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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 16/05/2025 4:56:36 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

16/05/2025

MR Susan Bombardiere  
10 / 34 - 36 Golf Avenue ST  
Mona vale NSW 2103  
[REDACTED]

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

I'm replying to your letter 5/5/2025 in relation to proposed development Application no DA2025/0447 address 32 Golf Ave Mona Vale

As a neighbour to this property we have serious concerns regarding the following

Shading to the adjacent town houses on the western side

Privacy due to the height of the new building to our town houses

The excavation of the two tiered car park could cause damage to our foundations and to create cracks in our buildings

Parking is out of control due to the overflow from the Mona Vale Gold Club across the road

The BLine parking at the end of the street and the overflow from insufficient parking for the public

Also current residence using street parking

Another serious concerns is children and peoples safety due to the fact it is already a busy congested street and adding more residence is a problem to an already congested street

We should be supporting first to middle home buyers not high and luxury units as advertised

Thank you

Mr T and Mrs S Bombardiere

Unit 10 34-36 Golf Ave Mona Vale