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06/06/2025

MR Grant Howard
87 Park Street ST
Mona Vale NSW 2103
[REDACTED]

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

To the Responsible Assessing Officer

We object to DA2025/0573 on the following grounds.

- 1) Traffic generation and distribution. While a simple traffic assessment may conclude that this development will not create any adverse traffic implications, I implore Council to consider the compounding effect that this development will have on local roads once this development sets a precedent for further construction along Park and Maxwell Streets.
- 2) On Street Parking. There is currently limited on-street parking for residents of Kunari Place, Maxwell St & Park St. While allowances have been made in the DA for Visitor parking, this is not sufficient for 27 residences, without impacting on the already stretched parking for existing residences.
- 3) The scale and design of this development is not compatible with any existing building within 800m of the proposed site. The local surrounds are entirely made up of single and two storey dwellings.
- 4) Drainage and Stormwater concerns. The road surface at the corner of Park and Maxwell Streets frequently caves in due to the inadequate quality of drainage. Less than 8 years ago, a large sinkhole formed at the intersection of Park and Maxwell, after years of water damage from poor water infrastructure. Significant road erosion was also evident in April 2025 following higher than average rainfall. This development will only place more pressure on the local resources and increase the risk of flooding.
- 5) As referenced in the Northern Beaches Flood Hazard Map (Source: <https://nb-icongis.azurewebsites.net/planningmap.html?l=NBC%20Flood%20Hazard%20Map>) large parts of Kunari Place are deemed a 'Medium Risk Precinct'. Approving a large scale multi residential building on the edge of this precinct only seeks to elevate the risk of flooding to existing homes due to the significant increase in the hard to soft surface ratio.
- 6) Building Height. The finished building height does not comply with the new R3 Zoning, which allows for 2-3 stories (maximum 9.5m). The development manipulates this rule by taking heights from existing ground levels, rather than the final finished height. While allowances are made for developments which include affordable housing, the average unit price in this development, based on recent housing sales data, suggests prices will range

from \$2m - \$3m per apartment. This is outside the reach of low to moderate income earners, which is the qualifying criteria for affordable housing as determined by the NSW Government.

While development is critical to the future vibrancy of Mona Vale Town Centre, and increasing housing stock is one method of placing downward pressure on housing prices, such developments which are not compatible with the local environment whilst placing pressure on existing resources should be rejected.