
From: [REDACTED]
Sent: 23/11/2025 3:53:52 PM
To: Council Northernbeaches Mailbox
Subject: DA 2025/1653 Attn: Olivia Rammage Town Planner
Attachments: Submission to Council re development DA2025 1653.docx;

Please find attached Objections Submission re Proposed development at 67 Elimatta Rd and 19A Rowan St Mona Vale – **DA 2025/1653**

Regards
Louise & Bruce McCready
57A Elimatta Rd
Mona Vale
[REDACTED]

Objection submission to proposed development at 67 Elimatta Rd and 19A Rowan St Mona Vale DA 2025/1653.

Objections:

1. Is the development site situated within the LMR Mona Vale Town Centre zone?

The Mona Vale Town Centre LMR plans were issued by the NSW Government on 28 February 2025.

The LMR plan indicates that only approx 50% of the access handle (driveway) from 19A Rowan St is shown as being within the LMR zoned land with the bulk of the development site being outside of the LMR zoned land.

Using the measuring tool on the LMR website, it appears the development site from the Elimatta Rd frontage is more than 800 metres walking distance from the Mona Vale Town Centre as specified in the LMR zoning requirements.

These two issues are fundamental in determining how the DA can be assessed and what planning rules apply and would set a precedent for the State if the DA is approved where land which is outside LMR zonings can be developed with only a portion of the land needing to be within the LMR zoned land rather than the whole of the land being zoned for development being within the LMR zoned land. This would not appear to be a logical outcome.

2. Negative impact on traffic in the area

Elimatta Rd is a narrow street with no concrete footpaths. When cars are parked on both sides of the street, cars cannot pass, one car must pull aside and give way to the oncoming car. Some sections of Elimatta Rd have No Standing signs to attempt to manage this problem. There are often bottlenecks on the road and the garbage trucks already have difficulty with the number of parked cars on this narrow street. Pedestrians also navigate around cars and walk on the street in places as there is not always a verge to walk on.

Rowan street, albeit wider, also does not have concrete footpaths.

The increased traffic and on street parking from the proposed development (if approved) will make an already dangerous and congested situation worse.

Additionally, Bertana Rd intersects with Elimatta Rd at the proposed development site. This intersection is already busy (and dangerous) as many cars use Bertana Rd to cut through to/from Warriewood and Mona Vale Rd. Similarly, Jenkins Rd, Rowan St and Turimetta St are already busy servicing the current volume of traffic exiting onto Pittwater Rd.

3. Non-compliance with LMR Zoning and the Pittwater LEP 2014

The following non-compliance issues have been identified from the plans.

1. The number of parking spaces complies with the LMR code however the council code requires 20 car spaces not 10 (and 4 visitor spaces, not 3).
2. The two driveways proposed on Elimatta Rd are not permitted under the council code as it is dangerous for cars getting in and out as well as pedestrians.
3. The boundary setbacks from Townhouses shared with 69A Elimatta Road do not comply with setback standards, they need to be larger.
4. The driveway from Rowan St cannot be included in the floor space.

For these reasons we request that this DA in its present form not be approved.

Louise & Bruce McCready

57a Elimatta Rd

Mona Vale NSW 2103

Louise's email: [REDACTED]

Louise's mobile: [REDACTED]