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

20/05/2025

MR Lance Barnes
13 / 34 - 36 GOLF AVENUE ST
MONA VALE NSW 2103
[REDACTED]

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

Re:-DA2025/0447 at 32 Golf Avenue Mona Vale.

There is currently DA2024/0190 for this address, which was approved in August 2024 for 6 apartments in 2x2 story buildings directly adjoining my property on the western side.

However, the developer has delayed works thus far as he has now lodged a new application taking the height of the building from 2 to over 4 stories now, with an outdoor area and a swimming pool on the roof.

This development takes advantage of recent NSW planning reforms that allow mid rise housing near town centres. We had concerns which we submitted for the original DA last year but this amended application goes well past what is suitable in size for this parcel of land which is one of the smallest in the street.

While we support the intent of those changes to deliver more affordable housing, this proposal fails that test in its compliance to stated regulations in Control B2.5 of Pittwater 21 DCP as is applicable to this application requires that medium density housing must not be carried out unless the street frontage is greater than or equal to one third of the length of the longest site boundary. The subject site does not satisfy this control as the frontage is only 19.81 metres wide.

It is clearly designed for high end buyers, not those in genuine need of affordable homes.

This a very busy cul-de-sac surrounded by two-storey town houses and apartments on one side and the golf course on the other. It is already medium density and has been severely impacted by traffic and parking pressures from the nearby Mona Vale golf course, Mona Social, beach goes in the warmer months and parking for the B1 bus line.

Roads in Mona Vale are already congested, public transport is limited, and no additional infrastructure is being delivered to support higher density growth.

The development is 3.5 metres from the boundary of our adjoining property and the now excessive garage excavation less than 2 metres from our boundary, has a very strong potential to cause structural issues.

The sheer bulk and height will completely take away all of our western sunlight for most of the day. Solar loss during both winter and summer will affect us directly with over 30 metres of brick wall looming over our backyard.

The proposed balconies of units 6 and 8 will look directly into our backyard which reduces our level of privacy.

The latest amendment with the addition of the swimming pool and BBQ area on the roof, has logistical, structural and safety problems with regards to fencing not to mention the acoustic privacy loss.

There are now two basement levels of parking but at least 5 of the garages can only be accessed by 1 vehicle lift to enter and exit the lower level. This poses a problem within the property itself of congestion by vehicles to enter and exit and could become a safety issue in an emergency.

Surely this has to be rejected on safety grounds.

We therefore strongly object to the additional height, the extra 5 apartments, the swimming pool, outdoor rooftop bbq area and the extra depth of the garage area only accessible by 1 vehicular lift. The solar loss, visual privacy loss, visual bulk and excessive excavation makes this development an unnecessary and non compliant addition to the street.

The extra vehicular pressure on the street in general, of cranes, trucks and workers cars will be chaos.

We bought our home in 2011 and have lived here happily with no issues and now our peace and privacy, which we have enjoyed, will be greatly affected if this development is allowed.

We urge you to reject the amended DA proposal for this address.

Lance and Lorraine Barnes