
From: [REDACTED]
Sent: 26/11/2025 11:34:45 AM
To: Council Northernbeaches Mailbox
Subject: SUBMISSION DA2025/1653 - ATT: OLIVIA RAMAGE
Attachments: SUBMISSION.docx;

Please see attached submission .

Application no. 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 works and construction of multi-dwelling
housing, lot consolidation and strata subdivision
Attention: Olivia Ramage

Please find attached submission against the above DA.
We request confirmation of receipt and would appreciate
being informed of the outcome.

We wish to express our many objections to the above proposed development. We had always envisaged that this property would eventually be developed with say two, two storey houses on the subdivided property, not as is proposed with ten, three storey townhouses on two properties being conjoined by a through driveway, in a previously purely residential area.

Our objections are as follows:

PARKING AND EXITS

The number of parking spaces per townhouse is inadequate, as is the number of visitors parking. Elimatta Road was originally built for horse and carriage access not a busy main thoroughfare. This road also does not have footpaths and is very narrow.

The amount of cars parked either side will be an absolutely dangerous situation for both pedestrians and motorists, let alone access for emergency vehicles and garbage trucks, couriers etc. There are already No Parking signs installed on bends due to vision problems on this road. The development also has two access driveway points on the plan to Elimatta Road, the main one being directly opposite Bertana Crescent. The through driveway will cause extra traffic in Rowan Street also.

A walking plan showing the distance from Mona Vale Town Centre has not been included. Is this proposed development totally within the correct zoning.

There appears to be improper use of LMR Legislation and this could cause risk of precedents in the future.

HEIGHT OF BUILDINGS, OVERSHADOWING AND PRIVACY

The proposed excessive height of these townhouses is 9.5 metres which will cause a total overshadowing situation to our property, with both morning and afternoon overshadowing being experienced.

We will also experience being overlooked by 35 windows and 10 sliding doors from six townhouses, resulting in total lack of privacy and amenity of life. No mention has been made as to whether adequate privacy fencing will be installed.

There appear to be other non-compliances within the plan relating to setbacks to boundaries of adjoining properties.

DRAINAGE/STORMWATER

Our main concern during and after construction of these proposed excessive dwellings is the overflow/stormwater run off which occurs due to the nature of the property. Has this been adequately addressed with retention tanks for each dwelling etc. and adequate access to the existing community stormwater system which is at capacity and inadequate to cope with the increased paved areas and roof areas of 10 dwellings.

We have experienced flooding to our property during extreme rain systems in the past due to overflow from 67 Elimatta Road, despite considerable attempts by ourselves to alleviate the problem. **(See attachment)** With the areas well known flooding and overland flow issues, allowing this DA to proceed would expose us, as nearest adjoining downhill residents, and neighbouring residents to significantly increased and unacceptable risks of flooding.

In conclusion we believe this proposed development is way above the capacity of this residential area to cope with in regard to so many important aspects as noted by ourselves and many concerned neighbours.

John and Jillian FAUL

65B Elimatta Road, MONA VALE 2103

Email: [REDACTED]

