
From: MVRA Pittwater
Sent: 18/06/2025 12:19:22 PM
To: Council Northernbeaches Mailbox
Subject: DA 2025/0573 94-96 Park St & 4 Kunari PI Mona Vale: Amended
OBJECTION from Mona Vale Residents Association
Attachments: Objection DA 2025-0573 Mona Vale Residents Association amended .pdf;

Attention: Maxwell Duncan

Please find amended Objection to DA 2025/0573.

Regards

Kelvin Auld MPIA

Urban & Environmental Planner

Convenor

Mona Vale & District Residents Association



PO Box 62 Mona Vale NSW 1660

16 June 2025

CEO

Northern Beaches Council

Council Chambers

Dee Why

DA 2025/0573 : 94-96 Park St, 4 Kunari Place Mona Vale

Attention: Maxwell Duncan

Mona Vale Residents Association objects to the proposed development in its current form. Grounds for objection include the following:

- The objections expressed by local residents are supported.
- Significant concerns include drainage impacts, inappropriate four storey development out of character with the neighbourhood. Adverse traffic and parking impacts in Kunari Place and Park St.
- It is submitted that the proposal is inconsistent with requirements of Pittwater LEP 2014 and Pittwater DCP including the Mona Vale character statement.
- The proposed building height above 9.5 metres to accommodate a 4 storey development has not been justified.
- Removal of too many trees. The Government low-rise tree canopy guidelines for low rise-housing have not been addressed.
- Over-development of the site given the physical access and road constraints.
- It is not clear how the proposed affordable housing units will be managed and used for that purpose over time. How will the affordable housing usage of those units be legally enforced?

Regards

Kelvin Auld MPIA

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