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**Sent:** 11/08/2021 10:04:50 AM  
**Subject:** Online Submission

11/08/2021

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

Our main concern is the increased traffic onto a main road without traffic lights or a round about from a small dead end street. The concept plan shows 86 car spaces which is a massive increase in traffic flow, where cars will be forced to turn in one direction during peak hour, otherwise turning right will be very dangerous and cause traffic in Darley Road. The 5 blocks in the DA (say 3-4 bedrooms each = 15 to 20 bedrooms) would be increased to 79 bedrooms (19-25% increase in density). The plan shows less than 15% green open space.