
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 28/11/2025 11:15:03 AM
To: DA Submission Mailbox
Subject: Online Submission

28/11/2025

MR Jason Jenkins
25 Rowan Street ST
Mona Vale NSW 2103
[REDACTED]

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

Date: 28 November 2025

Re: Development Application DA2025/1653
Address: Lot 72 Sec A DP 5464 and Lot 103 DP 709505
67 Elimatta Road and 19A Rowan Street, Mona Vale
Description: Demolition of existing structures and construction of multi-dwelling housing, including lot consolidation and strata subdivision

Dear Sir/Madam,

Please find attached our submission regarding the above Development Application.

We wish to formally register our objections to the proposed development. The current plan for ten three-storey townhouses across two combined properties, connected via a through-driveway, is inconsistent with the character of this historically low-density residential area.

Objections

1. Parking and Access

The proposed parking provision is insufficient, both for residents and visitors. Elimatta Road is designed for light traffic; it is narrow and lacks footpaths, making it unsuitable for the additional vehicle movements this development will generate.

Parking along both sides of the road will create a highly hazardous situation for pedestrians and motorists. Existing 'No Parking' signs on road bends already highlight visibility and safety concerns.

The development proposes two driveway access points onto Elimatta Road, with the main access directly opposite Bertana Crescent. This placement increases traffic conflict and further compromises road safety. Additionally, the through-driveway linking Elimatta Road to Rowan Street will channel extra vehicles into Rowan Street, impacting traffic flow and the amenity of neighbouring properties.

The development has one garage per dwelling and 3 visitor spaces for 10 dwellings. The average household has 2-3 vehicles on the Northern Beaches. This overflow concerns us with the risk of access to our driveway, neighbourhood safety and room to place bins.

2. Flooding and Stormwater Risk

The proposal significantly increases impervious surfaces, which will exacerbate stormwater runoff. While the Applicant relies on onsite detention and a single discharge point, no clear assessment has been provided to confirm that Rowan Street's drainage system can safely handle the increased volumes, particularly during severe storm events.

Given the area's history of flooding and overland flow, proceeding with this development would expose neighbouring properties to an unacceptable increase in flood and stormwater hazards.

Conclusion

In conclusion, this development will neither improve the quality of life for future residents nor benefit the surrounding community. It is likely to undermine the established character of Mona Vale's streets, adversely impact neighbouring properties, and reduce existing sightlines and views. For these reasons, we respectfully submit that Council should refuse consent for the entire Development Application.

Yours faithfully,

Jason and Jodie Jenkins