
Sent: 5/06/2020 4:36:43 PM
Subject: Online Submission

05/06/2020

MRS Lynette Butcher
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RE: DA2020/0455 - 50 - 52 Golf Avenue MONA VALE NSW 2103

I have reviewed the DA proposal and I wish to raise significant concerns and objections over the proposed development (DA2020/0455)

My points of objection are:

- 1) The proposed development contravenes Council's Density Controls
Strict compliance to Clause 4.5A of PLEP2014. For this site area equates to 12.7 dwellings would be allowed on the 2,548.7sqm site not 14 as included in the proposed development. I request that the council consider only approving the development for just 12 dwellings
- 2) The proposed development contravenes Council's Height Restriction of 8.5m
The inclusion of a rooftop apartment directly contravenes the DCP height restriction of 8.5m. If Council does not enforce this height restriction, the roof top apartment will impact neighbouring properties and adversely affect people's privacy, cast shadows over their property and affect their natural lighting.
- 3) The proposed development does not give due consideration regarding Sun Shadowing
There are areas within 48 Golf Avenue that will not receive winter sun
- 4) The proposed development does not give due consideration regarding Privacy
This proposal gives NO consideration for the current winter views from units within 48 Golf Avenue nor the impact on units within 48 Golf Avenue that would overlook the southern elevation of this proposed roof-top apartment - including all their windows, bare walls and roof-top open entertaining terrace and also the concern regarding the loss of privacy by residents in 48 Golf Avenue.as a result of the proposed building being so close to their eastern boundary.
- 5) The proposed development does not give due consideration regarding Traffic Congestion & Parking
If approved this development would lead to increased traffic congestion, more cars looking for permanent parking, increased noise levels and negative environmental impacts, not just during the construction phase but also with lasting consequences for Golf Avenue residents and the greater Mona Vale community. Residents of Golf Avenue and their visitors currently experience great difficulty finding street parking due to the impact of recently imposed parking restrictions by Northern Beaches Council, by B1 Line and other commuters parking all day in Golf Avenue and golfers and beach goers parking. Allowing a development that exceeds the density ratio will exasperate the current street parking problem

In closing I suggest, and indeed hope, that the Northern Beaches Council will heed the objections lodged and will adhere to their Development Control Plan as set out for the welfare

of the Northern Beaches community, and that they will not be beholding to the pressures from developers.

Sincerely
Mrs Lynette Butcher