

From: [REDACTED]
Subject: FW: Proposed Development - DA 2025/0447 - 32 Golf Avenue Mona Vale NSW 2103
Date: Tuesday, 20 May 2025 4:02:32 PM

From: [REDACTED]
Sent: Friday, May 16, 2025 3:53 PM
To: Mandeep Singh
Subject: Proposed Development - DA 2025/0447 - 32 Golf Avenue Mona Vale NSW 2103
Dear Mr Singh,

I refer to an email sent to yourself and State Planning Minister, Paul Scully, by Calvin Fawley on or about 11 May 2025, objecting to the abovementioned DA.

I am writing to endorse the comments provided by Calvin & reiterate the following:

- The proposed four-storey development will target wealthy individual homeowners and/or investors. The general target market for the Low to Medium housing reforms will not benefit from the proposed development with prices of units likely to commence at a minimum of \$4.0m.
- Approval of the DA will no doubt be a forerunner to further expansion in the precinct under State Government property reforms. Such development will exacerbate already inadequate street parking, specifically in this instance in Golf Avenue, and place a strain upon limited transport services. The Northern Beaches does not benefit from a rapid transport hub (ie. train line), which is a critical factor when considering a significant increase in housing capacity.

I am certainly not opposed to development, which increases affordable housing supply and potentially has a positive impact on addressing the high cost of residential property in the Sydney metropolitan area. In recent years my son & his young family have moved to Brisbane, having been forced out of the Sydney market.

I urge you to intervene in this case and ensure that the government's housing reforms are delivering outcomes that are fair, balanced, and genuinely in the public interest. The proposed development, and potentially those of a similar nature, only serve to benefit opportunistic developers.

In closing, the proposed development will create community resentment, loss of local character, and a precedent that invites further overdevelopment across Mona Vale.

I look forward to receiving your response in due course.

Regards,

Bob McNamara

1/34-36 Golf Avenue Mona Vale NSW 2103

