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2nd August 2026

Mr. Paul Scully - Minister for Planning and Public Spaces
NSW Department of Planning, Housing and Infrastructure
Parramatta Square, 12 Darcy Street, Parramatta, NSW, 2150

Objection to SSD-113872990: 35-39 Darley Street East, Mona Vale, NSW, 2103

Dear Mr. Scully,

I write to you to firmly object to the proposal a 35-39 Darley Street East, Mona Vale.

Along with my wife and 2 children we own a unit at 55-57 Darley Street East which is located just a few doors down the road from the site.

Over the past 11 years we have had the privilege of being part of Mona Vale's fantastic, thriving community and also being able to call Darley Street East 'our home'. Both of our children attend Mona Vale Public School, we are all members of the Mona Vale Surf Life Saving club. My wife and I both work locally.

I ask that this proposal be rejected on the following grounds:

Excessive and incompatible size, scale and bulk

At 8 storey's this proposal is in significant excess to and completely out of character with Darley Street East, which is currently dominated by 1,2,3 and the occasional 4 storey structure.

The proposed design resembles one massive brick structure with minimal set backs from the lands boundary and does not offer breaks for either light or air to flow naturally. This proposal offers little if any positive visual or physical amenity with neighbouring properties. This is further amplified given that the

block of 53 apartments is proposed to be located on the crest of Darley Street East.

I note that the proposal refers to and justifies the excessive scale of the project by referencing the 'future' character of Mona Vale. This reliance on the 'future' character of Mona Vale fails to recognise or take into consideration that Mona Vale already has a thriving and flourishing long established character. This proposal in no way aligns with Mona Vale's already established character.

Negative impacts on traffic, parking and Mona Vale Beach precinct

Darley Street East is already a very busy street suffering from heavy local and beach traffic. Darley Street East also provides access to Surfview Road, Seabeach Avenue and Heath Street which house multiple child care centres, retirement villages and nursing homes.

Street parking is regularly hard to secure and turning into or out of our driveway can often be a physical challenge and risk with multiple accidents over the last year alone in Darley Street East. Adding an excessive amount of further vehicles travelling Darley Street East daily is only going to lead to increased safety hazards and accidents along with even less parking being available especially given the high density nature of this proposal.

Evaluating the traffic and impacts from this single development proposal in isolation does not provide an accurate picture of the true cumulative impact likely or current traffic and parking challenges experienced by the residents of Darley Street East and the surrounding streets that it services.

Other areas of concern for me:

- Knocking down affordable housing and replacing it with unaffordable housing, despite it being pitched as affordable
- Increased safety, evacuation and emergency access risks with significantly increased density in Mona Vale and the Northern Beaches area
- Increased loads and pressure on local utilities including the Warriewood sewerage plant which regularly struggles as is and further reductions in what is already poor water pressure in Darley Street East

While I support development I do not support total transformation. I do not want Darley Street East 'our street' and local surrounds to become the next surfers paradise.

I request that the NSW Department of Planning, Housing and Infrastructure refuse this application in its current form. Alternatively, if it is to be approved, substantial amendments and strict conditions should be imposed relating to its excessive and clearly out of character size, scale and bulk.

Thank you for considering my submission during the notification period. I reserve the right to add an addendum to this submission and request to be notified of the Departments review and decision.

Yours Sincerely,

Juris Puisens