
Sent: 25/05/2025 6:45:00 PM
Subject: OBJECTION: DA2025/0447 - 32 Golf Ave Mona Vale
Attachments: 32 Golf Ave Mona Vale DA Objection.pdf;

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

Regards,
Martin Scavone
4/4-10 Golf Ave
Mona Vale
2103

RE: DA2025/0447 - 32 Golf Avenue Mona Vale

I write to strongly oppose the proposed 5-storey development (4 storeys plus rooftop and pool) at **32 Golf Avenue**, on the grounds that it **blatantly violates the Pittwater 21 Development Control Plan (DCP)** and poses significant and unacceptable impacts on neighbouring properties.

The Pittwater 21 DCP explicitly requires:

"The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st."

According to the submitted plans, the **north-western townhouses at 34–36 Golf Avenue will be fully overshadowed by midday**, meaning their courtyards will not receive the minimum levels of direct sunlight during the required six-hour window on the winter solstice. This is a **clear and measurable breach** of solar access provisions and directly undermines the residential amenity of existing dwellings.

This alone is sufficient grounds for **refusal**. The DCP provisions are in place to preserve the liveability and environmental quality of residential areas. A development that deprives neighbouring homes of the minimum required levels of sunlight does not comply – and **must not be approved**.

Moreover, while the NSW Government's Low to Medium Rise Housing Policy may guide broader housing supply objectives, it does **not override Council's responsibility** to:

- **Uphold minimum solar access standards,**
- **Protect the amenity and privacy of existing dwellings, and**
- **Maintain the established and desired future character** of local neighbourhoods.

A five-storey building in a quiet cul-de-sac that currently maintains a two to three-storey height limit is **completely out of character** with the existing streetscape and will set a damaging precedent for overdevelopment in sensitive low-density areas.

In addition to overshadowing, there are well-founded community concerns about:

- Inadequate on-site parking capacity
- Increased traffic and congestion in a no through road
- Noise impacts, particularly from the rooftop pool area
- Loss of privacy to surrounding homes
- General overdevelopment and strain on local infrastructure, especially public transport

Council has a duty to enforce planning controls that protect the public interest. This proposal demonstrably fails to do so.

I urge Council to reject this development application in its current form.

Sincerely,

Martin Scavone