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02/09/2025

MR Eduard Lanske
- 9 Nailon Place PL
Mona Vale NSW 2103
[REDACTED]

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

Re: DA2025/1101, 12 Nailon Place, Mona Vale

To whom it may concern,

In relation to the development application at 12 Nailon Place, Mona Vale from a single dwelling to 3 medium density terrace houses we wish to register our objection to the proposal as provided, for the following reasons:

1. Safety concerns:

a. The proposal is directly opposite a large high school with over 1000 students who enter and exit the school site on Mona Street twice per day with a significant proportion using the pedestrian crossing adjacent to the proposed development. The development will increase traffic movements due to there being 3 residences.

b. The increase in vegetation/ trees required to be planted on the Nailon Place street frontage that is used to hide the façade of the development will also restrict the vision of development residents when driving out of their driveways and given the large numbers of adolescents entering and leaving the high school there is a significant increased risk in a pedestrian collision. There are also many adolescent children who live in Nailon Place and would be traveling past the development twice daily who would also be at risk due to reduced visibility caused by the trees.

2. During Construction: access from Nailon Place to Mona Street during construction cannot under any circumstances or for any time periods be blocked for the following reasons:

a. Nailon Place is a cul de sac so there are no alternate travel routes for cars or pedestrians.
b. There are several retirees in the street that may need medical treatment at any time. The blocking of the street for even short periods of time could deny or delay access of emergency service vehicles which could have catastrophic consequences for the people requiring assistance.

c. Residents of the street need to be able to access the street and Mona Street at any time that they require to attend to activities including work, medical appointments and shopping.

d. Due to the high level of traffic on Mona Street it would not be reasonable to block Mona Street for any period of time during construction for the delivery of building supplies and equipment.

3. Parking provisions: The provision of a single off-street car park per terrace house is wholly inadequate for the following reasons

a. Existing public transport in Mona Vale and the northern beaches is recognised across the community and within government as fundamentally inadequate which means that residents will need to have 2 cars in order to access work and lifestyle opportunities. This is a common feature of existing households in Nailon Place.

b. On-street parking in Nailon Place is extremely limited given the narrow nature of the street and location of driveways it is impossible to park opposite existing driveways and enable cars to drive out of their driveways onto the street.

c. No Parking signs have been in place in Nailon Place for over 30 years as a result of residents applying to council for their installation due to school students parking in the street and blocking residents from entering and exiting their driveways. This has led to fewer 24-hour parking places in the street. There is simple no room for an additional 3 vehicles to park on the street. Similar restrictions also apply on Mona Street.

d. Lifestyle amenity: to take advantage of the many lifestyle opportunities of the Northern Beaches many residents also have boats and caravans which require further off-street parking. It is unreasonable for residents of the terrace houses to be restricted in acquiring these items. There would be an expectation to park them on the street as suitable off-street parking wouldn't be available.

We urge you to consider our concerns before approving the development application at 12 Nailon Place.

Your Sincerely

Ed and Ingrid Lanske