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To: DA Submission Mailbox
Subject: Online Submission

29/05/2025

MR Timothy Crowley
8 / 34 - 36 Golf AVE
Mona Vale NSW
[REDACTED]

RE: DA2025/0447 - 2 / 32 Golf Avenue MONA VALE NSW 2103

I write to formally object to the proposed development at [insert address of development], as outlined in Development Application [insert DA number if known]. As a resident of the Northern Beaches community, I am deeply concerned about the short- and long-term implications of this proposal.

The proposal for a multi-unit luxury development is fundamentally inconsistent with the established character and planning objectives of this area. The Northern Beaches, and particularly this locality, is defined by its coastal village atmosphere - a low-density environment that promotes community cohesion, environmental sensitivity, and lifestyle amenity. The scale, design, and intended use of the proposed development are entirely at odds with this character.

Key grounds for objection are as follows:

1. Inconsistency with Local Character and Village Feel

The proposed development does not align with the prevailing built form or character of the area. Introducing high-density, luxury units into a predominantly low-rise, village-style precinct sets an inappropriate precedent for future developments and undermines long-standing planning principles that protect the area's unique identity.

2. Traffic and Congestion Impacts

The area already suffers from notable traffic congestion, particularly during peak hours and weekends. This development, with its scale and density, will inevitably exacerbate these conditions. The cumulative impact of additional vehicles, service deliveries, and construction-related activity is not adequately addressed in the application and raises serious concerns about pedestrian and traffic safety.

3. Undermining of Affordable Housing Objectives

The proposed development fails to align with the objectives of increasing affordable and diverse housing options in the area. Rather than supporting inclusivity or housing accessibility, the proposal advances a high-end, market-driven model that is inconsistent with both State and Local Government strategies aimed at improving housing affordability. Notably, the inclusion of features such as a communal wine cellar, complete with dedicated wine fridges for each residence, and a proposed rooftop swimming pool highlights the luxury nature of this development and underscores its misalignment with the principles of equitable urban planning. These elements do not reflect any genuine effort to provide affordable or diverse

housing opportunities. Permitting this development would run counter to public policy priorities and would further exacerbate housing inequality in the Northern Beaches area. It sets a concerning precedent that risks sidelining affordability goals in favour of exclusivity and profit-driven interests.

4. Amenity Impacts on Adjoining Properties

The proposed rooftop pool and outdoor entertainment area pose significant concerns regarding noise and visual privacy. Additionally, the development's height and positioning would create overshadowing impacts on adjacent properties, particularly in the morning and late afternoon, adversely affecting the enjoyment and amenity of those residences.

5. Precedent for Future Overdevelopment

Approval of this DA would likely create an undesirable precedent for similar developments in the locality, encouraging overdevelopment that erodes the existing planning controls. This would place increasing pressure on infrastructure, services, and environmental assets, including green spaces and coastal ecosystems.

Considering the above, I urge Council to reject the proposed development and to uphold the planning instruments and community values that have long defined the Northern Beaches.

I respectfully request that I be kept informed of any future proceedings or hearings regarding this matter and that my objection be recorded as part of the formal public submissions.