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Sent: 8/09/2025 4:08:23 PM
To: DA Submission Mailbox
Subject: Online Submission

08/09/2025

MRS Rose Blackburn
7 - 7 Mona ST
Mona Vale NSW 2103

RE: DA2025/1101 - 12 Nailon Place MONA VALE NSW 2103

8th September 2025
Rose Blackburn
7 Mona Street
Mona Vale NSW 2103

To: Northern Beaches Council
RE: Notice of Proposed Development - Objection
Application Number: DA2025/1101
Address: 12 Nailon Place MONA VALE

To whom it may concern,
I am writing as a concerned resident of Mona Street, Mona Vale to lodge a strong objection letter to the proposed development of 3 townhouses at 12 Nailon Place, Mona Vale as outlined in development application DA2025/1101

The proposal is completely inappropriate for our street and community. It represents a significant overdevelopment in a quiet, family-orientated street and brings a number of serious concerns that must not be overlooked.

1. Not Suitable for a quiet, family street

This street is a small, suburban street made up of free standing homes, It is quiet, safe and well loved by families, including many with young children who play outdoors and walk and ride to local parks and schools.
A development of this scale, placing three dwellings on a single block - will dramatically increase traffic, noise and foot traffic in a way that undermines the safety and livability of the area for the current residents

2. Traffic, Congestion and Parking

This development will bring additional cars, visitors and deliveries to a street that was never designed for high density living, with narrow roads and extremely limited on-street parking - which will then flow onto neighboring roads ie, Mona Street - it already suffers daily congestion and unsafe driving conditions especially from the high school students parking on all of these streets and riding ebikes along the roads and footpaths.
The townhouses will reduce the visibility of all neighboring houses along Mona Street to be able to pull out of our driveways and safely enter Mona Street due to obstructing our view.

3. Overshadowing, Privacy Loss and Visual Impact

The bulk, height and positioning of three townhouses on one lot will negatively impact the neighboring homes. They will look directly into all neighboring properties and overshadow and reduce all privacy in our homes, while also not reflection the character of the street.

4. Environmental impact and drainage.

Nailon Place and Mona Street already suffer from existing problems with our water pipes and runoff issues which we continue to be sensitive to time after time the tampering of the surface area with create future environmental impacts.

5. Construction Disruption and Duration concerns

Extended construction timeline. A multi-townhouse development will likely take 12-18months or more to complete. This is a prolonged and highly disruptive period for residents, many of whom have young children, elderly family members, or work from home. Daily noise, dust and machinery operation for months on end will significantly degrade quality of life.

Noise, Dust and Air quality - the scale of this development will involve heavy earth works, demolition, excavation and construction phases that will generate continuous noise, vibrations and airborne dust. This poses health concerns, especially for families with young children - we will be unable to use our backyard during construction time due to this disturbance.

Safety Hazards During Construction

Increased vehicle movements, including large trucks, cranes, concrete deliveries, create a dangerous conditions on narrow street and adjoining street Mona Street, Children walking to school or playing nearby will be placed at increased risk of accidents due to construction traffic and reduced visibility.

The parking on Mona Street will be full of construction worker vehicles there is already limited to/no parking on Mona Street due to highschool students and visitors.

Blocked Access and Road Obstructions

Past developments in similar streets have shown that trucks, trades vans, material storage regularly spill out onto public roads and footpaths, restricting access for emergency vehicles, garbage collection and residents themselves.

Loss of peace and security

Many residents moved to these streets for is peace and quiet, this will be replaced with a construction zone for over a year and impact everyone's day to day life.

In summary, this development raises serious concerns stated above and I urge the council to please reject this DA in full and prioritize the long-term wellbeing of Mona Vale residents - particularly the young families who have chosen this area for its safety and stability.

Rose Blackburn

