not be affordable.**

The 30% increased height **should not apply** to this development. It appears to be an irresponsible, opportunistic abuse of current state planning laws.

Affordable housing is a temporary scheme, however, our community will be left with this visual eyesore permanently.

2. Luxury developments like this one will increase property and rental prices in the area and make it harder for essential workers to live here as a consequence. Most likely these proposed luxury flats near Mona Vale Beach will become vacant holiday homes or used as air bnbs as is the case at present. Not useful or affordable places for people to live. Apparently from the last census there are 6000 vacant homes in the Northern beaches. The existing townhouses planned to be demolished could be used as affordable housing and rented out to essential workers at a lower cost to government.

3. I have been involved in the development of local place plans, the housing strategy 2021, LEPS/DCPS both Pittwater and Northern Beaches and maintenance of conservation zones over many years. The Council has adopted a housing strategy 2021 and developed LEPS/DCPs that will more than cater for the population growth expected of our area by Sydney and state authorities. Our community input has been supported by comprehensive technical studies into local hazards, traffic and transport, social infrastructure and the natural environment. We need to focus on conservative more affordable builds as per our council designs. These designs take into account Pittwaters unique limitations.

We **are** "Doing our bit" to carry the load of population growth and are not Nimbys as so often referred to in the media to squew public opinion and hence lead our local people to make hasty decisions or not think about it at all.

This development shows blatant disregard for the years of council and community planning undertaken and enormous cost to our community to come to these decisions that will meet future demand to 2036 and beyond.

4.This development states it will be the “future character” of the area. It is Huge in Scale and bulk and does not look anything like the local planning approved of for the area which is low to midrise development for that street and beyond.

This structure inappropriately dominates every building around it as it sits high on a hill and consequently affects neighbours privacy, goes right up to the boundaries of neighbours, overshadows buildings blocking sun and other peoples outlooks and is completely in contrast to the existing street scape and proposed character for this beautiful street with its own natural heritage. This developer **has got it wrong** and needs to rethink its design according to local Northern Beaches planning rules.

To proceed with this development would be an injustice to neighbours and will set a precedent for the area which will ruin this neighbourhood for all of Sydney, international visitors and the local population. Mona vale beach and surrounds is unique and enjoyed by so many people because it lacks high rise developments and has its own charm, which should be maintained for all to experience and enjoy.

Human beings require spaces like this in our community to come to for physical and mental health and there are not many left in Sydney.

5.You cannot evaluate this single development proposal in isolation.This SSD along with many others proposed in the region such as The Ingleside development and changes to our local LEPs and DCPS will create a huge increase in the population of Pittwater and consequently heavier and more congested roads. Mona vale services our local community of approximately 66000 people as a major town centre. You cannot find a park in Monavale and the beach already. It is choked with traffic. Darley street is a narrow street which ends in a culdesac. How are all these additional cars and people going to function in such a confined area?

It already takes 1.5 hours to get from North of Monavale to the city on the local bus, which is not a rapid transport service as described in this application. We also do not have large arterial roads as described in this report. Two roads in. The Wakehurst parkway frequently being shut to flooding often for days. There is one road heading north out of Monavale and this road already chokes as a result of increased traffic and the time of day. Most people on the Northern Beaches commute for work. Our roads will be a grid lock and bottleneck more than they are now. My husband children and many people drive to Pymble station via Monavale rd to catch public transport due to the congestion on roads and lack of bus services on the Northern beaches. This proposal blatantly misrepresents the ease of travel and does not disclose the lack of infrastructure in this area.

6.We live in a high fire risk area and if the main roads are shut as in past fires , the only place to go in this case, would be to the ocean if you can get there. Climate change is increasing the frequency of fire, wind and flood events in this area. Our population swells over the weekends and by thousands in summer which places more strain on roads and infrastructure and could have dire consequences if people are caught up here in a catastrophic wildfire events on congested roads like in 1994 and in The black summer of 2019 .

It does not make sense and is not safe to have a high density population in this region. A catastrophic fire season is predicted for this summer 26/27 for this area. There is only one Specialised elevated ladder platform housed at Manly that would combat a fire in a high rise complex like 35-39 Darley st, which is 40mins away out of peak traffic with current levels of congestion on the roads.This would be unsafe for residents living in this highrise building and its surrounding neighbours if a fire were to break out.

It takes 45 minutes to get from the top of Pittwater to the Northern Beaches Hospital at present with congestion and an additional 30 minutes if Wakehurst Parkway is shut.

Peoples lives will be at risk in an emegency if further congestion on the roads and if cut off by fires and floods.Mona vale hospital is not an emergency centre.

My parents have both received 50 year medals for being in the Voluntary Bushfire service and we understand fire and its impacts. This development proposal is one of many being irresponsible in this regard.

We have to plan our population densities sensibly and luxury high rise apartments in Pittwater that most people cant afford shouldn't be one of them.

NSW State Government has not approved any further infrastructure investment in our region to cater for such massive changes in population. There should be a halt to this type of SSD and a proper overall assessment of Pittwaters safe capacity to house so many more people considering the limitations of this narrow peninsular and increasing frequency of climate change events.

7.Our sewerage systems are already being overflowed into the ocean with the existing population, increasing risk to health from infection. Our water and waste was built in the 60s and apparently there has been no promise from the existing state government to improve or expand our services to date. Bull Sharks and all sharks love dirty water and we do wonder whether this is attracting them to our beaches more regularly and increasing risk for local, national and international visitors to our region .

We are asking for this development at 35-39 Darley street to comply with local planning rules and development controls as we don't believe it meets the criteria for a SSD.

Thankyou for the opportunity to give feedback and due to the short period of time given to comment, I would like to reserve the right to add an addendum to this submission.

Northern beaches Fire and flood risk Maps attached.