

**Submission Objecting to State Significant Development**  
**159–167 Darley Street West, Mona Vale NSW 2103**

I am a fairly new resident (14 months) of **151–153 Darley Street West, Mona Vale**, located just two properties from the proposed development site. I live here with my family, and I am writing to formally object to the proposed development due to the very real and ongoing impacts it will have on our safety, amenity, and quality of life.

This objection is not theoretical. The issues raised below are already affecting us today, and this development would significantly worsen them.

**Description of the Proposal**

The proposal includes:

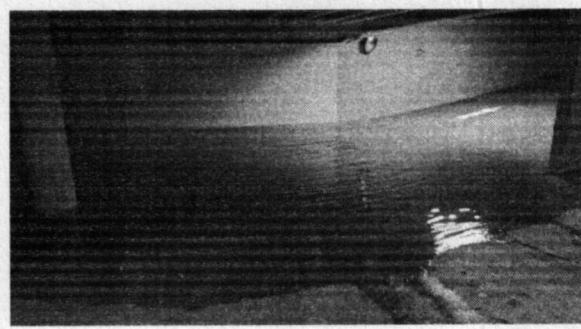
- 82 apartments with 164 car parking spaces (1 space per dwelling, no visitor parking)
- Multiple buildings up to 6 storeys, with one building reaching 7 storeys
- A three-level basement car park on a downhill site
- Only 10 designated “affordable” rental units

**1. Flooding and Stormwater Risk – A Direct Safety Concern**

Flooding is not a hypothetical risk in Darley Street West — it is a known and recurring problem.

On the weekend of **17–18 January 2026**, Mona Vale experienced intense rainfall. During this event, our townhouse complex flooded, with water entering our underground garage. The water level rose to hubcap height on my car, and we were only able to move it just before the flooding worsened to ankle-deep water.

During heavy rain, Darley Street West effectively becomes a fast-flowing channel. Our complex already relies on continuous pumping and water retention systems, yet these measures are still insufficient during significant rain events. Even during last week's downpour, water again entered our garage.



The proposed development includes deep basement excavation and multiple underground levels on a sloping site, which will inevitably alter stormwater flows. I am deeply concerned that the Environmental Impact Statement fails to adequately address the cumulative and downstream impacts on neighbouring properties, including existing garages and street drainage.

It is also widely understood that Sydney Water and Northern Beaches Council have already invested significant resources attempting to manage flooding in this area, with limited success. Introducing such a large development in a known flood-prone location poses unacceptable safety risks to residents, including my family.

## **2. Traffic, Parking, and Road Safety**

Darley Street West is a short residential street of approximately 300 metres, already under pressure from through-traffic and peak-hour congestion.

This development will introduce **over 160 additional vehicles**, not including service, delivery, rideshare, and visitor vehicles. The claim in traffic modelling that this equates to “one additional car every two minutes” is completely inconsistent with real-world conditions experienced daily by residents.

The **Pittwater Road / Darley Street intersection** is already congested and unsafe. Turning right out of Darley Street frequently requires risky manoeuvres, and near misses are common, particularly during peak periods.

The proposal provides no visitor parking, placing additional pressure on already limited street parking. This fails to account for:

- Visitors to residents
- Trades and service vehicles
- Emergency vehicle access
- Golfers accessing Bayview Golf Course

During construction, it is highly likely that construction workers will occupy most available street parking, further reducing safety and accessibility for residents.

There has also been no meaningful consideration of the cumulative traffic impacts on Mona Vale town centre, Pittwater Road, or Mona Vale Road, all of which are already congested throughout the day, not just during peak hours.

### **3. Overshadowing, Loss of Sunlight, and Health Impacts**

Sunlight is essential to both liveability and health, particularly in winter months.

The shadow diagrams provided by the developer do not reflect realistic or lived conditions. Independent modelling conducted by residents indicates that large portions of neighbouring buildings will be in shadow from midday onwards, with entire buildings in shadow by mid-afternoon during winter.

For my family, this means:

- Colder internal temperatures
- Increased dampness and mould risk
- Reduced natural light in living spaces
- Loss of privacy, with apartments directly overlooking bedrooms and private areas

These impacts are significant and permanent.

### **4. Scale, Character, and Precedent**

The proposed development is grossly out of scale with the surrounding 1–2 storey residential character of Darley Street West.

A development of six to seven storeys will dominate the streetscape, fundamentally changing the character of our neighbourhood. In winter, our townhouse complex will lose sunlight from approximately 12 noon onwards, significantly reducing liveability.

I am also deeply concerned about the precedent this sets for Mona Vale, particularly given that more than 20 streets have already been rezoned. Blanket rezoning removes the ability to assess developments on their individual merits and risks leading to widespread overdevelopment without adequate infrastructure or environmental safeguards.

### **5. Housing Need and Appropriateness of the Proposal**

I wish to make it clear that I understand and acknowledge the seriousness of the current housing shortage and the need for all areas to contribute to addressing it. I am not opposed to increased housing density in principle, nor to well-considered development that genuinely responds to community need.

However, the proposal for 82 predominantly high-end apartments, with only 10 designated as “affordable” rental units, does not appear to meaningfully address

the housing crisis it is purported to respond to. Developments of this nature are largely targeted at the upper end of the market and do little to improve housing access for key workers, young families, downsizers, or those on moderate incomes who are most affected by the shortage. It is just making Mona Vale more unaffordable.

## **Conclusion**

For the reasons outlined above — **flood risk, traffic and safety concerns, loss of sunlight, scale incompatibility, and long-term precedent** — I strongly object to this proposal in its current form.

At an absolute minimum, I urge that the development be significantly reduced to no more than four storeys, with a comprehensive reassessment of stormwater, infrastructure of roads and traffic, and overshadowing impacts on neighbouring properties.

This proposal, as currently designed, places an unfair and unreasonable burden on existing residents and compromises the safety and wellbeing of my family.

**Warm regards,**

**Resident**

151–153 Darley Street West

Mona Vale NSW 2103