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Northern Beaches Council

10 JUN 2025

10th June 2025

MAIL ROOM

Re: Development at 94-96 Park Street Mona Vale 2103

Dear Sirs

I reside at 6 Kunari Place which is adjacent to the proposed development in Park Street Mona Vale.

This development is out of keeping with the adjacent properties and will affect my own home considerably. Not only in the lack of privacy by being overlooked by a 4-storey building but also by the proposed garage entrance which is adjacent to my front garden.

This will impact my home by increased noise volume with cars leaving and arriving at the garage throughout the day. Also by being overlooked by the proposed apartment building/s, which owing to the rise in the ground will loom over myself and the lower adjacent properties.

The development will also impact the other residents in Kunari Place as there is insufficient turning area to access the garage safely. The residents of Kunari Place will have constant traffic noise of cars arriving and leaving and no doubt the arrival of visitors for the proposed development. Those visitors will look for parking for their own vehicles and as Park Street at that point is narrow and steep will no doubt use Kunari Place as a convenient parking spot.

I consider it inappropriate to build this development adjacent to a small dead-end street and the plan for the garaging of the many cars of the units owners and visitors to take place in what is currently a quiet area.

So far I have been unable to see a frontal view of the development or view the plans on line. Nor have I been able to see what Council agreement has been reached regarding height or density of the development.

I look forward to seeing plans for this proposed build and the Council's response to the development.

Nora McFee

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