
From: Letty Wilson
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To: Council Northernbeaches Mailbox
Subject: Submission: DA 2025/1653

Submission Against Proposed Development - DA 2025/1653

Lot 72 Sec A DP 5464 and Lot 103 DP 709505, 67 Elimatta Road and 19A Rowan Street Mona Vale

Submission by Melletta Wilson, owner and resident of 65 Elimatta Road Mona Vale

Attention Olivia Rammage

1.

a. My home is a single level 3 bedroom house with a pleasant outlook, built on a sloping block facing Elimatta Road with a right of way on the southern side servicing two further properties 65A and 65B. Combined on this block are 5 cars.

b. Directly across the road is a driveway to No 74. On this block there are 5 cars. There are a further 6 cars either side belonging to 67 and 63. Total 16 cars.

c. Proposed driveway alongside my already existing right of way has a potential of 30 cars entering anytime day and night, 10 meters from my front door, headlights shining directly into my living area. Creating noise pollution, loss of amenity and loss of quiet enjoyment.

d. Added increase in traffic in an already busy narrow street, used as a rat run by many cars needing to exit south on Pittwater Road via Hill Street and Warriewood Road. Elimatta Road offers parking on both sides, it already creates problems for cars passing, one needing to pull over to allow traffic through, when adding a building site to the mix creates chaos.

e. There are no suitable safe pathways for pedestrians, having to walk on the road which is dangerous.

f. Vehicles exiting Bertana Crescent into Elimatta Rd intersect directly in front of 67 Elimatta Rd close to proposed entry to development.

g. There are 2 driveways into the development creating further danger to vehicles exiting and pedestrians

h. Access by vehicles during such a construction will further impede traffic flow and increase street parking

i. Increase in waste bins, possibility of 30 will also create further problems for waste removal

2.

a. A recent Community gathering opposing the development has revealed that the following items do not comply with the current LEP

b. The councils parking codes

The setback from Townhouse R2

The setback R3-R6

The floor space calculations

No walking plan with regard to the distance to Mona Vale to centre

3.

The scale, bulk and visual impact of 3 storey buildings will alter the current character of the surroundings, there are no other of such height and bulk in the area

The original suggestion of 2, 8.5 meter duplex buildings on 67 Elimatta Road are more in keeping with the area

Town planning, I believe is the process of managing and development to create sustainable equitable and efficient management for the whole community

Believing this I hope the council will reject this very large, bulky, disproportionate, imposing development which overshadows the quiet amenity and enjoyment of this area and which offers nothing but anxiety to the existing community that surrounds it

PLEASE REJECT DA 2025/1653

Regards

Melletta Wilson

65 Elimatta Road Mona Vale



