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**Sent:** 16/08/2021 10:13:48 AM  
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16/08/2021

MR John Kaine  
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**RE: PEX2021/0001 - 161 Darley Street West MONA VALE NSW 2103**

A development of this magnitude is unwarranted.

We are very concerned that Council has not even advised residents living in the immediate area of this rezoning proposal to allow for a 41 unit development. This development would be the same size as the MASTERS opposite ARIA where we live. There are already serious traffic and safety concerns as follows-

- 1) Vehicles exiting underground carpark are blind to cars travelling along Darley St West, usually at speed. A serious accident is imminent
  - 2) There will be additional vehicles with this development (70-90) which will add to the congestion travelling to and from the Pittwater Road intersection. This is now already a dangerous intersection despite the traffic lights which often turn red before you can safely cross Pittwater Road or turn right from Darley Street West.
  - 3) There are already commuter cars parked narrowing our street causing congestion.
- This development will change the amenity of our area with increased traffic, garbage collection, etc.

Jennifer and John Kaine