

---

**From:** Danielle Baxter  
**Sent:** 3/09/2025 5:31:50 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Objection to proposed Development - DA2025/1011 - Lot 1 DP  
537520 12 Nailon Place MONA VALE  
**Attachments:** Microsoft Word - Danielle Alexandre Objection to 12 Nailon Place  
Development.docx.pdf;

Dear Council,

Please see the document attached.

Regards,

Danielle Baxter



4<sup>th</sup> September 2025  
Danielle Alexandre Baxter  
7 Nailon Place,  
MONA VALE NSW 2103

**To: Northern Beaches Council**  
**Re: Notice of Proposed Development - Objection**  
**Application No: DA2025/1101**  
**Address: Lot 1 DP 537520 12 Nailon Place Mona Vale**

Dear Council,

I wish to register my objection to the proposed development at 12 Nailon Place. The plan to construct three townhouses on this site raises serious concerns for residents and does not align with the character or needs of our street.

#### Parking and Safety Issues

Parking is already heavily constrained due to the location opposite Pittwater High School. School traffic and parking spills over are daily challenges. The townhouses would add further vehicles without adequate on-site provision. The short driveways cannot function as genuine parking spaces, meaning residents and visitors of the new dwellings would now compete for already scarce on-street parking. This will heighten safety risks for school children and worsen access for current residents. I have small children who play in our street, and it is a big concern.

#### Financial and Community Considerations

Those of us who purchased homes in this street did so believing it would remain a low-density environment. If higher-density projects are permitted, property values may suffer, and buyer confidence could weaken, to the detriment of the entire neighbourhood. Such a precedent risks destabilising the long-term appeal of Nailon Place.

#### Neighbourhood Character

Nailon Place is a small residential cul-de-sac known for detached family homes that follow a consistent building line. The proposal disrupts this balance, bringing bulk and scale to the forefront of the street. If allowed, it would erode the open, low-density atmosphere that existing residents value and bought here just for that reason – it will encourage further inappropriate intensification.

#### Noise and Lifestyle Impacts

Our community is quiet and family-oriented. Increasing the number of dwellings will bring higher levels of vehicle movements, visitors, and everyday noise, more than what we experience with Pittwater High School currently. This undermines the amenity that long-term residents, retirees, and young families, like my own, currently enjoy. Construction itself will also impose significant disruption for an extended period.

#### Financial Considerations

Those of us who purchased homes in this street did so believing it would remain a low-density environment. If higher-density projects are permitted, property values may suffer, and buyer confidence could weaken, to the detriment of the entire neighbourhood. Such a precedent risks destabilising the long-term appeal of Nailon Place.

This application is extreme and premature. Approving it now would represent a rushed decision with lasting adverse consequences for us as residents.

In summary, the proposed development is not suitable for this site or our street. It would add congestion, noise, and visual bulk while undermining the safety, amenity, and value of the area. I therefore respectfully request that Council refuse DA2025/1011.

Thank you for considering this objection.

Sincerely,

Danielle Alexandre Baxter  
7 Nailon Place  
Mona Vale NSW 2103  
[REDACTED]