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To: DA Submission Mailbox
Subject: Online Submission

24/05/2025

MRS Katrina Schwind
50 Golf AVE
Mona Vale NSW 2103
[REDACTED]

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

I would like it known that I strongly object to this development being approved as four storeys instead of two.

Two storey apartments should be enough on Golf Avenue and elsewhere in Mona Vale / the Northern Beaches to do our part towards increasing the number of dwellings needed and in a way that locals can support. Anything higher than two storeys will set a precedent which will change the area from a beautiful beachside village with a community feel into an overpopulated, less desirable / aesthetically-pleasing area.

Doesn't government care about protecting its beautiful beachside suburbs? Because governments have allowed high immigration numbers without first ensuring there are enough dwellings and because they now need a lot of new residences in a hurry, those who bought / live in areas that appeal to them will now watch these areas slowly become something different. Two storey apartment buildings, townhouses and duplexes would keep the beachside village feel while still increasing housing.

We moved to Mona Vale because of the beautiful beach, the village-like shops and the strong sense of community. If these change it would be a great shame. Walk down a street in Mona Vale and people say hello to passers-by and even stop for a chat. This is not the norm in other suburbs such as the more densely-populated Dee Why.

Regarding the development in question, I feel terrible for those adjacent to it as having your sunlight and privacy taken away are not small things. Why live so far from the city and in a place known for its natural surroundings if you have a medium-density building encroaching on your boundary, blocking the sun and looking into what should be your private space?

The developer was ready to go ahead with the two storeys before the rules changed so it would have therefore already been a money making venture for them. At four storeys it is a grab for more cash (a considerable amount) without consideration for the residents of the street and the area.

Also, with three and four bedroom apartments, it is likely that some families will own 3+ cars. Apartments are rarely built with three car spaces. We, personally, do not have enough private car spaces for our cars and have the task of finding a spot on Golf Avenue numerous times per day. This is difficult at times and impossible in the summer. Visitors, delivery trucks and beach-goers all struggle too. People desperate for a spot park right on the boarder of

driveways. We risk our lives when we leave our driveway as there is often no visibility until we are in danger's way.

I have overheard people throughout Mona Vale (at the Post Office, café, aisle in the supermarket) having discussions and very upset about the new building heights imposed. People are concerned that our beloved area will become another Dee Why, overpopulated, without the beachside village atmosphere and feeling of close community.

This is the start of something that will change Mona Vale forever if approved. Please do not approve.