

Submission SSD-113872990: 35–39 Darley St East, Mona Vale

I object to this proposal and request that it is rejected or reduced in size for the reasons outlined below...

Impact on Existing Infrastructure and Services

There are only two major roads servicing traffic movements out of Mona Vale, Pittwater Road to the South and Mona Vale Road to the West. Pittwater Road is configured with some sections of Bus Only Lane, leaving only two lanes for general traffic. Mona Vale Road has a section several kilometres long that is only One Lane each way, and to the best of my knowledge there is no starting or completion date advertised to widen this section. Both roads often run over capacity in peak, weekend and holiday periods.

Available parking spaces in the entire shopping precinct are all ready at a premium and in short supply seven days a week, with no possible increase in the number of parking spaces on any street or council parking area.

Mona Vale has no mass transit heavy rail system, underground Metro style system or above ground light rail system. The primary means of transport is private vehicles. The only direct public transport to the city is the B1 bus service that commences at the junction of Pittwater and Barrenjoey Roads.

The Sydney Water Treatment Plant at Warriewood is already under strain with no proposal to be able to increase processing capacity. Increases in volumes of waste in the system from higher density developments similar to that proposed here could result in the discharge of partial or wholly untreated waste water during shutdowns or plant equipment failures.

Mona Vale Public School on Waratah Street has an official capacity for roughly 750–800 students, though its actual enrolment frequently fluctuates between 950 and 1,130 students. To accommodate this over-capacity, Mona Vale Public School requires permanent modular classrooms with added demountable buildings on site.

With the criteria for applications of this scale being based under the guise of, or desire for, Affordable Housing, then the Legislation or the Department should require that Affordable Housing is equally spread across all levels of the development and not pancaked on the bottom. Otherwise, it merely creates two classes of residents, a system which has delivered failed social harmony in many other instances. What is affordable on a basic wage in one suburb or location is not affordable in all suburbs or locations.

Should this application be successful without any reduction in scale or modification then it will no doubt encourage many more similar high density, high bulk and scale proposals. Mona Vale will be detrimentally transformed from a holiday village beachside vibe to a high-rise concrete and steel environment.

Distances to Local Services and Amenities

The application erroneously understates the distances from the application site to existing services and amenities. The NSW Government Trip Planner website indicates the walking distances from the application site to these specific local services and amenities are as follows: -

Distance to The B1 City Bus Stop and Service Is: - 603 metres

NSW Transport

Plan Tickets and fares Travel info Regional travel Help and contact

Back

10min 08:52 58min 09:50 \$4.03

Leave from

- 35 Darley St 08:52

Walk approx. 10min (603m)

Show directions

B1 Monavale B-Line, Barrenjoey Rd 09:02

Monavale (Stop ID: 210318)

Real-time unavailable

B1 City Wynyard

Distance To Monavale Library – Start Boundary of the Shopping Precinct Is: - 586 metres

NSW Transport

Plan Tickets and fares Travel info Regional travel Help and contact

Start Over Clear

- 35 Darley St, Monavale
- Monavale Public Library, Monavale

Leaving now

Public Transport

Speed: Avg 4km/h

Now 586m

Distance To the Centre of the Shopping Precinct Is: - 837 metres

NSW Transport

Plan Tickets and fares Travel info Regional travel Help and contact

Start Over Clear

- 35 Darley St, Monavale
- 8 Bungan St, Monavale

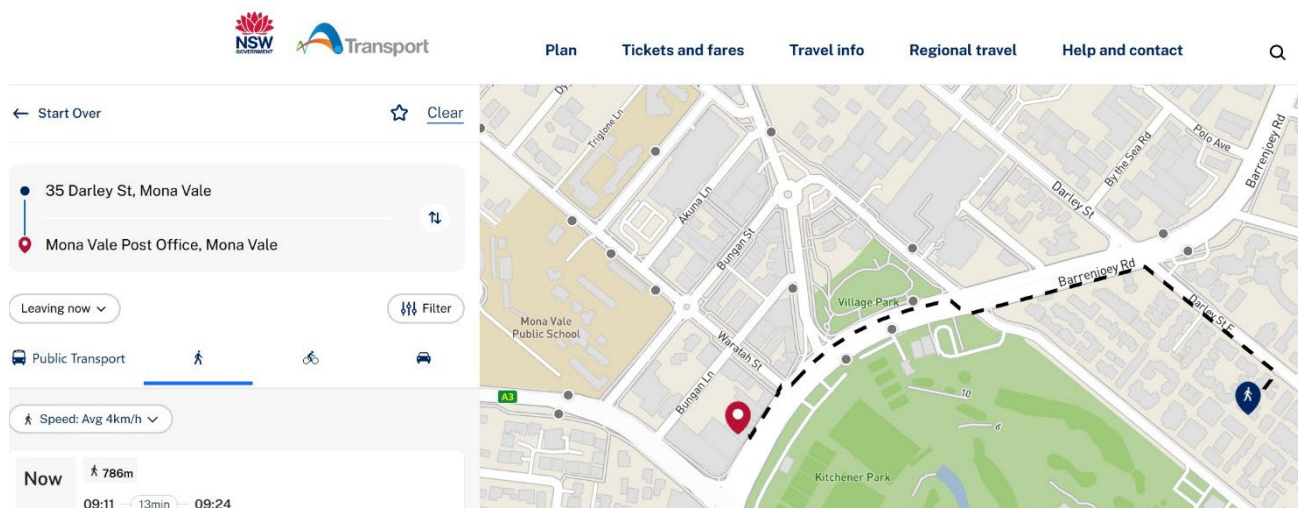
Leaving now

Public Transport

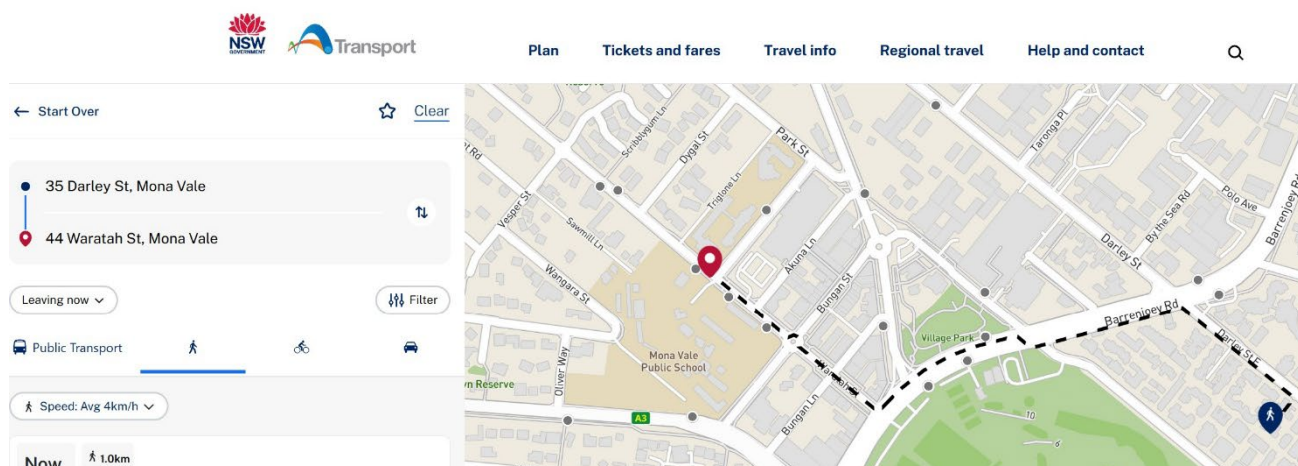
Speed: Avg 4km/h

Now 837m

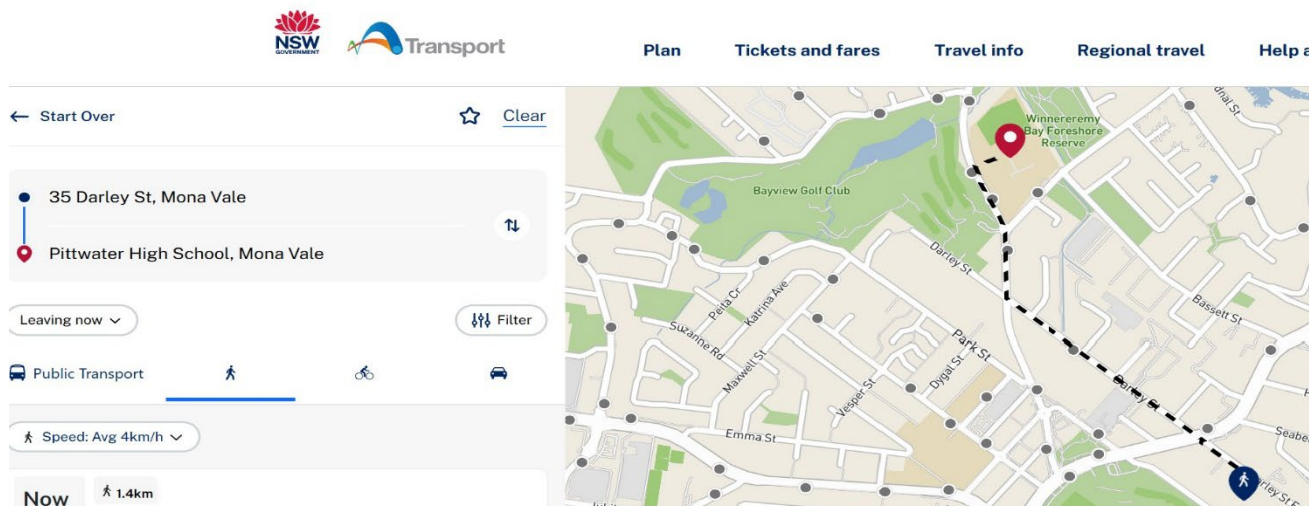
Distance To Mona Vale Post Office Is: - 786 metres



Distance To Mona Vale Public School Is: - 1Klm (1,000m)



Distance To Pittwater High School Is: - 1.4 Klm (1,400m)



Summary

There is no shortage of differing styles of housing development in the Northern Beaches LGA. Any perceived community benefit from this application is a highly debateable point and as such in my opinion, the stated objectives and outcomes stated in the application should be rigorously scrutinised with the opportunity of a public hearing.

I also reserve the right to add an addendum to this submission.

Maureen West

19/25-31 Darley Street East

Mona Vale