
From: Lee-Anne Andersen
Sent: 24/11/2025 5:00:09 PM
To: Council Northernbeaches Mailbox
Subject: Fw: DA2025/1653 - 67 Elimatta Road & 19A Rowan Street Mona Vale

To whom it may concern

Objection submission to proposed development at 67 Elimatta Road and 19A Rowan Street Mona Vale.

1. The development as proposed does not provide adequate on-site parking, not does the onsite parking comply with Councils parking code. The significant additional traffic that will be generated by the development will further exacerbate the lack of on street parking and create further traffic bottlenecks on both streets and on Elimatta Road in particular due to its narrow width.
2. Two driveways of Elimatta Rd is not permitted under councils parking code
3. The side boundary set back with 69a Elimatta Rd for townhouse R1 is only 740mm is should be 3 metres
4. The side boundary set back with 69a Elimatta Rd for townhouses R3 - R6 should be greater than 4 metres
5. The side boundary set back with 23 Rowan St for townhouses R7-R8 should also be greater than 4 metres
6. The floor space calculation has not been calculated correctly as it includes the access handle area from 19A Rowan St and is therefore overstated and needs to be recalculated
7. Impact on Traffic - The size of the proposed development would impact negatively on traffic circulation on Elimatta Road, Elimatta Rd is a narrow street and if cars are parked on either side of the road, cars cannot pass, one car has to give way to enable passing. In order to manage this problem, no standing signs have been erected on one side of the street along the section of Elimatta Rd between Jenkins St and Hill St.
Both Elimatta Rd and Rowan St have no footpaths. Pedestrians walking along Elimatta Rd have to use essentially only one side of the road due to the steep slope of the land on the western side. This situation is dangerous and will be made worse if the development proceeds.
Due to extensive use of street parking spaces by residents it is difficult for garbage trucks to negotiate and find a place to stop without blocking traffic.
Emergency vehicles especially police cars from the Mona Vale Police Station regularly use Elimatta Road and with the current lack of parking and bottlenecks they battle to get through so added cars and traffic will cause delays to the Police.
The proposed development indicates only one car space per town house plus 3 visitor spaces. It is feasible that this development could house between 40 - 50 residents. Therefore there could be between 30 - 40 additional residents trying to find already scarce parking spaces on Elimatta Rd and Rowan St only adding to the existing congestion.
The number of car parking proposed for the development is totally inadequate and does not comply with councils parking code and needs to be significantly increased.

8. The proposal does not comply with a number of requirements of both the LMR Zoning and the Pittwater LEP 20214

- The number of parking spaces complies with the LMR code however if the council has a parking code, which it does, the council code will prevail. The council code will require 20 car spaces not 10 and 4 visitor spaces not 3 as indicated on the plans
- Two driveways into the development are proposed from Elimatta Rd are proposed. Two driveways are not permitted under council code as it is dangerous, for both cars trying to get in and out and for pedestrians using the nature strip.
- In addition Bertana Cres and Elimatta Rd intersection at 67 Elimatta Rd. The additional traffic that will be generated from the proposed development will only make an already busy intersection more congested.

9. The application has not included a walking plan showing the distance from Mona Vale Town Centre which must be prepared by a surveyor.

10. The bulk of the property is situated outside of the LMR zoning and 67 Elimatta Rd is more than 800 metres walking distance from Mona Vale town centre.

This is not a street or area where 10 x townhouses of 3 stories high should be built.

I therefore request, due to all the above that the Development Application is **not approved**.

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