
Sent: 10/06/2020 1:01:52 PM
Subject: DA2020/0455

Dear Council Staff

We understood this submission would be acceptable despite its lateness.

This submission is written on behalf of the majority of the Strata Committee and a number of owners from Strata Plan 17287 44-46 Golf Avenue Mona Vale.

Re DA 2020/0455

We wish to register our opposition to the proposed development at 50-52 Golf Avenue since the plans indicate a number of breaches of the Northern Beaches Council Development Control Plans specifically with regard to Density and Height Restrictions.

The proposed development, on a 2,548 square metre parcel of land, would be entitled to 12.7 dwellings but has implemented 14 dwellings in the plans. A further breach is apparent with the inclusion of a third level on Building B at the rear of the property which clearly exceeds the height restriction of 8.5metres. It is noted that both the adjoining property, 48 Golf Avenue, and the neighbouring 44-46 Golf Avenue, will be adversely affected by both the elevation and the density of the development.

The extra people to live at 50-52 Golf Avenue (13 x 3-bedroom dwellings and one four-bedroom dwelling) and the 33 permanent and visitor car parks in the basement will all contribute to congestion in a street already well used by residents and visitors to the beach and the golf club. We note that Council has recently implemented changes to on-street parking favouring Mona Vale Golf Club and B-line commuters, with parking restrictions disadvantaging local residents who do not have garages or choose not to park on site. In summary, the more dwellings, the more traffic, noise pollution and crowding.

Further, the size of the development affects views, privacy and access to sun in winter for many residents. Numerous dwellings in these complexes enjoy views varying from glimpses to more expansive vistas of the ocean. They may be interrupted or completely blocked.

In conclusion, we request Council to consider the amenity for the local community and review this DA with that in mind.

Owners Lot 1 Lyn and Phil Butcher

Owner Lot 6 Andrew Caradoc-Davies

Owner Lot 8 Fiona Connolly

Owner Lot 10 Tom Winny

Owner Lot 11 David and Frances Cormack

Owner Lot 14 Susie Williams-Green