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**Sent:** 20/08/2021 11:04:16 AM  
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20/08/2021

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

I would like to object to the planning proposal (Application Number: PEX2021/0001). Specifically the proposal to amend clause 4.5A of the PLEP which restricts the dwelling density (i.e. the number of dwellings). If this clause is amended it will increase in the number of dwellings per block significantly (increase of 40%)....and this will have a significant impact on foot and vehicle traffic/parking in the street.

I realise the traffic analysis concludes that the Darley St West /Pittwater Rd intersection will not be adversely impacted and remain at a Service level of LOS B(good with acceptable delays & spare capacity) - but I would like to challenge this, logic says that if you increase occupants/cars in a street significantly there must be a detrimental impact.

To support this I reviewed the SIDRA Movement Summaries in the Appendix C Traffic report. I can see Darley St West is reporting LOS D (near capacity) during peak times both existing and after development - I cannot see how this is possible with a significant uplift in dwellings/cars. I realise I am not a traffic analyst but the SIDRA detail reports do not seem to match their conclusion.

Thankyou,  
Brian Gilbert