
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 19/05/2025 2:42:58 PM
To: DA Submission Mailbox
Subject: Online Submission

19/05/2025

MRS Penelope Affleck
6 / 34 - 36 Golf AVE
Mona Vale NSW 2103
[REDACTED]

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

I, Penelope Affleck of above address strongly oppose the above Application 2025/0447 32 Golf Ave . My main concerns would be :

1/ Golf Ave is a no through road that already carries a lot of traffic with The Mona Vale Golf Club plus the introduction of The Mona Social(Boathouse Restaurant), beach goers and day trippers. The Bline bus stop at the end of the street has a small allocated car park, which during work days parking spills onto Golf Ave .

2/ 32 Golf Ave is not particularly a wide block so to maximise the block the developer is looking for a 4 storey with roof top pool... this would totally block the light from any existing complex neighbouring No 32, casting complete shade across entire complex's.

3/ Noise levels in the street have increased with the renovation of the Golf Club and restaurants... high foot traffic and parking have added to the noise levels. The Mona Vale hotel adds to noise levels with bands and other weekly events they have planned .

I feel all the above reasons are enough to object to a multi storey complex going ahead at 32 Golf Ave. It would set a dangerous precedent if this development is approved. This development does not sit within The State Government's affordable housing ... it is geared for wealthy retirees and high end buyers .

Hope you consider my objection to this development.

Yours faithfully

Penelope Affleck
Concerned resident