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**Sent:** 4/06/2020 11:11:49 PM  
**Subject:** DA Submission - 50-52 Golf Ave, Mona Vale  
**Attachments:** Golf Ave Letter Submission.docx;

Hi there,

Please see the attached letter regarding a DA which was recently lodged with council.

Thanks, Ben

4/06/20

2/48 Golf Ave,  
Mona Vale NSW 2103

To Whom It May Concern,

My wife and I have received the notification for the proposed development of 50-52 Golf Avenue and have provided a letter in response.

We are based in the neighbouring block at 48 Golf Avenue and are very concerned about the impact this proposal will have on our unit, our communal block and local community as a whole. There are several issues we'd like to raise for council to consider.

#### Building Height

The SEE argues that the third storey on the Northwestern Side of the block will have minimal impact on the loss of views or loss of solar access for adjoining properties. This is clearly not the case when reviewing the shadow diagram plans. The DCP states that the purpose of the control is to ensure that *development does not adversely impact upon adjoining residential development. (En, S)*. The aim should be thoughtful and considered integration of the proposed development into the community not reckless disregard for the DCP Controls or their objectives. The deviation of the proposal from Council's controls will result in a significant loss of amenity for our block and quality of life through overshadowing of the northern aspect of our block. This serves as our communal area for entertaining and includes the communal clothesline which allows residents of the block to dry their laundry. We're concerned that this proposal has exceeded the maximum height permitted by Council's planning controls in order to add a third storey which otherwise would not be permissible. It is the impact of this noncompliance through overshadowing which we fear will most impact the amenity of our communal area in direct defiance of the stated objectives of the planning controls. The third storey should be removed so as to ensure that the development does not result in excessive bulk and density which will cause significant overshadowing of the adjoining properties and cause further issues with overlooking of the neighbouring units.

#### Privacy

Our unit is located on the first floor of the building and as such we are quite worried about the design for privacy in the location and sizes of windows permitted along the Western Elevation. Notably the living room and outlook of bedroom 1 in UNIT A-1.02 are facing at direct juxtapositions to unit 1 and 8's balconies. Regardless of the building separation we would like to see a greater display of providing screening and consideration for the private open spaces of those units which will be most exposed as a result of this development. The SEE refers to the Pre-DA minutes with Council in which this very point was raised as Item 4 in the SEE. While the proposal has made some amendments to the plan there is clearly still an issue of privacy and overlooking issues.

## Loss of Views

Located on the first floor and in the middle of the block we will experience significant loss of views towards the ocean as a result of the proposed current design. The desired outcomes for new developments as dictated by the DCP is for the reasonable sharing of views amongst dwellings. The controls are in place to ensure that all new development is to be designed to achieve this. Our concern is the raised roof height on the front two second storey units will cut further into the loss of views that which might otherwise have been maintained. The only purpose that the raised roof heights serve is as a '*feature*' for said units and in doing further erodes any possible remaining view that which we might otherwise be able to continue to enjoy. Further, the loss of these views will no doubt have a negative impact on the value of the unit we recently purchased as our first home. The desired outcome would be in line with the DCP in that the design be amended so as to maximize visual access through the rear of the roof feature and front façade so as to preserve some of the view currently enjoyed from the first floor units while still maintaining a well-designed external façade to the streetscape.

## Landscaping

There has been no consideration given to the provision of a communal open space which would greatly improve the quality of residential amenity. This is a key control within the landscape requirements as laid out in the DCP and was also raised in the Pre-DA but was not addressed at all in the SEE or plans. In fact, the DCP states that a communal area must be provided for proposals for residential flat buildings for the purpose of children's play. Considering that the proposal consists of 13 x 3-bedroom units and 1 x 4-bedroom unit; it can be safely assumed that the future potential residents will mostly likely be young families with children. The proposal has disregarded the controls that apply to the landscape area design due to the excessive bulk and density of the buildings.

## Conclusion

In conclusion, there are a few key and very critical design aspects of this proposal which are in direct contravention with the Council's DCP and DFC. If these are not addressed, then the impact will be a significant loss of amenity for our unit and our block's communal space. We ask that Council address the excessive bulk of the proposed third storey and the resulting non-compliant building height to ensure that the objectives of the planning controls are achieved.

Kind Regards,

Ben Lowe