

From:



Subject:

FW: Urgent: Help Us Stop Overdevelopment in Mona Vale

Date:

Tuesday, 20 May 2025 3:05:41 PM

From: Lorraine Barnes

Sent: Friday, May 16, 2025 4:06 PM

To: Mandeep Singh

Subject: Fwd: Urgent: Help Us Stop Overdevelopment in Mona Vale

Dear Mr Singh,

>

> I'm writing to you as a concerned resident of Mona Vale regarding Development Application DA2025/0447 at 32 Golf Avenue Mona Vale.

>

> There is currently DA2024/0190 for this address, which was approved in August 2024 but the developer it seems has delayed any works thus far as he has now lodged this new application taking the height of the building from 2 to over 4 stories now, with an outdoor area and a swimming pool on the roof.

>

> This development takes advantage of recent NSW planning reforms that allow mid rise housing near town centres.

>

> While we support the intent of those changes to deliver more affordable housing, this proposal fails that test.

>

>

> It is clearly designed for

> high end buyers and wealthy retirees, not those in genuine need of affordable homes.

> The developer has waited to take advantage of this new legislation.

>

> Even more concerning is the location: a cul-de-sac surrounded by two-storey town houses and apartments which is already medium density and has already been impacted by traffic and parking pressures from the nearby golf course and Mona Social and parking for the B1 bus line.

>

> Not to mention the influx in summer of people parking to go to the beach.

>

> Our roads are congested, public transport is limited, and no

> additional infrastructure is being delivered to support higher density growth.

>

> 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.

>

> This is not thoughtful growth, this is developer led overreach.

>

> The development is very close to the boundaries of adjoining properties which will lose almost all of their daily sunlight. Excavation is likely to cause structural issues with those properties.

> The latest amendment with the addition of the swimming pool on the roof, is a further incentive to influence wealthier buyers and has logistical structural and practical problems.

>

> There are two basement levels of parking but at least 5 of the garages can only be accessed by 1 vehicle lift to enter and exit the lower level.

>

> This has to be rejected as it poses a problem within the property itself of congestion to enter and exit and could become a safety issue in an emergency.

>

> We need your help to stop this development.

>

> As our elected representative, we are calling on you to:

> - Take a public stand against this DA and oppose its approval

> - Raise the issue in Council as an example of flawed planning policy execution

> - Advocate for better protections for communities like Mona Vale

> - Push for infrastructure upgrades before density increases are considered.

>

> We know you care about our community and want to see planning that reflects the needs of the people-not just the interests of

> developers.

>

> This is your opportunity to stand with us and help preserve the character and liveability of Mona Vale.

>

> Kind regards

>

> Lorraine and Lance Barnes

> 13/34-36 Golf Ave Mona Vale

>

> Sent from my iPhone