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25/11/2025

MS Charito Cruzado
19 - 19 Rowan Street ST
MONA VALE NSW 2103
[REDACTED]

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

OBJECTION LETTER - DA2025/1653

To:
Northern Beaches Council
Development Assessments
Re: Objection to Development Application DA2025/1653
Address: 67 Ellimatta Road, Mona Vale & 19A Rowan Street, Mona Vale
Submitted by: Charito Cruzado, Resident of 19 Rowan Street, Mona Vale (directly adjoining property)

Dear Assessment Officer,

I am writing to lodge a formal objection to DA2025/1653, proposing the construction of 10 x four-bedroom townhouses across an amalgamated site incorporating 67 Ellimatta Road and 19A Rowan Street, Mona Vale. As the owner and full-time resident of 19 Rowan Street, my home shares its boundary directly with the 4.5-metre wide driveway that will service all 10 townhouses.

I will be directly and significantly affected by multiple impacts arising from this development - far beyond what is reasonable or consistent with the surrounding low-density character of Rowan Street. My concerns relate primarily to:

- Traffic and parking impacts
- Overdevelopment and inconsistency with the street's established character
- Safety issues arising from the 4.5 m wide driveway
- Lack of pedestrian safety, garbage storage and mail facilities
- Severe privacy impacts, especially because my main living areas are at the rear and directly face two of the proposed townhouses

Below is my detailed submission.

1. Overdevelopment & Inconsistency With Neighbourhood Character

Rowan Street is currently a low-density residential street, with single dwellings on individual blocks. The introduction of 10 four-bedroom townhouses on an amalgamated site represents a dramatic intensification that is inconsistent with:

- The existing built form, scale, rhythm, and setbacks of Rowan Street

- The well-established detached dwelling character

The bulk, density, and site coverage proposed are far beyond the prevailing pattern. This is not gentle infill - it is a transformation of the street's character.

2. Traffic & Parking Impacts

Each townhouse contains four bedrooms, yet the proposal provides only one car space per dwelling and 3 visitor car spaces.

This is functionally unworkable. A 4-bedroom townhouse will realistically generate 2-3 cars per household, resulting in:

- Overflow parking on an already narrow Ellimatta Street and Rowan Street
- Congestion at peak times
- Reduced safety for pedestrians and residents
- Loss of visitor parking availability

There is no provision for adequate off-street parking within the development, nor any meaningful assessment of the resulting overflow impacts on surrounding streets. The Traffic Report notes on the crash history section that only four accidents at the corner of Jenkins Street and Pittwater Road, yet it fails to analyse other nearby intersections that are directly relevant to this development - including Rowan Street and Pittwater Road, and Turimetta Street and Pittwater Road. The latter, in particular, is well-known locally as an accident-prone area. The omission of these critical intersections significantly undermines the reliability of the traffic safety assessment.

3. Unsafe 4.5 m Driveway - Inadequate for Two-Way Vehicle Movement

The proposal relies on a single 4.5-metre wide driveway to serve as the exit point for all 10 townhouses.

A 4.5 m width driveway:

- Acceptably fits one vehicle comfortably
- Does not safely accommodate two-way movement
- Provides no passing bays
- Presents a significant conflict point for cars entering and exiting

There is also no mechanism to control one-way flow, no signalling, and no physical room for a vehicle to pull aside if another is approaching.

This raises the following unresolved safety hazards:

- Cars backing into Rowan Street to let other cars exit
- Cars queuing on the street
- Vehicles reversing long distances back down the driveway
- Noise and light spill directly adjacent to my home at 19 Rowan Street

4. Driveway Link Between Ellimatta Road & Rowan Street Creates a New Through-Route

By linking 67 Ellimatta Road to 19A Rowan Street, the development unintentionally creates a vehicle shortcut through the site.

This means:

- Vehicles not associated with the townhouses may begin using it
- Traffic volumes will consequently increase beyond what is accounted for in the proposal.
- Rowan Street which currently services only single dwellings will receive additional, unintended traffic volumes
- Safety for children, cyclists, and pedestrians is reduced

This is unsatisfactory in a street of single dwellings and it increases traffic for the entire neighbourhood, not just within the development.

5. Garbage Bin Storage Impeding Pedestrian Access and Creating Visual Nuisance. Location

of proposed mailboxes for the townhouses is unknown.

The proposed location of the garbage bin storage area is unsuitable. As currently shown on the plans, the bin storage area:

- impedes the already limited pedestrian access space,
- is positioned directly beside my front boundary fence, and
- creates a significant visual intrusion from my lounge room and bedroom windows which both face this boundary.

This means that the daily view from my lounge room and my bedroom will be multiple garbage bins belonging to Townhouses 7-10. If these bins indeed service Townhouses 7 to 10, then they should be stored in front of those townhouses, not beside my home's boundary.

Locating garbage bins beside my fence:

- reduces amenity for residents of proposed Townhouse 7 -10
- creates odour and hygiene issues,
- negatively impacts visual outlook,
- increases noise during bin movements and collection,
- further constricts the unsafe pedestrian access along the driveway

Furthermore, there is no street frontage at the end of the battleaxe driveway serving 19A Rowan Street. This raises a critical practical issue: where will the garbage bins for Townhouses 7-10 be placed on collection days, given they must be brought to the street for pickup but have no direct street access?

I attach an extract from page 20 of the waste management plan prepared by Elephants Foot.

Also, there is ****no visible mailbox location**** for the proposed townhouses ie. It does not specify where mailboxes will be located.

- Ten grouped mailboxes require clear, safe pedestrian access.
- With no footpath and a narrow driveway, residents would be forced to stand in the path of vehicles to access their mail and deliveries.

This further highlights the inadequate layout and lack of pedestrian consideration.

As the immediate neighbour at 19 Rowan Street, I already receive incorrect mail and parcel deliveries intended for 19A. With four new townhouses added behind me, this problem will significantly worsen. As the driveway is a battleaxe, it is also not clear how Australia post personnel will deliver mail and/or packages, how and where tradespeople will park or where building construction materials will be delivered to.

None of these essential operational matters appear to have been addressed, yet they directly affect the amenity and safety of neighbouring residents.

6. Privacy, Psychological and Lifestyle Impacts:

As the adjoining resident at 19 Rowan Street, my privacy will be significantly compromised. Though my home is two storeys, primary living areas, my backyard and swimming pool are located at the rear, directly facing two of the proposed townhouses.

As someone who has lived next to a single-dwelling lot for many years, the shift to being overlooked by multiple multi-level dwellings is more than a technical impact-it affects:

- my comfort and sense of security
- how my family uses our garden
- our ability to entertain outdoors
- the overall quiet amenity of our home

These are immediate, daily, lived impacts that cannot be "screened" away by small

landscaping measures.

6.1 Direct Overlooking Into My Home

Upper-level windows and balconies from the two adjacent townhouses will look directly into:

- the rear living room, kitchen and dining area
- the backyard and swimming pool
- our outdoor entertaining area

This affects the daily private activities of my family and results in unacceptable visual intrusion.

6.2 Impact on Use of Outdoor Areas

My backyard - used daily by myself and family - will become fully visible from the upper storeys of the new townhouses. The sense of being observed is both intrusive and distressing.

At present, I maintain a 4-metre-high Viburnum hedge to ensure that my backyard and living spaces are not visible from 19A Rowan Street, which is currently a single-level dwelling. I had investigated making the Viburnum hedge taller than 4 metres but landscaping people advised that any higher than 4 metres would be dangerous for myself and their staff to maintain, not to mention expensive as cherry pickers would have to be deployed to trim the top of the hedge. The proposed two-storey townhouses would overlook my property even with this screening in place. If adequate privacy measures cannot be incorporated without compromising the development's design or functionality, then the DA should be refused on the basis of unacceptable privacy impacts.

Conclusion

As one of the immediate neighbours most directly impacted, I respectfully ask Northern Beaches Council to refuse DA2025/1653 in its current form.

The proposal will negatively and permanently affect my home life through:

- unsafe driveway design beside my boundary
- excessive traffic and noise
- significant overflow parking on Rowan street
- loss of privacy
- inadequate waste and service planning.

I urge Council to ensure that any future development on this site respects the safety, amenity, and privacy of its neighbours.

Thank you for considering my submission.

Yours sincerely,
Charito Cruzado
19 Rowan Street
Mona Vale NSW 2103