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05/06/2020

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**RE: DA2020/0455 - 50 - 52 Golf Avenue MONA VALE NSW 2103**

RE: DA2020/0455 50-52 Golf Avenue Mona Vale NSW 2013

Taking all aspects of the development proposal into account I would like to submit that the breaches of planning controls are unnecessary and unwarranted owing to the adverse impacts on adjoining properties.

In a nutshell a two/three-storey development with 14 apartments is denser than allowed under Clause 4.5A of PLEP2014. In fact, precisely 12.7 dwellings would be allowed on the 2,548.7sqm site. Why not reduce the number of apartments to 12? And allow for more garden or more spacious dwellings?

With regard to height restrictions, the third level of the rear building should be removed in order to ensure the amenity of the existing surrounding properties with regard to shading, privacy and outlook. Aside from supporting concerns raised by residents/owners in the adjoining property, No 48 Golf Avenue, I would like to raise concerns as an owner in our building, 44-46 Golf Avenue. Our complex includes ten apartments at the rear of the property with views toward the ocean which will be impacted by the development. Adhering to the building code with regard to building height will ensure the new development, owned by a large company, has less impact on others.

Having lived in the street for nearly 20 years I believe there will also be an adverse impact with regard to traffic and on-street parking.

A forward-looking Council will not override the needs of our community for the economic gain of developers and might seek instead to encourage compliance with existing regulations. Better still, to seek even more progressive and sustainable developments to protect and enhance both the natural and developed environment. Yes, it is a balancing act, but one we should be able to handle more sensitively into the future.

Yours sincerely  
Fiona Connolly