
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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09/06/2025

MRS Caroline Birch
7 Kunari Place PL
Mona Vale NSW 2103
[REDACTED]

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

Re DA2025/0573 4 Kunari Place and 94 & 96 Park Street Mona Vale

As an owner and resident of 7Kunari Place on the lower side of the street I object to this development in it's current form on the following grounds:

1) Stormwater and Sewerage Management

As previously stated when commenting on the proposed development/rezoning of 159-167 Darley Street West (DA2021/531117, PEX2021/0001), there are ongoing water management issues regarding the stormwater overflow/creek adjoining the lower side of Kunari Place and Bayview Golf Course. The overflow/creek breaches its banks regularly during any rain event lasting more than 24 hours, threatening to flood adjoining properties. The developers of 159-167 Darley Street West were given the option to direct a stormwater pipe through the Golf Course but apparently declined this solution due to extra costs.

Similarly the developers of Kunari Place and Park Street have stated that they will not include an onsite stormwater detention facility in their plans. Instead they're opting for a pump out system for their underground carpark and all stormwater will be directed into the Council drainage pipe located in Kunari Place which will then subsequently end up in the stormwater overflow located directly behind the properties on the lower side of Kunari Place. This will avoid flooding of the proposed development itself but will potentially cause major flooding for the lower lying properties, which are possibly regarded as collateral damage in the quest for cost saving development.

There is also a recurring problem with the sewer manhole located directly behind 5 Kunari Place, adjoining the overflow/creek. During any rain event lasting more than a few days, the sewer pipe bursts and leaks raw sewerage due to the low water table and the increased pressure. It then gets repaired regularly but is never fixed properly or replaced. This situation will only be exacerbated with increased development/stormwater flow and needs to be properly addressed as it will otherwise present an unacceptable health risk for residents if it remains in its current form.

2)Traffic/Parking

As per the traffic impact assessment supplied by the applicants, due to the potential for 56

residents plus 9 visitors using the carpark, the vehicle trips per hour (vth) will increase from 3vth to 11vth which constitutes a significant increase.

Given that the applicants note that there is on street parking on both sides of the road, Kunari Place is essentially a 1 lane cul de sac which will be unable to cope with this major increase in traffic, especially with cars entering into or exiting from Kunari Place to Park Street. This also doesn't address the extra traffic created by delivery vans and the trades that will be servicing the residents of 27 additional units.

There is hardly enough on street parking for the currently existing residents, let alone additional visitors that may not find a place in the underground carpark. Any additional vehicles on the road will also make it nearly impossible for garbage trucks and other essential services vehicles to navigate the narrow street.

Although development as a whole is inevitable, I feel that the above issues need urgent consideration/rectification before this application can be approved.

Best regards
Caroline Birch