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**Sent:** 16/08/2021 9:46:09 AM  
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16/08/2021

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

This proposal is an example of everything that is wrong with the current planning and development process and is how big corporates are circumnavigating the wishes and needs of the local community to make money. This is spot rezoning and it should not be allowed. With attempts to do broad rezoning blocked by the community, developers are using this method to slowly, step-by-step, encroach on the family streets of Mona Vale.

The continued push for the over development of the once great neighbourhood must be stopped. If you allow this, the developers will then buy the next five houses down the street - which they outbid local families for (I know families that bid on these very houses and were outbid by developers) - and put in for more rezoning. Why wouldn't they? You've basically said it's ok and they will get their way if you say yes to proposals like this.

It cannot be allowed. Put families first. Put the community first. And stop the rot. Allowing spot re-zoning and builds like this to occur suggests mass corruption and a continuation of the council (or state) governments continued desire to ignore community wishes and to bring death to our community by a thousand cuts.

If you say yes, you just fuel the next developer to come along and do it to us one again. Stop the over-development.