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To whom it may concern

Submission re Development Application for 35-39 Darley Street East Mona Vale
Planning No. SSD-113872990

I would like to this opportunity to put in a submission against the current redevelopment proposal for 35-39 Darley Street East Mona Vale, NSW 2013 with a residential flat building of 8- storeys.

I have lived in the Mona Vale area for 30 years and previously lived at “The Cove”, which is adjacent to the proposed development on the western side. I am now living around the corner.

The key concerns I would like to raise about this development are:

1. The impact of having an 8-storey residential building in an area which has traditionally and deliberately been limited to 3-4 storeys for residential developments for many, many years. I refer to the backlash and complaints about developments in Narrabeen and Collaroy years ago. This is particularly relevant based on the beach side location and current the density of development with the many of the dwellings in this area being 2 and 3 storey (with some 4 storey) unit blocks in the Mona Vale beach area.

It is totally out of character with other unit and townhouse blocks in the area with its height and “bulk/volume”, and it could potentially pave the way for further excessive high-rise developments. I would like to stress that this proposed development cannot be viewed in isolation, noting that a DA proposal only deals with the potential impacts of a sole development. For example, Application DA2026/0040 for demolition and construction of a 7-storey residential flat building at 20 Darley Street East (which is across the road from the 35-39 Darley Street East proposed development). The proposed 35-39 Darley Street East development is an absolutely inappropriate precedent for this area.

It is stressed that a 4-storey building would be a reasonable development given:

- the nature of this area, with a focus of maintaining the environmental balance and importance of preserving the uniqueness of our beaches and the bush; and
- the heights and dimensions of the surrounding residential buildings not only in Darley Street East but the entire Mona Vale beach area a 4-storey building would be reasonable.

The description of the proposal with “roof top pools and gym complex” sounds more like a hotel or resort noting the proposed development is close to the ocean pool at Mona Vale beach and there are in excess of 10 gyms and yoga studios in the Mona Vale area.

2. The increased impact of the proposed development on resources in the area i.e. water, water pressure, general sewerage (limitations of the Warriewood plant), drainage, water table, road and other transport and emergency service access.

Darley Street East is the main access road for the Mona Vale Beach and its other residents in the area. It is already clogged during peak hours, on weekends and during holiday periods.

There is currently limited parking on Darley Street East as well as in the surrounding streets/roads. In addition, driveway access (in and out) of existing properties is already challenging and often dangerous with Darley Street East's hilly nature and the level of on-street parking.

The junction of Barrenjoey Road and Darley Street East (and West) is already a problem. It is noted that buses leaving and entering the Mona Vale depot in Darley Street West need to access Barrenjoey Road to run the bus services.

There are limited public transport options given the B-Line only operates from Mona Vale to the city with limited stops at key centres. Also, the only main roads into and out of the area are Mona Vale Road and Wakehurst Parkway as it is a peninsula.

Access issues are extremely important for peoples' safety and for emergency services in the case of bushfires, flooding, and other disasters. This should not, and cannot, be ignored.

Other matters that I would like to mention include:

- The proposal, which is supposed to include affordable housing, does not seem to stack up with the nature and amenities of the proposed building.
- Given the bush and beach environment of the northern beaches, which is a unique part of Sydney, proposals such as this can compromise this, for example, with increased density, the removal of trees and the resulting negative impact on native birds and animals. Residents' recreational amenities are also important. It is also noted that there are a number of aged facilities in the area, which need to be acknowledged and supported.
- As a geologist, what is the likely/potential impact of excavation on adjacent properties given the proposed underground car parking? Please note the number of reported issues of significant damage to adjacent buildings over the last few years in other parts of Sydney.
- Mona Vale is a key well-established retail, banking, and medical hub for the northern part of the Northern Beaches. Traffic movements and parking are already very difficult. Proposed developments such as this will only exacerbate these issues.

In summary:

1. An 8-storey residential block should not be approved for the site. A maximum height of 4 - storeys would be reasonable.
2. The impacts cited for this development on its own grossly under-estimates the longer-term impacts for the area with the further developments proposed.
3. Maintaining the integrity of the northern beaches with its unique beach and bush environment is essential. Prevention of overdevelopment is a must.

I would also like to say that I reserve the right to add an addendum to this submission.

Finally, it seems odd that a development of "state significance" only received such a short exhibition period and time to make submissions. This is very disappointing and seems inappropriate.

If you would like to discuss this submission, please do not hesitate to contact me.

Yours sincerely

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3 August 2026