
From: Sonia Williams
Sent: 25/11/2025 7:02:53 PM
To: Council Northernbeaches Mailbox
Subject: DA 2025/1653 Attention Olivia Rammage Town Planner
Attachments: smime.p7m;

Dear Assessing Officer,

I strongly and without reservation object to the development application listed above.

1.

As a resident of Elimatta Rd for the past 7 years I can attest to the extremely poor traffic and parking conditions that already exist in a very narrow street.

Elimatta Rd has an abundance of dual occupancy homes, subdivided blocks and granny flats. These already existing properties do not have enough off street parking for the residents. According to Northern Beaches Council Community Profile, in 2021 more than 54% of households own a minimum of 2 cars. Whereas the proposed development only provides for 1 parking space per dwelling and only 3 visitor spots! Elimatta Rd already has a serious problem with parking. In the evening and on weekends, Elimatta effectively becomes a one way road with cars having to pull into driveways just to let on coming traffic proceed and then try to proceed themselves. It is often unsafe for pedestrians as drivers cannot see them amongst all the parked cars. This is a very narrow street, originally designed for homes with enough off street parking. We have all complied with the need for increased housing and have watched the building of granny flats and subdivisions increase the traffic and parking needs of our narrow street.

2.

The LMR Multi-dwelling Proposal does not apply to the majority of Elimatta Rd. The proposed dwellings at 67 Elimatta Rd do not fall into the LMR zone!

3. Due to the access restrictions from Pittwater Rd during afternoon peak hours, Jenkins Rd is the only street you can turn right into from Pittwater Rd. The queue to turn right during peak hours is already treacherous enough with the already existing local traffic let alone an addition of at least another 20 cars. An horrific traffic accident occurred at that intersection only weeks ago (16/09/25). A car was t-boned turning right into Jenkins as the traffic on Pittwater Rd had come to a complete stop and cars had left a gap for the driver to turn, unfortunately a car in the curb lane, (invisible to the poor driver), did not stop and plowed into the side of the turning car.

3.

We are already personally impacted by the increased development in Elimatta Rd as we suffer from insufficient and ineffective drainage from the granny flat built immediately above us. Before the granny flat was built storm water was retained on site or discharged through the existing storm water. Now our front yard floods, storm water rushes down the side of our house and our next door neighbour's and slimy seepage continues for days or weeks. I am concerned that the residents adjacent to the proposed development will suffer the same distressing issue.

4.

The proposed height of the new buildings is not at all in line with already existing structures in Elimatta Rd. Whilst I am told that "water views" are not a right I feel very strongly for our neighbours who will lose their water views of over 30 years should you allow this development. The new dwellings are to the north of some homes which have enjoyed warm northern sun for many years. These new tall dwellings could block natural light for the existing homes.

5.

Already there is insufficient space for garbage bins on garbage night due to the prolific number of vehicles parked on the street. How will it be possible to collect the additional bins with the additional 20 cars on the street? The truck themselves barely squeeze through.

6.

Whilst the Northern Beaches has been given the directive to increase its housing density I believe that Elimatta Rd has already done its duty! In just 7 years our home has become surrounded by 2 granny flats and 2 new subdivisions. Surely you cannot approve a development that is so contrary to the needs and over extended situation of a very narrow residential street. When the building of these new homes was proceeding the builders themselves had no where to park. Many times our whole road was closed because concrete was being poured and the truck filled the street. If we needed to drive somewhere that day we had to park our car down in Jenkins or Bertana, no where near our own home even though we have plenty of off street parking. The proposed development is on a very tight bend and I have no idea where the builders and their machinery will fit as there will be NO onsite parking for them.

Please, Elimatta Rd is not the right place for this proposed development. This is our home and we bought here because we wanted a residential street not a high density housing situation. Don't change the ambience of our street. We have been and are continuing to do our duty to increase housing density, however, this development is not suitable for Elimatta Rd.

Sonia Williams

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