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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

15/06/2025

MRS Simone Edmonds
12 Kunari PL
Mona Vale NSW 2103

RE: DA2025/0573 - 4 Kunari Place MONA VALE NSW 2103

Kunari Place is a quiet residential cul-de-sac with parking on both sides, which in turn creates creating a narrow single lane for any traffic. It barely copes with the current cars coming and going, with cars having to reverse or pull over to let others through. During rubbish collection days, the URM trucks have a very hard time getting through. The street is also very popular with people cutting through from Darely Street East, particularly with students from Pittwater High School who use it as a means to get to other areas of Mona Vale. Currently they speed down Darely Street through the laneway on their E-bikes and any increase in traffic to the road, especially the turning circle at the end of the cul-de-sac could result in a serious accident or injury.

On-Street Parking: There is currently very limited on-street parking for residents of Kunari Place. The allowances made in the development application for visitor parking are totally insufficient for 27 residences, which would impact the already stretched parking for existing residences. Many workers in Mona Vale use Park Street to park their cars and it currently struggles to cope with this at the moment. If any new higher density development in Mona Vale is proposed, it is essential that parking be addressed.

Car Park Exit: The street is very narrow and will not be able to cope with the increase in traffic if the car park exit is proposed for Kunari Place. The street is NOT as per the drawings a double lane empty street, but rather a street busy with foot traffic and a single lane for cars. There is currently no footpath and pedestrians walk in the middle of the road. The intersection with Kunari Place and Park Street is on a slight hill and often it is difficult to see oncoming traffic and so any further increase in cars coming and going would prove to be quite a safety concern.

Building Height: The finished building height does not comply with the new R3 Zoning, (note council website still stated R2 zoning) which allows for 2-3 stories (maximum 9.5m), which would be suitable for the location, 4 stories on the high site of the street is not aligned with the environment. The development manipulates this rule by taking heights from existing ground levels rather than the final finished height.

Overdevelopment and Amenity Concerns: The sheer number of units proposed suggests overdevelopment, leading to increased noise, reduced privacy for existing residents, overshadowing of adjacent properties, and a general reduction in neighbourhood amenities, such as local supermarkets, public transport etc

I urge the council planning authority to consider these significant and legitimate concerns and suggests that the proposal should be refused or significantly amended to better align with the existing residential character and capacity of the area. Even though the State government has

passed new rulings that allow for larger and higher developments, I don't feel that the council should simply allow anything to pass through. Before any developments occur, it is essential that council take a moment to consider how these developments will effect the Mona Vale community. It will be too late if they are allowed to go ahead without any thought to the future - such as what has happened in Dee Why in the past.