
From: Terry Wooldridge
Sent: 20/11/2025 10:44:53 AM
To: Council Northernbeaches Mailbox
Subject: DA2025/1653

RE: DA2025/1653 67 Elimatta Rd and 19A Rowan St Mona Vale.

We would like to make a submission relating to the above DA.

We live at #72 Elimatta Road, opposite the proposed development and we feel any development on #67 will have a detrimental effect on us.

Our 1st concern is the excessive over development of the combined sites which currently have 2 dwellings but the applicant is proposing a 500% increase to 10 dwellings. We feel 5 quality single dwellings would be more appropriate as per all the nearby properties.

Our 2nd concern is each proposed dwelling **only provides for 1 car parking spot per household**. It is very fair to say households these days have a minimum of 2 cars and often boats on trailers, caravans and/or box trailers as well. This will result in the excess vehicles being parked in the street which is already quite full.

Elimatta Road is very popular with pedestrians and dog walkers who are already forced to walk on the road as there are no footpaths on either side. Any extra parked cars will block off any 'safe havens' for pedestrians to duck into when cars come along the street. Furthermore to exasperate this situation the 67 Elimatta Rd property is on a curve in the road and the extra parked cars, trailers etc. will create a continuous tunnel blocking the driver's view of anyone walking on the road. We ourselves have stopped walking along Elimatta Rd due to personal safety concerns.

Our 3rd concern is the proposed continuous driveway between Elimatta Rd and Rowan St. If this was to proceed it would create a de facto new roadway which people will use as a short cut / rat run. Any development on either sites should remain separate.

Finally we acknowledge the development of #67 was inevitable but not as proposed in this DA. We suggest each residence has double garages as a minimum and a third dedicated parking position.

Terry & Maureen Wooldridge
72 Elimatta Rd Mona Vale 2103.

[REDACTED]