
Sent: 2/09/2025 6:14:22 PM
Subject: Objection to Application # DA2025/1101, 12 Nailon Place Mona Vale NSW 2103
Attachments: Objection Ltr re 12 Nailon Place MV.pdf;

To whom it may concern

Attached is our submission/objection letter in relation to the Notice of Proposed Development, application no. DA2025/1101, Lot 1 DP 537520 being 12 Nailon Place Mona Vale.

Yours faithfully
Robyn & Ralph Stonell
Owners of 8 Nailon Place, Mona Vale

8 Nailon Place
Mona Vale NSW 2103

2 September 2025

Northern Beaches Council

To Whom It May Concern

RE: Objection to Proposed Development – DA2025/1101

12 Nailon Place, Mona Vale NSW 2103

We are writing to note our concerns about the proposed development at 12 Nailon Place, Mona Vale NSW 2103. As local residents, we don't believe this development is suitable for our street, and I'd like to explain why.

Streetscape and Character

The proposed building sits further forward than the neighbouring houses and doesn't match the established setback pattern of Nailon Place. Our street has a consistent look and open feel, which would be disrupted by this development.

Allowing a building that sits closer to the street will make the neighbourhood feel crowded and set a precedent for more inappropriate developments.

Parking and Traffic

The plan shows only one car space for each of the three townhouses. In reality, most households have more than one car, so there will almost certainly be overflow parking onto the street.

Nailon Place already struggles with parking, especially as Pittwater High School is directly opposite. With more than 1,000 students and no on-site parking, parents, staff and students regularly use our street for pick-up, drop-off and parking. This causes daily congestion and makes it hard for residents to access their own driveways safely.

The driveways shown on the plans are too short to fit an additional car in safely, so in practice there will only be one proper car space per dwelling. With existing parking restrictions during school hours, and limited spaces out the front, there's simply no capacity to absorb additional cars without creating more safety and access issues.

The parking on the street is currently limited to either no parking between 8am to 4pm Monday to Friday during school term or 3-4 spots permitted to park for a 2 hour period. These restrictions need to be replaced with residential parking permits as a minimum.

Noise and Amenity

Nailon Place is currently a quiet, family-friendly street. Adding multiple townhouses to a small block will bring extra traffic and noise, both during construction and once the homes are completed.

In conclusion, we have lived in Nailon Place for many years and chose it because it is generally a safe and quiet street though at times it can get congested due to the various high school activities. The proposed development at 12 Nailon Place would significantly reduce available parking, disrupt the look of the street and affect the quality of life for existing residents.

For these reasons, we ask Council to seriously consider not approving DA2025/1101 in its current form.

Yours sincerely,

Ralph & Robyn Stonell