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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 18/05/2025 4:39:38 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

18/05/2025

MR Richard Richard Amiss  
9 / 24 - 26 Golf AVE  
Mona Vale NSW 2103  
[REDACTED]

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

To Northern Beaches Council Planning & Assessment Department.

I wish to lodge an objection in the strongest possible terms against the modified DA 2025/0447 for the proposed 4/5 storey development at 32 Golf Ave., Mona Vale.

When this development was previously advised in March 2024, I reviewed the proposal and had no significant issues with the planned development.

At the time, it consisted of

- 2 storeys above ground level with one level of basement carparking.
- 6 X 3 bedroom apartments - total 18 bedrooms
- 14 car parking spaces ie. 6 X 2 + 2 visitors
- bin storage 1.5 - 2 m behind the front boundary.
- building within the 8.5m height limit for the site.

This proposal was an amendment of a previously submitted proposal, with the amendments largely addressing objections conveyed by council to the applicant.

Council assessors wrote in their Development Application Assessment Report of the amended application

"Detailed Assessment

Zone R3 Medium Density Residential

The proposal is assessed against the objectives of the R3 Medium Density Residential Zone as

follows:

To provide for the housing needs of the community within a medium density residential environment.

Comment:

The proposed development provides increased housing supply that is consistent with the medium density zoning of the site.

To provide a variety of housing types within a medium density residential environment.

Comment:

The proposed residential flat building use is permitted with consent in the zone and is compatible with surrounding housing types.

To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Comment:

N/A - The proposal is for residential development.

To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

Comment:

N/A - The proposal is for residential development.

Conclusion

Based on the above assessment, the proposed development is found to be consistent with the objectives of the zone."

I strongly agreed with the part of the assessment that stated

"The proposed residential flat building use is permitted with consent in the zone and is compatible with surrounding housing types."

Council assessors, in supporting the applications compliance with surrounding dwellings, also stated

"The proposed building height remains below the building height control and the tree canopy."

Council assessors could not possibly write such a report following the latest amendments to the application.

These latest amendments have turned this proposed development into an almost unrecognisable evolution of the building approved in September 2024.

It now consists of

- 4 storeys PLUS now a swimming pool and safety fencing above ground level. The better part of 5 storeys! I can already see future applications based on Health & Safety for the erection of 'shade providing structures' adjacent to the swimming pool.
- 2 levels of basement carparking.
- 11 apartments containing 32 bedrooms.
- 24 Carparking spaces. ie. 11 X 2 + 2 visitors
- A building now virtually double the LEP building height limit.

So, in summary, an approval that was already pushing the LEP and planning requirements in 2024, has now been resubmitted with

- 83% increase in number of apartments
- 83% increase in resident parking.
- zero increase in visitor parking, exacerbating an existing shortage of street parking caused by B1 bus commuters, golfers, beachgoers and shoppers using Golf Ave as a free carpark.
- 77% increase in number of bedrooms
- 100% approx. increase in scale, height and bulk.
- The highest level shown on elevations is RL 36.00 for the 5th level, 3.2m above the notated level 4 of RL 32.8. This is more than twice the height of adjacent buildings.
- A height of 16.1m above the RL 19.9 ground level.
- significant increase in non-compliance with LEP and planning requirements.
- increased site cover ratio.
- increased FSR.
- An effective 5th storey with lift, entertaining, seating, BBQ.

The result is an application that bears no semblance of 'compatibility with the surrounding housing types', and if approved, would set a precedent that I believe, would only be supported by developers; never by ratepayers and owners who vote for councillors.

A first step on a slippery slope to destroy the amenity of the area.

As a further comment, I consider this application is really an 'ambit claim', hoping for any 'ill gotten' gain they can extract from the council.

It should be totally rejected.

Sincerely  
Richard Amiss  
9/24-26 Golf Ave  
Mona Vale NSW 2103