
Sent: 8/09/2025 7:35:52 AM
Subject: Objection for application DA2025/1101

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

To Whom It May Concern,

I am writing to object to the proposed development at 12 Nailon Place, Mona Vale under DA2025/1011.

My concerns are as follows:

- 1. Legislative Compliance – It is unclear whether the proposal complies with SEPP Housing Clause 170 (800m walking distance to a town centre). Council must confirm this through a formal survey before proceeding.**
- 2. Cumulative Impact – Approving this application will set a precedent for further developments that will change the low-density character of Nailon Place and Mona Street, bringing more congestion, noise, and pressure on local infrastructure. This will adversely affect the local community.**
- 3. Parking & Traffic – Only one car space per three-bedroom dwelling is proposed. With Pittwater High School opposite and limited on-street parking already, this will make local traffic and parking unmanageable and unsafe.**
- 4. Neighbourhood Amenity – The scale and density of the proposal are inconsistent with the quiet, family-oriented nature of Nailon Place and surrounding area. It would reduce the liveability and amenity valued by residents and our local community.**

In conclusion, this application is not suitable for the location and should be refused.

Thank you for your consideration.

Kind regards,

Tiffany Platt
Local resident 67 Crescent road Newport 2106