
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 26/11/2025 6:40:06 AM
To: DA Submission Mailbox
Subject: Online Submission

26/11/2025

MR David Williams
61B Elimatta RD
Mona Vale NSW 2103
[REDACTED]

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

Attention Olivia Rammage Town Planner

I would like to submit an objection to the proposed Development Application DA2025/1653 covering 67 Elimatta Rd and 19A Rowan Street on the basis that the proposed application is not in line with the current Northern Beaches Development Control Plan and will have a significant adverse impact on the local community.

Improper use of State Government Low and Medium Rise Plan (LMR Plan)

The land that is proposed to accommodate 6 of the proposed 10 dwellings does not fall within the LMR zone for Mona Vale. Allowing a developer to effectively expand the LMR zone by including adjacent land sets a very dangerous precedent as it effectively allows a developer to

- Include land far outside the LMR zone into the zone,
- Override existing zoning controls
- Create a loophole that future developers could exploit anywhere in the Northern Beaches.

Lack of Off Street Parking

The Northern Beaches own community profile that is based on the 2021 Census states that more than 54% of households have 2 or more motor vehicles and only 6% of dwellings having no vehicles. With the proposed dwellings having 3 bedrooms it is extremely likely that these residences will have a minimum of 2 vehicles. Based on the Census statistics alone, there will be a minimum of 16 vehicles whereas the DA proposes only one parking spot per garage. With the proposed entrance on Elimatta Road it would be anticipated that the majority of these vehicles would park on the already congested road. The DA should not be approved on the basis that it does not provide off-street parking in accordance with the Northern Beaches Development Control Plan

Traffic Congestion on Elimatta road

The restrictions on turning into the streets off Pittwater Road means that a significant portion of the traffic wishing to access the area between Jenkins Road and Turimetta Road must use Elimatta Road, especially in the afternoon peak where Jenkins Road is the only access. Increasing the number of cars parked on Elimatta Road would only further exacerbate the situation. The congestion has already been recognised by Northern Beaches Council introducing "no standing" on one side of the road.

Garbage Storage and Collection

The DA proposes the use of larger than normal garbage bins, with the bins being collected on Elimatta Rd catering for 6 dwellings. With the number of cars parked on Elimatta Road, emptying of existing bins already requires the garbage trucks to stop in the middle of the road to manoeuvre the bins onto the road. This will be made worse by the need to move 240 litre bins which are three times larger than the bins used by other residences for waste. I am also concerned over the WHS issues of manual handling of these bins.

Conclusion

This development will not contribute to the amenity of future residents and will have a substantial adverse impact on the surrounding area. Based on the above reasons I submit that Council should refuse consent to the entire DA