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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 12/06/2025 9:05:23 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

12/06/2025

MRS Arlette Rike  
3 Kunari Place PL  
Mona Vale NSW 2103  
[REDACTED]

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

Owners: 3 Kunari Place Mona Vale

The document primarily objects to the development application DA2025/0573 on several grounds:

1. **Traffic Generation and Distribution:** The development is expected to have a compounding effect on local roads. Kunari Place is a quiet residential cul-de-sac with parking on both sides, creating a narrow single lane for traffic. The street experiences a significant amount of foot traffic, particularly from school children attending public schools. There would be an increase of risk including during construction, for pedestrians due to the high volume of vehicle traffic.
2. **On-Street Parking:** There is currently limited on-street parking for residents of Kunari Place, Maxwell St, and Park St. The allowances made in the development application for visitor parking are deemed insufficient for 27 residences, which would impact the already stretched parking for existing residences.
3. **Traffic and Parking Impacts:** Although 66 basement car spaces are proposed, developments of this scale typically result in overflow parking, affecting both residents and emergency service accessibility. The increase in vehicle movements would worsen congestion and raise concerns for pedestrian safety and local road efficiency.
4. **Car Park Exit:** The street has parking on both sides to accommodate current residents' requirements; this will limit the turning circle for the car park entrance.  
We live in 3 Kunari Place, the turning onto the street will have a direct impact on the lights of the exiting cars shining directly into the rooms at the front of the house, again the impact to our living environment will go from quiet residential to busy and overdeveloped with infrastructure that cannot cope. 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. A footpath and parking should be considered as part of any development for the street.
5. **Construction:** The construction including the removal of soil - up to 9.5 meters will make the street congested and will have an impact with dirt and dust contamination of the house and our gardens, we eat from our garden. It will substantially hinder the traffic flow during construction.
6. **Drainage and Stormwater Concerns:** The development will increase pressure on local resources and raise flooding risks. According to Pittwater 21 Development Control Plan Section B General Controls B5 Water Management B5.15 Stormwater, measures must be taken to minimize environmental impact and prevent downstream flooding. Stormwater drainage systems should be designed, installed, and maintained per Council's Water Management for Development Policy. Current infrastructure struggles with heavy rainfall, last month we had a sewage overflow on the golf course site of the street. New developments like

this one and the yet to be proposed development in Darley Street must address these concerns to avoid affecting properties in Kunari Place, the golf course, and water quality in Pittwater.

7. Flood Risk: Large parts of Kunari Place are deemed a 'Medium Risk Precinct' according to the Northern Beaches Flood Hazard Map. Approving a large-scale multi-residential building on the edge of this precinct would increase the risk of flooding to existing homes, this development will increase the flood risk to existing homes due to more hard surfaces, and the current infrastructure is already not coping when there is extreme weather.

8. 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.

9. Incompatibility with Existing Residential Landscape: The proposed development is inconsistent with the established character of the surrounding area, which predominantly comprises low-density, single-dwelling homes. An apartment building with 2 stories would be suitable for the location.

10. Scale and Design Compatibility: The scale and design of the proposed development are not compatible with any existing building within 800m of the proposed site. The local surroundings are entirely made up of single and two-storey dwellings, consistent with the R2 zoning.

11. Overdevelopment and Amenity Concerns: The sheer number of units proposed suggests overdevelopment, (without considering the Darley Street development) leading to increased noise, reduced privacy for existing residents, overshadowing of adjacent properties, and a general reduction in neighbourhood amenity 9.

The document urges 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.