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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
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27/05/2025

MR Bob McNamara  
1 / 34-36 - 34-36 Golf AVE  
MONA VALE NSW 2103  
[REDACTED]

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

An email was sent to Counsellor, Mandeep Singh on 16 May 2025 expressing concerns in regard to the proposed development. It was not intended for this email to be forwarded and documented under the DA. It was always our intention to submit a formal submission. This paper now forms the basis of our concerns and objections to the proposed DA, with comments as follows:

**OVERDEVELOPMENT**

Golf Avenue is a cul-de-sac comprising largely of two storey townhouses and apartments on the northern side and the golf course and clubhouse on the southern side. Recent renovations and improvements to the clubhouse have included the introduction of the "Mona Social" restaurant and bar. The increased patronage at the club and the popularity of the "Mona Social" has resulted in increased traffic flow and demand for additional street parking, particularly during daylight hours. Employees of local businesses and B1 bus commuters also utilise the street for day long parking. The street is also most popular with beachgoers.

Local resources are already stretched and any further development in the street will only exacerbate the problem. Many golfers express their extreme dissatisfaction at being unable to source suitable parking, with car spaces within the club confines continually under pressure from patrons and the general public. Golfers and other visitors regularly remark that they have been unable to access parking in the street.

Approval of this DA will set the precedent for many more large scale developments in Golf Avenue and the Mona Vale precinct. Local infrastructure simply cannot accommodate this potential level of growth.

Furthermore, the prices these complexes will command are out of the reach of the very people the government housing policy is targeting. Developments of the nature now proposed have no impact upon affordable housing and serve largely to benefit only developers, to the detriment of existing residents.

**ENVIRONMENTAL IMPACT**

As residents of the adjoining block we are extremely concerned at the loss of adequate sunlight and privacy the proposed development will create on the western side of our complex. The subsequent inclusion in the DA of a roof-top pool and outdoor BBQ area is a

further encroachment to our privacy and that of our neighbours. The relative privacy of our townhouse and sunlight to the outdoor living area, particularly in the cooler months, were contributing factors to acquiring the property some six years ago. To lose these everyday living conditions would be most disappointing. Neither ourselves or our neighbours should not be faced with this prospect.

## EXCAVATION WORKS

The depth of the excavation works and the closeness to the boundary of our adjoining property have the potential to create damage to the foundations of our property and the existing structures. Who then becomes responsible for any rectification works?

## SUMMARY

For the reasons outlined above we urge the State Government & Council to reject the proposed DA and any development of the site that exceeds 2 storeys.

We are supportive of the State Governments initiative to create more affordable housing but it must be realistic and supported by adequate transport services. In the case of the Northern Beaches, existing services are stretched, particularly in the absence of rapid transport, ie a rail line.

Bob and Sally McNamara