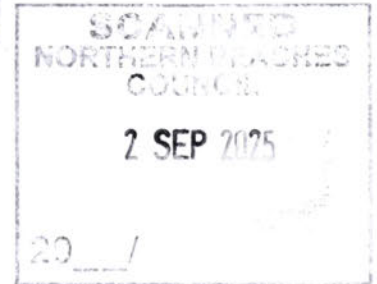


Maurie Canty
3 Nailon Place
Mona Vale, NSW 2103

Re. Objection Letter to Lot 1 DP 537520



1/09/2025



Introduction

This correspondence details specific objections to the proposed development at Lot 1 DP 537520. The matters addressed include building coverage, setbacks, parking arrangements, and potential precedents for similar future developments.

Objection 1: Excessive Building Coverage

The proposed development exceeds permissible building coverage for multi-dwelling housing within the locality. Such overdevelopment is inconsistent with council regulations and may adversely affect the character and amenity of the neighbourhood.

Objection 2: Non-Compliant Setback to Nailon Place

The proposed setback to Nailon Place does not meet the minimum requirement of 6.5 metres as stipulated by council guidelines. This reduced setback could result in a visually dominant structure that is out of alignment with the established streetscape. It is noted that the submitted plans calculate compliant setback distances from Mona Street, which does not reflect the actual orientation of the dwelling frontage.

Objection 3: Inadequate Parking Provision

The proposal includes only a single-car garage per dwelling. Given the site's proximity to the local high school and the presence of time-limited on-street parking, this provision is inadequate and may lead to increased parking congestion and inconvenience for both residents and visitors.

Conclusion

In light of the issues outlined above, the proposed development does not satisfy council requirements and raises considerable concern for the local community. If allowed to proceed, a precedence would be set to allow more like developments in the street further exacerbating parking concerns and adding to congestion, especially during the school term.

Yours Sincerely,

Maurie Canty

