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To: DA Submission Mailbox
Subject: Online Submission

04/04/2024

MR Grahame Clinton
15 / 34-36 GOLF AVE
MONA VALE NSW 2103


RE: DA2024/0190 - 2 / 32 Golf Avenue MONA VALE NSW 2103

Attention: Adam Croft
Principal Planner

This submission of expressed concerns and questions of the DA2024/0190 - 32 Golf Ave Mona Vale is presented to you by Grahame and Jacqui Clinton owners of Townhouse 15 / 34-36 Golf Ave. Our townhouse directly borders the proposed development.

The Expressed Concerns and Questions:

Stairwell Lighting -

Will there be windows facing the eastern boundary (34-36 Golf Ave) or will they be totally covered for privacy? If not completely covered our concerns are of any unwanted transmission of light (trespass) over the eastern boundary line onto our bedrooms. (DA300 / Revision A). How close will the entry door to the stairwell be from the boundary. This is opposite our kitchen and bedrooms and we are concerned of hearing occupants and visitors coming and going.

Ground Level -

In the Crozier report it states the site frontage has a cross fall from east to west and a fall from the south eastern corner to the north western corner of 3.17m. It has made it difficult to determine what the ground level will be. We need to know this reference point to understand the impact it will have on us with the loss of sunlight we will lose in the afternoon.

With the fall from the south eastern corner to the north western corner will the area be excavated (levelled) at the front by 3.17m making the current driveway higher than a proposed ground level?

Too Much Loss of Sunlight -

Our townhouse will be impacted by the loss of sunlight from 3:30pm onwards in the daylight-saving time and 2:30pm in the winter (see inserted photo below). This impact will affect our natural light into our residence, hence having to turn on our lights, increase cost, drying of laundry items, dampness in our courtyard, enjoyment of sitting in our courtyard in the sun and having the sun stream through our kitchen and bedrooms as well as impacting the resale value. We purchased this property based on the amount of sunlight we receive throughout the day into our home. The proposed development is too high and too close to our boundary

hence impacting us with loss of light to what we are currently receiving now. It is also not possible to accurately determine the distance from the proposed development to our boundary with no measurements indicated on any drawings.

INSERT IMAGE - SENT VIA EMAIL - 4/04/24

*Above photo demonstrates 2 lengths of conduit at 4 metres per length indicating the loss of sun at 3.30pm (daylight saving time). The conduit was placed on the existing driveway of 32 Golf Ave.

Trees Remaining (Arboricultural - Report) -

Expressed concerns for the trees that are remaining on the eastern boundary particularly trees 17 & 18 Phoenix canariensis (Canary Island Date Palm - Figure 13). These palms are cut back and maintained and there would be an increase cost in labour as the chipper truck will no longer have access to the current driveway.

Concerns for tree 12 (figure 9) disrupting the tree roots during excavation and what impact this will have on the tree's health going forward.

Concerns - The restriction of new trees planted that are over three (3) metres as we could lose more afternoon sunlight.

Boundary and Building During Excavation -

Expressed concerns if the excavations will cause disruption to our foundations i.e. cracking of our boundary fence and the building.

Noise & Dust During Construction -

Concerns for those who work from home will be continually disrupted for the duration of the build. Is there something in place to keep dust and potential noise to a minimum for the duration of demolition and the build?

Rain Water Tanks 1-4 -

There should be more detail on the external rainwater tanks (RWT1-RWT4) in particular the height. Is there a reason why two (2) are positioned on the western boundary and one (1) on the eastern boundary and they are not adjacent to the proposed building like RWT2? (SW102 / Revision A)

Body Corporate & Battery Room -

What is the reasoning or requirement to have a body corporate room and a battery room for six (6) dwellings? It seems like a lot of extra excavation work for no reason, excavation should be kept to a minimum where possible to minimise disturbance. (DA203 / Revision A)

Proposed Building Line -

Can we receive confirmation that the proposed building will be four (4) metres from the eastern boundary line. Is Figure 14 in the Arboricultural Report an accurate indication of where the height and the side of the proposed building will be? Or is it an assumption?

Loss Of View -

We work from home and the proposed height of the proposed development at 32 Golf Ave will mean we lose sight of the current landscape from our office/bedrooms that overlooks the treetops and mountains which is good for my wellbeing during the day and positives for any

potential financial gain if we were to sell. With the proposed instead of seeing landscape we would see the building.

BCA Report -

On page two (2) of this report it states there is a four (4) story rise and there is no basement, is that correct or is it a copy and paste error?

Can you please confirm if the proposed development is a development for Seniors as indicated on drawing SW001 revision A.

Regards,

Grahame & Jacqui Clinton (TH15)

[REDACTED]