
From: Stacey Berkman
Sent: 1/06/2025 9:31:19 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: OBJECTION: DA2025/0447 - 32 Golf Ave Mona Vale
Attachments: DA 2025 0447 32 Golf Ave.pdf;

Please find attached my objection to the proposed development application for the above noted address.

Regards,
Stacey Berkman
4-10 Golf Ave
Mona Vale
2103

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4-10 Golf Ave
Mona Vale
1 June 2025

Objection to DA 2025/0447 – 32 Golf Avenue, Mona Vale

I wish to formally object to the proposed development at 32 Golf Avenue, Mona Vale. The application seeks approval for a five-storey residential flat building, (including a rooftop area and rooftop pool) In its current form, the proposal will have a substantial adverse impact on the surrounding properties, the streetscape, and the character of the street. It also raises broader concerns about the blanket application of recent NSW rezoning provisions, which appear to provide limited scope for proper site-specific impact assessment.

I object to the development on the following grounds:

1. Incomplete and Inconsistent Plans

The submitted documentation contains multiple omissions and inconsistencies that significantly limit the ability to assess the full impacts of the proposal. These include:

- Missing or unclear dimensions across all levels, including setbacks, accessibility provisions, and rooftop elements such as pools, planters, and solar installations
- Inadequate information regarding privacy measures, overshadowing, visual impacts, and impacts on neighbouring properties
- No proper accounting for traffic flow, visitor parking access, or allowance for essential services infrastructure

Given these deficiencies, it is difficult to understand how a complete and informed assessment of compliance and impacts can be conducted. It is also unclear why this developer is precluded from submitting a complete and transparent set of plans.

2. Non-compliance with Planning Controls and Excessive Bulk

The proposal does not comply with key local planning controls and fails to respond to the established character and constraints of the site:

- **Inadequate Building Separation and Solar Access**
The separation distances between the proposed development and neighbouring dwellings fall below acceptable standards, particularly in relation to habitable windows and balconies. As a result, there will be a measurable loss of privacy and solar access, particularly to 34 Golf Avenue. Shadow diagrams show overshadowing and solar access does not meet the minimum requirement. This is also likely understated, as rooftop structures are not reflected in the modelling.
- **Reduced Setbacks and Visual Dominance**
The side and rear setbacks fall short of the required minimums, with some as low as 3.0 metres where 6.7 metres is required. The lack of articulation or transition in the building's form further amplifies its scale and presence, making it visually dominant, bulky and inconsistent with the prevailing character of the street.

3. Inappropriate for the Local Context

This development is not appropriate for a quiet, residential beachside cul-de-sac. The proposed scale and density are incompatible with this context and do not reflect a considered response to the existing environment or community character.

Furthermore, Golf Avenue and the surrounding area already face infrastructure limitations, including constrained road access, parking demand, and congested public transport. Approving a development of this scale without addressing these issues sets a concerning precedent for further overdevelopment in an area without enabling infrastructure.

For the reasons outlined above, I respectfully request that Northern Beaches Council reject this development application. The proposal fails to comply with established planning controls, lacks sufficient detail for proper assessment, and does not align with the character or capacity of the local area.

Kind regards,
Stacey Berkman