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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

04/04/2024

MR Robert McNamara  
1 / 34-36 Golf AVE  
MONA VALE NSW 2103  
[REDACTED]

**RE: DA2024/0190 - 2 / 32 Golf Avenue MONA VALE NSW 2103**

Our primary concerns & objections relate to the following:

1. The proposed ground level across the entire site of the subject property, 32 Golf Ave, Mona Vale. Any increase above the current ground level of the subject property will be detrimental to the adjoining properties, 28-30 & 34-36 Golf Avenue & the rear of 32 Golf Avenue.
2. The height of the proposed wall at the front on the property (eastern side) identified as housing the garbage room & pedestrian entry. The diagram on the front page of the "Statement of Environmental Effect" illustrates the height of the structure being well above the 1st level of the proposed units and, as such, potentially obstructing the district views from the balcony of our townhouse (No. 1). We object to any structure which impedes the outlook from our balcony.

While acknowledging the garbage bin area is currently at the front of the existing property the proposed garbage room is not consistent with containment areas in neighbouring properties. A more suitable location would be in the proposed basement area of the property.

3. The inclusion of a strata plan meeting room is considered to be unnecessary for six strata tenancies. Further the construction of the room appears to require additional excavation works, which have the potential to adversely impact on adjoining properties.

Robert & Sally McNamara