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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 28/05/2025 4:31:48 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

28/05/2025

MS Julie Gee  
11 / 34 - 36 Golf AVE  
Mona Vale NSW 2103  
[REDACTED]

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

I am opposed to Development Application DA2591806 which proposes a four-storey apartment block of 11 dwellings at 32 Golf Avenue Mona Vale. The proposal has the potential to set a dangerous precedent for an over scale development with no benefit to the community. The original proposal of two storeys and six dwellings was in keeping with the streetscape and the height of the surrounding buildings. The additional five dwellings will increase the height to 4 storeys, and they will be located at the highest point in the street, towering over the surrounding two storey dwellings. The proposal will result in overshadowing as shown in the DA drawings and loss of privacy for those living adjacent to it.

Golf Ave is already impacted by traffic and parking pressures from the nearby golf course, Mona Social, the playing fields in Kitchener Park as well as people seeking unrestricted all-day parking to go to the beach, catch the B-Line or for their jobs in the Mona Vale town centre. Furthermore, during most of Sunday and Monday the footpaths of the street are blocked by garbage bins, meaning pedestrians, including those with prams or the elderly in mobility scooters must navigate onto the road, which is very unsafe.

I am aware that the proposed increase in the development scale is to take advantage of recent NSW planning reforms that allow mid-rise housing near town centres. While I support the intent of those changes to address the housing crisis and deliver more affordable housing, this proposal does not do that. The 11 dwellings are clearly not affordable - they are targeted at wealthy downsizers, not key workers, young families, or first-home buyers. Apartments range in price from \$4m to \$9m. This proposal offers no public benefit and no affordable housing component. Clearly this will only benefit the developers who had had the good fortune of the planning laws changing so they can make an even more substantial profit. If this development is approved, it will set a dangerous precedent. Mona Vale will face a wave of similar proposals, changing the character of our community forever with no additional infrastructure being delivered to support high-density growth. This is not thoughtful growth, rather it is developer-led profiteering.