
From: Kylie stuart
Sent: 27/08/2025 10:33:40 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Fwd: Objection Letter for Council re 12 Nailon Place
Attachments: Josh and Kylie Stuart Written Response - Objection to 12 Nailon Place Development.pdf;

Please find attached my formal Letter of Objection regarding 12 Nailon Place the planning application, decision, notice.

I kindly request that you confirm receipt of this email and attachment at your earliest convenience.

Thank you for your attention to this matter.

Kylie and Josh Stuart

Josh and Kylie Stuart
8A Nailon Place,
MONA VALE NSW 2103
[REDACTED]

To Whom It May Concern,

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

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

We strongly oppose this development raising the following concerns:

Parking and Congestion

The proposal provides only one on-site car space for each three-bedroom dwelling, which is inadequate for the scale and type of development being proposed. With three townhouses included in the application, this equates to a significant shortfall in parking provision when compared to the likely number of vehicles per household.

Street parking in Nailon Place is already extremely limited, particularly given the location of Pittwater High School directly opposite. The school has more than 1,000 students and no dedicated on-site parking for them. As a result, parents, staff, and students routinely use surrounding streets, including Nailon Place, for parking and pick-up/drop-off. This creates daily congestion for us and presents ongoing traffic and safety concerns for both residents and students.

The submitted plans (“Plans – Master Set”) show a single garage space for each dwelling, with an additional short driveway behind the garage. However, these driveways are not of sufficient length to accommodate a standard vehicle, particularly as the plans indicate the inclusion of gates. This means that only one functional car space per dwelling is realistically provided. The inevitable overflow of vehicles will add to existing pressure on already constrained street parking, which is not acceptable as outlined

Nailon Place also has parking restrictions during school hours, meaning there is no available on-street parking for residents or visitors at those times. The only unrestricted parking spaces are directly in front of 11 and 12 Nailon Place, which already experience high demand and congestion. On evenings and weekends, especially during school events, the street becomes heavily congested, and access to our own driveway is frequently obstructed.

This development will therefore intensify an already unsafe and unmanageable situation, compromising the amenity and safety of existing residents and students.

The proposal does not adequately address parking or traffic impacts and fails to protect the integrity and liveability of our neighbourhood.

Setbacks and Streetscape Impact for Nailon Place

The proposed setbacks for this development are inconsistent with the established pattern of the street. The new building is designed to project closer to the street than 11 Nailon Place and other neighbouring homes, which disrupts the existing streetscape and the uniform spacing that defines this part of the neighbourhood. This will compromise the visual cohesion, privacy, and amenity of surrounding properties in our street. Approving a building that extends beyond the established building line would not only set an undesirable precedent for future developments but would also negatively affect the character and open feel of the street, devaluing our homes and eroding the long-standing planning intent for low-density residential amenity.

Noise Impacts

The proposed development will significantly increase both residential and vehicular activity on Nailon Place, a street that currently enjoys a quiet, low-impact environment. Additional residents and vehicles will inevitably bring higher levels of noise throughout the day and evening, disrupting the peaceful character that long-term residents have come to expect. The cumulative impact of multiple townhouses on such a small block could also amplify disturbances during construction and ongoing use, negatively affecting the quality of life for nearby families, including children and elderly residents in our street who rely on a calm and safe neighbourhood.

Property Value Reduction

Introducing higher-density housing that is incompatible with the existing streetscape threatens to reduce the value of surrounding properties. Residents of Nailon Place have invested in their homes over many years, expecting a low-density, family-friendly environment. Allowing this development would not only undermine these long-term investments but also create a sense of uncertainty in the local property market. Potential buyers may be deterred by the shift toward high-density housing, which could erode the desirability of the area and impact the financial security of existing homeowners.

Precedent for Further Unsuitable Development

Approving this application would set a troubling precedent for future developments in Nailon Place and surrounding areas. Once a higher-density development is permitted on a small block, it becomes difficult for Council to justify refusing similar proposals, even when they conflict with the established character and scale of the neighbourhood. This incremental shift could fundamentally change the nature of the community, erode the low-density, family-oriented streetscape and creating long-term planning and amenity challenges for the area.

This application is premature given Council itself is still adjusting to the new legislative framework. We believe this application is being rushed, especially while Council is still working through the new planning rules. It is clear to us that this proposal could seriously affect the safety, traffic, and character of our street.

As residents of this street for over 20 years, we are alarmed & appalled that a proposal for three townhouses on such a small block is being considered and proposed to go ahead with no provision for parking or essential infrastructure.

We purchased our home at 8A Nailon Place with the understanding that it was part of a quiet, low-density residential street protected by council's planning framework. The proposed development fundamentally changes the character of our neighbourhood, disregarding the expectations of long-standing residents who have invested their lives here. This proposal is not about contributing positively to the community – it is about maximising profit at the direct expense of amenity, liveability, and the value of existing homes.

We strongly urge Council to refuse DA2025/1011 in its current form. Allowing this development would set a dangerous precedent, compromising the safety, amenity, and character of our street and surrounding community. Its location near a major high school and our valued local recreational park makes the impacts on traffic, safety, and neighbourhood quality even more unacceptable.

Thank you for your consideration.

Yours Sincerely,

Josh and Kylie Stuart
8A Nailon Place
Mona Vale NSW 2103



