

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 3/06/2025 7:12:39 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

03/06/2025

MR Gregory Hough  
10 / 24 - 26 Golf AVE  
Mona Vale NSW 2103  
[REDACTED]

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

The proposed development represents a complete overdevelopment of the site it is out of character with the surrounding development and will have an adverse impact on both the streetscape & adjoining properties.

The non-compliances with The Apartment Design Guide is significant in relation to both the proposed setbacks to 34 Golf Ave & inadequate solar access.

The non-compliance with the required visitor parking is also of concern given the heavy reliance on street parking that already exists for users of the B1, golf course & beach. It is highly unlikely the two (2) proposed visitor parking spots will even be used as they are located on the lower level basement & only accessed by a car lift.

The height of the entry structure located within the setback increases the bulk of the development & also out of character with area & adjoining properties. There are no such similar structures within the street.

I would ask that Council considers the issues I have raised & ensure that any development approved on the site fully complies with all relevant planning requirements applicable to the site as any variations granted by Council will impact the adjoining properties & streetscape. It will also determine planning variations sort by future developments on the Northern Beaches.