

159-167 Darley St West Mona Vale

We are writing to object to the proposed residential development to be erected at 159-167 Darley St West Mona Vale. It will comprise 82 apartments including 10 affordable housing apartments and 164 underground parking spaces. Our reasons in objecting to the proposed development are as follows

1. Bulk and Scale of the proposed development

The development which will comprise 2x6 storey and 1x5storey apartment buildings. It will dominate and completely overlook the surrounding low rise properties, which essentially comprises a mix of 1950-1970s design freestanding houses and more recent 2 storey town houses. The large building area and 21.75m building height will tower over all the surrounding buildings which have a maximum height 8.5m

2. Out of character with surrounding development

The development will be completely alter the existing character of Darley St and the large number of freestanding houses in Park St and surrounding streets.

3. Overshadowing and loss of direct sun light

The buildings at their highest point will be some 13 metres above the typical 1 and 2 storey single dwellings or 2 sty town houses that have been built in the surrounding streets. The properties that share boundaries with the development will suffer very significant loss of sunlight due to overshadowing caused by the buildings substantial height above the surrounding properties. Other surrounding properties within close proximity to the east, west and south will also be impacted by overshadowing but to a lesser extent.

4. Lack of visitor parking

There is no provision for visitor parking within the proposed site boundaries. The lack of these spaces will mean that all visitors to the property who travel by car will have to park on Darley St. Additional parking spaces will be required by visitors, tradesman and service providers for the residents may of whom are elderly.

A total 82 apartments are proposed and it would not be unreasonable to assume that between 15-20 cars spaces will be required to service the residents for 159-167 Darley St on any given day.

The omission of visitor parking on site is very poor planning. If these spaces are not provided on site in the original construction they can never be retrofitted later. The only alternative is to park on Darley Street which is already clogged with parked vehicles. This will only get worse as more similar developments occur in the area.

Providing no visitor parking spaces is completely dumb. Take time to consider this. A typical single residential house has two car spaces and a driveway which can be used by visitors. It will also have room on the street frontage immediately in front of the house (assuming a 15 metre frontage) for at least a further two cars, thereby having the capacity to provide 3 visitor car spaces. A development containing 82 apartments and assuming a 60 metre frontage will only have room for 8 car spaces on the street frontage and the driveway can never be used! These numbers demonstrate that by not providing any visitor parking will be a total disaster for local traffic management.

5. Additional Traffic Generation

At present the development site is occupied by four houses who are occupied by 16 residents and possibly 12-15 cars on the four properties in total. The proposed development has 82 apartments and 164 car spaces. This equates to at least an 11 fold increase to the traffic volume in Darley St on completion of the development.

Darley St is also a dead end and not a cul de sac so traffic movement in the street will occur at a snail's pace due to the very large increase in traffic volume.

6. Service and Emergency vehicles

The significant additional traffic that will result from this development will further clog an already busy street and make entry and exit into Darley Street even more difficult. The increased traffic could slow the arrival of emergency vehicles.

Also as the Darley St West is a dead end and not a through road the large increase in traffic from the proposed development will only further hinder access by emergency and service vehicles.

Due to the issues referred to above and the significant, permanent and undesirable impacts that will result, we consider that the proposed development is too large and completely out of character with the existing development in the area and should not be approved in its present form.

Maria and Steve

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