
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 24/11/2025 12:00:52 PM
To: DA Submission Mailbox
Subject: Online Submission

24/11/2025

MS Jan McJannett
106A Elimatta RD
Mona Vale NSW 2103
[REDACTED]

RE: DA2025/1653 - 19 A Rowan Street MONA VALE NSW 2103

Re: DA2025/1653 Address: 67 Elimatta Road and 19A Rowan Street, Mona Vale.

I wish to express my opposition to the approval of the above application for the following reasons:

1. The inability of Elimatta Road to support the amount of extra car traffic and street parking that will be precipitated by the proposed development.
2. Safety concerns for pedestrians
3. The proposal constitutes, in my opinion, an OVERdevelopment which will impact the quiet amenity and appearance of the existing area. A more considerate and tasteful development of say 3 or 4 double-storey houses on the site, with adequate parking (at least 3 parking spots per dwelling) and adequate space for greening would be a better option. I suggest the value of such more desirable properties (as opposed to ten townhouses with only 1 carspace and very little green area) would more than compensate the developer and deliver a better outcome for existing residents in the area.

1. The inability of Elimatta Road to support further traffic:

Elimatta Road is already a congested and dangerous street. With cars regularly parked on either side, it is impossible for cars to pass each other when driving along the street. One car must always pull over to the side to allow the other to pass. With further pressure on street parking precipitated by the proposed development, there will be NO opportunity for cars to pull over to pass each other and gridlock will ensue.

It needs to be remembered that Elimatta Road also services a LARGE number of battle-axe blocks along its Western side. Already these properties do not have their own street frontage parking for visitors and services..... so on waste collection days it will be a nightmare trying to find a spot to put out ones bins.....not to mention the difficulties this will create for the waste collection vehicles and the deadlock that will occur as these vehicles move slowly down the (essentially) one-lane street trying to service the residents.

Currently, if Elimatta Road and Rowan Street residents want to travel south on Pittwater Road they are obliged to travel the entire length of the very narrow Elimatta Road, having to stop multiple times to allow for traffic coming the other way then turn down Hill Street (where there is a very busy kindergarten at the bottom) and then onto Warriewood Road to reach the traffic lights to be able to gain safe access to Pittwater Road. The alternative (turning right from Jenkins Street or Turimetta Street to travel south on Pittwater road) is difficult and hazardous and residents prefer to avoid this option as it takes forever to get across.

Despite the presence of traffic lights where Warriewood Road joins Pittwater Road, this intersection has become increasingly congested with mounting pressure from continuing development along Warriewood Road and increasing the volume of traffic. More traffic from Elimatta Road as a result of the proposed development will only add to the congestion.

Furthermore for Elimatta Road and Rowan Street residents travelling from the North and wishing to cross Pittwater Road to get to their homes, the options are already dangerous. Turning right across 3 lanes into Turimetta Road is extremely dangerous and I have witnessed innumerable nasty accidents having taken place there. I am sure the Mona Vale Police can attest to the frequency and severity of accidents occurring at that crossing. While turning right on Jenkins Street further down provides better visibility, the subsequent intersection of Jenkins Street with Elimatta Road is also hazardous with parked cars often obscuring vision of cars travelling along Elimatta Road.

To conclude: A development of 10 townhouses with only one carspace per unit will put unsupportable pressure on street parking and vehicular access in Elimatta Road, and indeed also in Rowan Street. Most dwellings of 3-4 bedrooms have at least two cars per household, if not more. The proposed development should accomodate an appropriate number of car spaces per dwelling (3) to avoid overburdening the streets.

2. Safety concerns for pedestrians:

There is no footpath on either side of Elimatta Road and the verges are either uneven or too steep to support foot traffic. As a result, pedestrians are obliged to walk on the road, ducking in between parked cars whenever a car approaches. With reduced parking spaces they will have nowhere to go. With more car traffic from the proposed development, the road will become even more unsafe for pedestrians.

I am concerned that the proposed 10 townhouses will result in even more traffic and pedestrians in the area including families with children children who may need to walk to school or cross Pittwater Road to get to the only bus stop nearby. There is no safe way for pedestrians to cross Pittwater Road to access the bus stop on the East side of Pittwater Road. Too many pedestrians run the gauntlet already and without traffic lights and a pedestrian crossing in the vicinity, there is a heightened risk of fatalities occurring.

3. As mentioned above, the proposal as it stands constitutes, in my opinion, an OVERdevelopment which will impact the amenity and appearance of the existing area.....not to mention threaten the safety of existing and proposed residents.

With respect, I urge you to REJECT this Development Application. A more appropriate development should be considered.

Sincerely,

Jan McJannett