
From: Kylie Austin
Sent: 4/09/2025 7:15:07 PM
To: Council Northernbeaches Mailbox
Subject: Objection to proposed Development - DA2025/1011 - Lot 1 DP 537520 12 Nailon Place MONA VALE
Attachments: Objection to Proposed Development at 12 Nailon Place, Mona Vale, NSW 2103.pdf;

Good evening,

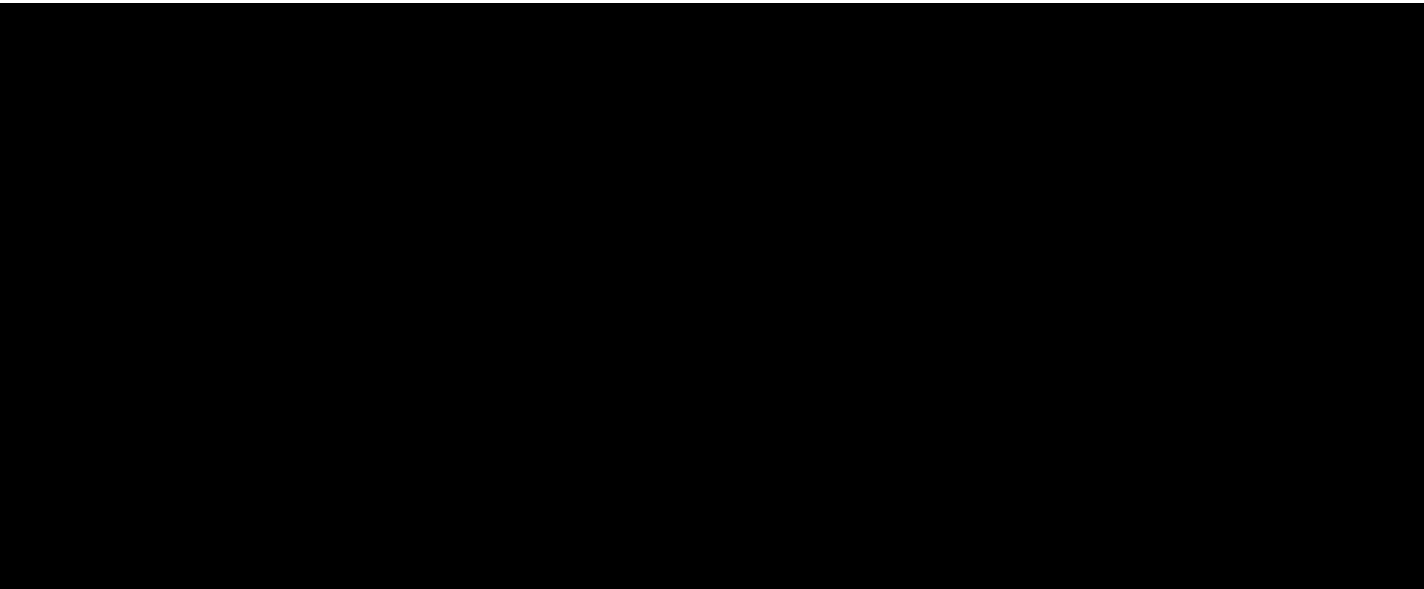
Please find enclosed my Objection to proposed Development - DA2025/1011 - Lot 1 DP 537520 12 Nailon Place MONA VALE

Please ensure my phone number and contact details are removed before displaying this document in a public arena.

I believe this document is due by 9 September 2025. It would be appreciated if you could send confirmation indicating that this document was submitted within the allocated time period given it was mailed on 20 August 2025 with a submission date fourteen (14) business days later.

Any queries, please let me know.

Regards,



4 September 2025
Kylie Denina

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

To: Northern Beaches Council
Re: DA2025/1011 – 12 Nailon Place, Mona Vale

I am writing to raise my strong objections to the development application at 12 Nailon Place. The proposal for three terraces (presumably townhouses) on such a small parcel of land is unsuitable, unsafe, and inconsistent with the character of our street.

My concerns are outlined below.

1. Parking and Traffic Pressures

Parking in Nailon Place is already extraordinarily difficult. With Pittwater High School directly opposite, the surrounding streets are congested by school traffic, staff, parents, and students using them for parking and pick-up/drop-off. The proposed terraces (presumably townhouses) provide only one functional garage space per dwelling. The short driveways shown on the plans cannot accommodate additional vehicles once gates are installed, hence do not actually increase capacity. Realistically, three terrace homes will bring multiple cars each (minimum two per household), forcing overflow onto a street where current restrictions during school hours already make parking impossible for actual residents and genuine visitors, including tradespeople.

This property will be located close to the pedestrian crossing directly accessing Pittwater High School. The safety of the students, and pedestrians in general, need to be considered. The lack of actual parking facilities will exacerbate congestion, create safety risks for students crossing the road, and make it even harder for current residents to access their own properties

2. Streetscape

Nailon Place has always been defined by its low-density residential setting, with dwellings positioned consistently behind a clear building line. Should this dwelling succeed, this will disrupt this pattern by building structures that project closer to the street than neighbouring homes. This would break the visual rhythm of the street, substantially reduce privacy for adjoining properties, and set a damaging precedent. The established streetscape is one of the reasons long-term residents/owners, including myself, bought in this street. Basically a family friendly suburban street. Altering it in favour of overdevelopment undermines both the look and feel (and safety) of our community.

3. Noise Impacts

Nailon Place is currently quiet and safe. By introducing three attached dwellings, there will inevitably be a rise in vehicle movements, visitor activity, and day-to-day noise. The peaceful environment that families, retirees, and children rely on will be compromised. This is separate to the actual construction noise which will further intensify these impacts, adding months/years of disruption for existing residents.

4. Emergency Access

With limited turning space and already tight parking conditions, emergency vehicle access (ambulance, fire truck) is potentially compromised if further congestion is added to our street.

5. Financial and Community Impacts

The neighbourhood was developed and marketed as low-density family housing. Allowing higher-density construction will reduce the value of surrounding properties and weaken buyer confidence in our street. Residents and owners have invested in their homes with the understanding that Council would safeguard this amenity. If the application is approved, potential purchasers may view Nailon Place as vulnerable to similar inappropriate developments, which will specifically and directly undermine the perception of community stability and have a direct negative impact on property values.

6. Precedent for Future Development

This application cannot be considered in isolation. Granting approval would make it increasingly difficult for Council to reject comparable high-density proposals. The cumulative effect would be a progressive erosion of the low-density character of Mona Vale, replacing family-friendly streets with congested townhouse clusters.

7. Flood Risk

My understanding is that Nailon Place is a flood zone and the council has responded to the development via the Natural Environment Referral Response – Flood dated 19/08/2025. The proposed development sits within a designated flood-affected area, requiring habitable floor levels to be raised to RL 2.70 m AHD and garages to RL 2.40 m AHD. This artificial raising of the building will significantly increase the potential of displacing overflow to neighbouring properties. My insurance premiums are already exorbitant and this will have a significant financial impact on my property.

6. Timing and Planning Framework

Council is still in the process of adjusting to new planning laws and frameworks. It would appear that such a contentious and impactful proposal has been lodged in haste rather than with forethought and meaningful planning. A rushed decision risks long-term consequences that cannot be reversed.

I have owned this property in Nailon Place for over 26 years. This property was purchased in good faith, trusting that the quiet, safe, and low-density environment would remain protected under planning controls with the long term aim that my children can raise their grandchildren in this low density environment. I do not believe the proposed development at 12 Nailon Place will be a positive contribution to the community – it is an overreach that prioritises private profit at the expense of amenity, safety, and neighbourhood character.

For these reasons, I respectfully urge Council to refuse DA2025/1011.

I appreciate you taking the time to review my genuine concerns and look forward to some positive feedback in relation to same.

Yours Sincerely,

Kylie Denina

Owner - [REDACTED]
[REDACTED]