

**Objection to Proposed Development in Mona Vale**  
**Re: State Significant Development Application SSD-91496958**  
159–167 Darley Street West, Mona Vale NSW 2103

I am writing to formally lodge my objection to the above proposed development in Mona Vale. While I understand the need for additional housing in Sydney, this proposal disregards the unique geographical and infrastructural limitations of our peninsula suburb. I have several concerns that I believe must be addressed before any further action is taken on this development.

## **1. Geographical and Infrastructure Limitations**

Mona Vale is landlocked to the east by the ocean and to the north by the peninsula. It is serviced by a single-lane road to the west (Mona Vale Road) and two lanes to the south (Pittwater Road). With only one mode of public transport, the suburb is already struggling to accommodate the existing population.

Just 35% uptake of possible sites will double the population of Mona Vale to more than 20,000. However, the State Government has allocated no funding to address infrastructure needs, traffic flow, or the functioning of the local village.

## **2. Traffic and Congestion**

Traffic is already heavily congested in the Mona Vale town centre, particularly during peak hours. This development, along with other potential projects, would only exacerbate the traffic situation. The narrow streets, especially in the surrounding residential areas, are not designed to handle the influx of vehicles that would accompany such a large development.

## **3. Safety and Environmental Concerns**

The neighbouring suburb of Ingleside has faced multiple rejections for rezoning due to bushfire evacuation risks. Yet, this proposed development seems to ignore such concerns. The cumulative impact of allowing multiple multi-storey buildings in a residential area could have serious repercussions on the environment, safety, and quality of life for residents.

## **4. Impact on Local Character and Aesthetics**

Mona Vale has long contributed to Sydney's housing needs through medium-density apartments, townhouses, and single-level homes. The character of the suburb is shaped by these low-rise buildings, which blend in with the natural landscape and respect the surrounding community. The proposed six-storey buildings would overshadow existing single-storey homes, causing loss of light, privacy, and a reduction in overall aesthetic quality. This is unfair to the long-time residents who have made Mona Vale their home.

## **5. Flood Risks and Utility Strain**

The proposed development is located in a known flood zone area with a history of problems related to sewerage and other utilities. Adding more residents to this area will put further strain on Sydney Water's ability to manage sewage and water supply, potentially leading to

service disruptions and other issues. The development will also increase the pressure on already inadequate infrastructure in a narrow, dead-end street only 300 metres long.

## **6. Insurance and Financial Implications**

Due to its location in a flood-prone area, constant insurance claims may render the new apartments uninsurable. This would have catastrophic implications, especially for residents hoping to access affordable housing.

## **7. Alternative Development Opportunities**

There are numerous development opportunities in the centre of Mona Vale. The Maya complex has just been successfully completed. This development did not negatively impact residents, and in fact, contributes positively by also providing stylish retail shops and offices that benefit local businesses and community. Developers can still make profits with low-density developments without having to build high-rise, out-of-place structures.

### **Conclusion**

Allowing 3 x 6 storey buildings, in a known flood zone, in a dead-end street, in a suburb that is landlocked on two sides, with limited public transport options, is an irresponsible approach to urban planning. This development, in its current form, is an assault on the heart of Mona Vale and threatens to irrevocably alter the character and essence of this beautiful suburb.

I urge you to reconsider this proposal and explore alternatives that align better with the needs of the community and the unique characteristics of Mona Vale.

Thank you for your attention to this matter.