
From: karen mulligan
Sent: 25/11/2025 6:17:06 PM
To: Council Northernbeaches Mailbox
Subject: DA 2025/1653 Attention; Olivia Rammage Town Planner A Submission
Attachments: NB Council Objection report - MULLIGAN.pdf;

Hello Olivia,

Please find attached our submission for DA2025/1653 for 67 Eilimatta Road and 19A Rowan Street Mona Vale.

Yours sincerely,

Bill and Karen Mulligan

FROM : William and Karen Mulligan

21 Rowan Street Mona Vale

TO: Olivia Ramage

Northern Beaches Council – 1 Park Street Mona Vale

SUBMISSION OBJECTION TO DA2025/1653

DA 2025/1653

67 Elimatta Road and 19A Rowan Street Mona Vale

We are the residents of 21 Rowan Street Mona Vale the adjoining home to the new proposed development listed above.

I am writing to formally object to the above application on the grounds that the proposal represents overdevelopment of the site and would result in significant negative impacts on us, the neighbours, the community and the environment.

The proposed development is out of keeping with the established character of the area. The scale and density exceed what is appropriate for the plot and would create a visually dominant and intrusive structure.

It significantly impacts our privacy, including noise and intrusive consistent headlights to our home in particular our living areas. The overlooking from upper-storey windows will impact our privacy.

The maps show that all of 67 Elimatta Road is not located within the LMR zone and is in excess of 800 metres walking distance from Mona Vale Town Centre.

19A Rowan Street is a battle axe lot and only part of the driveway access to Rowan Street is within the zone however the driveway frontage is within the 800 metres walking distance to Mona Vale Town Centre.

We are concerned that amalgamating these 2 lots, one of which is not in the 800 metres will this set a precedence for future developments.

If this development is approved it could allow for other developers to consolidate properties far beyond the intended distance to the town centre.

TRAFFIC SAFETY AND VEHICLE/MOTOR BIKE DELIVERIES

There will be 2 driveways side by side 19A Rowan Street and 21 Rowan Street (our property) and with such increased traffic this will be extremely dangerous vision for all vehicles going in and out.

This development has a huge impact on us as all the traffic exiting the development will be driving pass our home (48 metres of our boundary) of which our living areas face the driveway.

We are fearful that most deliveries eg (couriers, uber eats) will be on motorbikes and will not adhere to the one-way direction therefore continuous traffic going the wrong way/or parking in our driveway this happens now with only 1 residential property we cannot imagine what will happen when there is 10 (4 bedroom) properties with approximately 40-50 people to accommodate.

The width of the driveway is approximately 4.5 metres it is proposed to be one way with no passing bay, and the length of the driveway is 48 metres to the rear of our property.

We fear that the driveway will become a thoroughfare by foot, bikes and this will be dangerous for pedestrians as there will be so much traffic coming from 10 townhouses and including local residents using it as a shortcut from Elimatta Road to Rowan Street and into Mona Vale Town Centre.

This will generate headlights glare into our living areas during evening hours.

The Rowan Street exit is a driveway only with no curb therefore garbage bins will be placed in front of 19 and 21 Rowan Street this will create further danger with residents exiting their cars to move bins to exit their driveway. A very unsafe situation.

There are already 6 battle-axe driveways on the south side of Rowan Street which affects the street parking and garbage collection.

PARKING FOR ROWAN STREET AND CONGESTION

The development has 1 garage per dwelling and 3 visitor spaces for 10 dwellings, this is inadequate and will create the overflow of parking into Rowan Street.

We fear we will not be able to access our driveway with so much congestion.

The design sends all traffic out onto Rowan Street which will intensely increase traffic into a residential road which has no footpaths for pedestrians it will reduce kerbside parking availability which is already congested.

We would like to see the Rowan Street access PEDESTRIAN-ONLY.

CONCLUSION

This development will hugely impact the privacy to our home.

At present we have one home with 2 cars using the proposed driveway. The development potentially could have 20-30 resident cars and numerous delivery vehicles.

We feel that the driveway will also be used as a thoroughfare for children with E-bikes, pushbikes, skateboards and a playground in general.

The increased noise impact to our daily living will be detrimental to our health.

As lifetime residents of Mona Vale and longtime residents of Rowan Street this overdevelopment will impact the landscape to our area and the outlook from our living area.

This development places an unreasonable burden on us and all Rowan Street residents.

We respectfully request that the council refuse this DA2025/1653.

Yours sincerely

Karen and William Mulligan

21 Rowan Street Mona Vale 2103 NSW