

35-39 Darley Street East, Mona Vale Beach.

I am opposed to the development application for 35-39 Darley Street East, Mona Vale Beach.

I have lived in the Mona Vale area for more than fifty years. During that time I have seen many changes. This current development is out of place due to its physical size and to the out of proportional increase in population and motor vehicles. Even though off street parking is provided in the development this plan would exacerbate the parking problems that already exist in the Mona Vale shopping/business area. Residents would always drive to do their shopping or visit their doctor. In Summer Darley Street East is extremely busy. This development would exacerbate the traffic density which is already at peak capacity during summer weekends.

If this development is approved it would not stand alone for long. It is unimaginable to contemplate the effect that numerous similar high rise apartments would have on the area. Besides the aesthetics and shadow lines the increase in population would put an unreasonable strain on the provision of services, Water pressure which is already often interrupted with regular "outages" would be faced with greater demand. The current overcapacity of the sewerage treatment would lead to more days when swimming at Warriewood Beach would be unsafe.

The population density for the area of Mona Vale east of Barrenjoey Road is already high. There are very few opportunities for further appropriate development.

The buildings already on the site are appropriate for the location. If they are in need of renewal, then appropriate remediation is a much more appropriate alternative.

Alan Barringham