

30 January 2026

Address Detail hidden

RE: 159 -167 Darley Street West, Mona Vale NSW 2103

I wish to lodge my objection to the proposed development.

This development is unsuitable for the area and will have significant negative impacts on the community.

### **1. Out of Character with the Surrounding Area**

The scale, bulk, and overall intensity of the proposed development are inconsistent with the established neighbourhood character. The surrounding area is defined by lower-scale buildings and a more modest streetscape, and the proposed development would disrupt this balance and undermine the existing local amenity.

### **2. Excessive Size and Overdevelopment of the Site**

The proposal represents an overdevelopment of the site, with a building footprint and height that exceed what can reasonably be accommodated. This level of density is inappropriate for the location and will result in overshadowing, loss of privacy, and reduced liveability for neighbouring residents.

### **3. Strain on Essential Services (Water, Sewer, Electricity)**

Local infrastructure-particularly water supply, sewerage capacity, and electricity networks-is already under pressure. Introducing a development of this size will place additional strain on these essential services, potentially leading to service disruptions and costly upgrades that have not been planned for.

### **4. Increased Pressure on Public Transport Public**

Transport in the area is currently operating near capacity, especially during peak hours. As the main B-Line bus starts in Mona Vale it often drives past other bus stops on route as it is already full, leaving the other commuters without reliable public transport. The proposed development would significantly increase demand, worsening congestion on bus services without any corresponding commitments to improvements.

### **5. Traffic, Road Congestion, and Parking Issues**

The development is likely to generate a substantial increase in vehicle traffic, exacerbating existing road congestion. On-street parking is already limited, and the proposal does not adequately address the demand it will create. This will lead to spill-over parking into neighbouring streets, creating safety and accessibility concerns. Mona Vale roads are subject to flooding and are often closed during heavy rain. I will only drive into Mona Vale to get my groceries now, all other times I will walk (for doctors, specialist and other appointments) as the parking is already chaotic.

For these reasons, I respectfully request that the development application be refused or substantially revised to address the concerns listed above.

Many thanks

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