

SUBMISSION OBJECTING TO SSD-91496958
159-167 Darley Street West, Mona Vale NSW 2103

Dear Assessment Officer

I am writing as a resident of Mona Vale **to formally object to SSD 91496958** for construction of 6-Storey Residential Flat Buildings.

After reviewing the proposal documents, I am very concerned about the following impacts on the Mona Vale environment and community.

1. EXCESSIVE HEIGHT, BULK AND OUT-OF-CHARACTER BUILT FORM

- The proposed 6-storey height is substantially **out of character with the surrounding urban form** of Mona Vale.
- The bulk and scale will visually dominate neighbouring properties and **adversely affect the established streetscape** of Darley Street West.
- The proposal is **inconsistent with the local character principles** outlined in the Northern Beaches planning framework for Mona Vale.

2. TRAFFIC & PARKING

- Darley Street West Mona Vale is a small cul-de-sac feeding directly into Pittwater Road which is already a **high-traffic arterial corridor**, and the introduction of a large multi-unit building will add considerable traffic movements and congestion.
- On-street parking in Darley Street West is **already constrained**, and cannot accommodate inevitable overflow parking for 82 Units.
- The proposal does not adequately demonstrate that there will be **sufficient off-street parking for visitors** to avoid spillover parking into the surrounding neighbourhood.
- Mona Vale Village is already **struggling to cope with traffic and parking**. The SSD fails to provide any meaningful improvements to local road infrastructure or Village parking to offset the increased density.

3. NO PROVISION FOR MONA VALE INFRASTRUCTURE UPGRADES

The development will increase population density without providing contributions or improvements to local infrastructure including:

- Mona Vale Village access and facilities.
- Stormwater capacity – Darley Street West already has **a problem with run-off and odour into Cahill Creek**. Development of this scale will add to the problem.
- Sewerage capacity – Mona Vale relies on the **Warriewood sewerage outfall which is already struggling** to cope with existing population density in the area as evidenced by beach-front pollution at heavy times.
- Water supply – Mona Vale already has **weak water pressure** and additional housing of this scale will add to the problem.
- Public transport – This development is 1 km from commuter bus transport and there is **no provision in Mona Vale for additional transport parking** which is already overflowing.

For the reasons outlined above, I request that the Assessment Officer **refuse SSD 91496958** on the grounds of excessive height and bulk, traffic congestion, parking impacts, insufficient infrastructure support and a clear failure to respond to the local character of Darley Street West Mona Vale.

If the Assessment Officer is not inclined to refuse the SSD outright, I request that substantial modifications and conditions be imposed, including (but not limited to):

1. Height & Massing

- Reduce the building to a height more consistent with the character of surrounding properties and Mona Vale.
- Introduce greater setbacks to reduce visual bulk.

2. Traffic & Parking Mitigation

- Increase on-site parking for visitors.
- Require traffic management and safety upgrades to Darley Street West and Pittwater Road.
- Limit construction vehicle hours and routes.

3. Infrastructure Contributions

- Require Section 7.11/7.12 of NSW's Environmental Planning and Assessment Act which allows local councils to collect contributions from developers to fund necessary local infrastructure or similar measures to fund local improvements.

4. Construction Management

- Require a detailed Construction Management Plan addressing hours of operation, noise, dust, safety, and access impacts on surrounding residents.

Thank you for considering my submission.

Yours sincerely



26 January 2026