

Sent: 17/03/2025 12:26:41 PM  
Subject: Lot 3 DP 2066000

**Northern Beaches Council**

**Attention:** Town Planner, Olivia Ramage

**Subject:** Submission on Development Application DA 2025/0172

**Application Number:** DA 2025/0172

**Address:** Lot 3 DP 2066009, Rowan Street, Mona Vale

**Description:** Alterations and additions to a dual occupancy

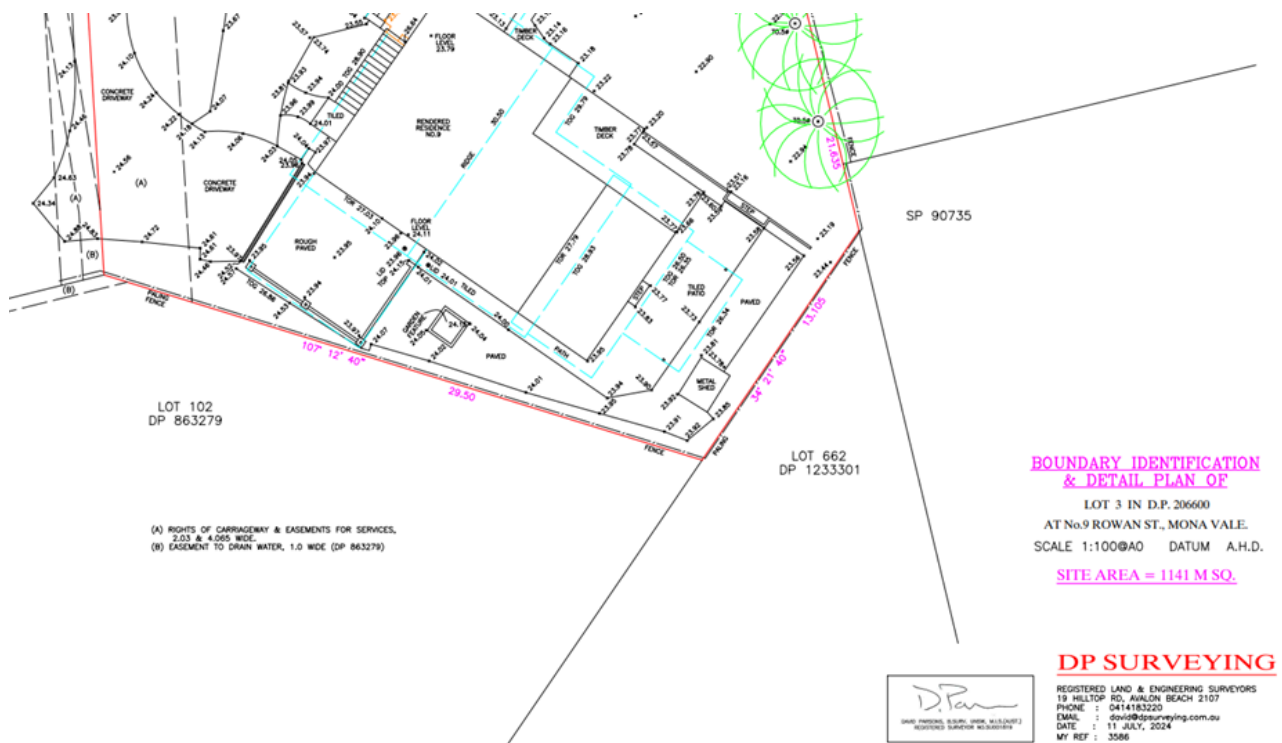
**Submission Deadline:** 20 March 2025

**From:** Christine Heather Lewis & Heather Leggat Property Owners: 11 Rowan Street, Mona Vale (Lot 2)

**Submission**

We, the owners of 11 Rowan Street, Mona Vale, wish to formally express our in-principle support for the development application. However, we would like to raise the following concerns regarding the proposed development at Lot 3 DP 2066009, particularly in relation to property boundaries, access, and the protection of essential utilities.

**1. Clarification of Property Boundaries** - The below survey report indicates that the boundary of Lot 3 (marked in red) includes the entire shared carriageway and access to 11 Rowan Street (Lot 2). However, our understanding is that the correct boundary aligns with the dotted line adjacent to Lot 3. We request formal confirmation of the accurate boundary delineation.



**2. Uninterrupted Access & Parking** - It is critical that vehicle access and parking for 11 Rowan Street remain unaffected during and after construction. In particular, turning into and out of the two car parks via the shared carriageway must remain safe and unimpeded.

**3. Protection of Utilities & Infrastructure** - The shared carriageway and adjacent grass strips house critical utilities, including telecommunications, stormwater drainage, and other services. Additionally, overhead power lines and a utility pole provide electricity to the rear dwellings. Any disruption to these essential services would be highly detrimental.

**Requests for Consideration**

**1. 24/7 Unrestricted Access & Emergency Services Consideration**

- \* Uninterrupted access to the carriageway (driveway) and utilities must be maintained at all times.
- \* Emergency vehicle access (particularly ambulances, which may be required due to medical needs at 11 Rowan Street) must not be obstructed.
- \* To avoid damage, no parking should be permitted on the concrete carriageway or grass strips during construction or beyond.

**2. Accountability for Any Damage**

- \* -Should damage occur to the shared carriageway, grass strips, or utilities resulting from construction activities it is to be the full responsibility of the owners of 9 Rowan Street (the Applicants).

### 3. Ongoing Access & Egress for Residents


- \* -Continuous, unimpeded access must be maintained for the residents of 11 Rowan Street.
- \* -Adequate turning space must be preserved for 11 Rowan Street for safe vehicle maneuvering.

### 4. Preservation of Common Areas

- \* -The development must not encroach upon co-owned or common areas in any way, including but not limited to additional structures, plantings, or concrete works.

Please confirm receipt of this submission and advise on any further information required.

Sincerely, Christine Heather Lewis & Heather Leggat  
Owners, 11 Rowan Street, Mona Vale

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