

29.10.2025

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

Design Verification Statement

To whom it may concern,

We hereby confirm that the proposed development at 67 Elimatta Road and 19A Rowan Street, Mona Vale, comprising ten townhouses across the amalgamated site, has been designed in accordance with the Low and Mid-Rise Housing Policy under the State Environmental Planning Policy (Housing) 2021.

The proposal satisfies the non-discretionary development standards applicable to multi-dwelling housing, including compliance with the minimum lot size and lot width requirements, as well as remaining within the maximum permissible floor space ratio and building height limits. In addition, the proposal provides a minimum of one car parking space per dwelling.

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