

06.11.2025

Project: **67 Elimatta & 19A Rowan Street, Mona Vale**
Client: **OSC Property Group Pty Ltd**

Design Statement in response to Council Letter titled “Return of Application” and dated 04.11.25

To whom it may concern,

We hereby confirm that the resubmission of the Development application for the proposed development at 67 Elimatta Road and 19A Rowan Street, Mona Vale, has taken into consideration the three matters raised by Council:

- 1) Boundary Identification Survey
 - a. Boundary Identification Survey for all subject lots have been submitted.
 - b. Boundary Identification Survey has been prepared by and signed by a registered surveyor.
 - c. Name and Registration number are shown at the bottom of the title block and the date of the survey is less than 24 months old.
 - d. Survey notes are included in the top left corner where it stipulates that “Boundaries of the site have been identified by Survey”
- 2) Statement of Environmental Effects
 - a. The Statement of Environmental effects include the right information.
 - b. Previous attempt to lodge the application had not ‘ticked’ the subdivision box available and therefore a misunderstanding was created.
 - c. Please also note that under Application Details; Common Application Types, “Subdivision”, then “Strata Title”, we have noted 2 existing lots and 10 proposed lots. We would like to add that the proposed development includes ***Amalgamation of the two existing deposited plan into a single Strata Plan including 10 private strata title lots and common property.***
- 3) Owner’s Consent
 - a. It is our understanding that a Council representative had discussed with the applicant about this and matters are resolved.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours Sincerely



Keith Ma
Director

Nominated NSW Registered Architect 9247
Class 2 Design Practitioner DEP0000589