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**Sent:** 12/06/2025 12:54:32 PM  
**Subject:** Attention The Planning Officer: DA2025/0573

Elaine Lumsdaine

77 Park Street,

Mona Vale,

NSW 2103

11/6/2025

RE DA 2025/0573

To the Planning Officer,

As a long term resident of Park Street, Mona Vale, I would like to express my concern regarding the proposed development at 94-96 Park Street and 4 Kunari Place, Mona Vale.

The NSW planning regulations, regarding development in R2 zones, located between 400 and 800 metres of a town centre, indicate height restrictions of 2-3 storey dwellings. The proposed development is a four storey apartment complex. The inclusion of two one bedroom units in the application may give the illusion of affordable housing thus allowing greater building height. However, one of the developers is well known for high end boutique builds. The finished product will not provide affordable housing.

A further concern is the impact of traffic in the area. Park Street during peak hours has become a "rat run". I note that the traffic report in the application talks about a free flow of traffic during peak times, however most residents would disagree with this assessment. Regular bottlenecks occur and parking in both Kunari Place and Park Street is at peak capacity. Twenty seven apartments will bring with it a greater amount of traffic entering and exiting the area.

This development is not in keeping with the area. Other apartments on the western side of Park Street are limited to two storeys. A development of the size proposed in this application will have considerable negative impact on the areas amenity for existing residents.