
From: Tracey Lee
Sent: 4/09/2025 2:27:43 PM
To: Council Northernbeaches Mailbox; Olivia Ramage
Cc: [REDACTED]
Subject: Additional Submission for LEE: Objection to 12 Nailon Place Mona Vale - DA2025/1011
Attachments: 11 Nailon Place chimney illustration.png; Additional Submission LEE - Objection DA20251101.pdf;

Dear Council,

Can this please be submitted in addition to our objection from LEE - 11 Nailon Place Mona Vale

This has just come to our attention and we want to ensure this is clear and has been stated during this development proposal process with regards to our working fireplace & chimney.

Please find attached additional material which refers to our concerns and illustration off the plans submitted which visually demonstrates our concerns.

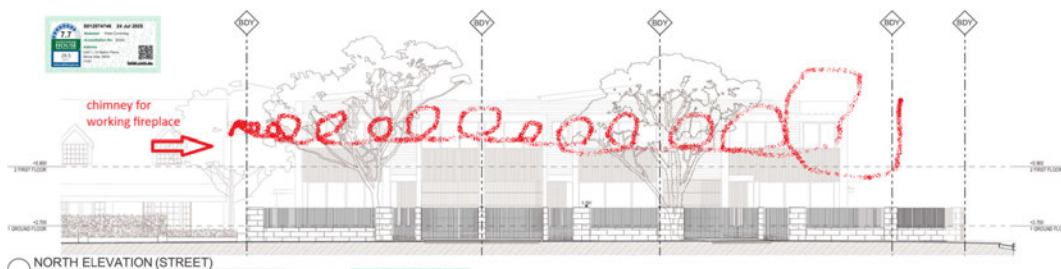
We are keen to avoid any future problems for this development and any potential disputes and want to ensure this is formally on the record, that we brought this to your attention and that of the developer during the application process.

We use our fire all year around, not just during winter.

Can you please email back and confirm receipt of this email and that it has been added as an additional reference to our objection for this development.

Appreciate your assistance,

Tracey Lee
11 Nailon Place
Mona Vale
[REDACTED]





chimney for
working fireplace



+5.900
2 FIRST FLOOR

+2.700
1 GROUND FLOOR

NORTH ELEVATION (STREET)

Robert and Tracey Lee
11 Nailon Place
Mona Vale NSW 2103

Additional Submission for 11 Nailon Place Mona Vale

RE: Notice of Proposed Development – OBJECTION
Application No: DA2025/1101
Address: Lot 1 DP 537520 12 Nailon Place Mona Vale

Subject: Pre-emptive Advice Regarding Potential Smoke Impact – DA2025/1101
To: The Assessment Team, Northern Beaches Council
Cc: Nest Project Group

Dear Planning Assessment Team,

We are writing to pre-emptively advise of a significant concern regarding the approval of the proposed development at 12 Nailon Place which adjoins next door to our property at 11 Nailon Place Mona Vale.

Our review of the plans put forward for review shows that the new two-story balconies, bedrooms, living room and windows will be situated approximately two to three meters from our chimney. We are very concerned because we use our wood fireplace all year around, everyday throughout winter.

Historically, when lighting fire the smoke drifts over and above 12 Nailon Place with no effect. The smoke will drift directly toward the development site and into the areas as noted above. While this has never been an issue before, the new building's towering height and proximity will channel this smoke directly onto the new balconies and into living areas and bedrooms of this development.

We are want to avoid any future problems for any new residents and any potential disputes. **We wanted to ensure this was formally brought to your attention prior to any application approval. We will be continuing to use our fireplace all year around.**

We would be grateful if you could confirm this concern has been received and reviewed for our records when future conflicts occur that we advised the council prior to application approval

Thank you for your assistance.

Yours sincerely,

Robert and Tracey Lee
11 Nailon Place
Mona Vale NSW 2103
[REDACTED]