
From: Peter Crawford
Sent: 8/04/2024 11:05:18 AM
To: Council Northernbeaches Mailbox
Cc: Celay
Subject: DA2024/0190 Demolition and works at Lots 1,2,3,4 -32 Golf Ave MONA VALE

Dear Sir/Madam

We are the owners of unit 8 at the adjacent 28-30 Golf Ave Mona Vale. Our unit's principal private open space is our courtyard that directly abuts the proposed development site. Our courtyard and living area are on the ground floor and our privacy is afforded by the relationship of the current site improvements on the ground floor with the intervening fencing and landscape screen between the two sites. We have read the documentation accompanying the DA and find it difficult to accept the conclusions of those reports.

The geotechnical report prepared Crozier geotechnical Consultants (project No: 2024-004) states at P.15 that the spatial separation to the boundary for the basement level is 2.4-2.6m. This is contrary to the architectural drawings DA101 revision A which indicate a separation of 2.4 to 3m. Which is correct?

However, the arboriculture report prepared by Selena Hannah notes that trees 5,6 &7 (Tuckeroo species and which are the trees currently providing our privacy) states the boundary setback as 3.5m. The inconsistency and/or errors with the technical information make it difficult to accept that these three consultants are on the same page and know what is proposed. These details need to be explained and if necessary corrected particularly as Hannah observes the proposed encroachment of the basement at 3.5m is an impact that "should be tolerated". An encroachment of 2.4m noted by Crozier will have a significantly greater impact and the impact on the survival of these trees must be collaborated. As Hannah says excavation the TPZ will require tree sensitive methods including hand excavation as these species will not tolerate tearing of roots. The Crozier report says nothing about hand excavation in its methodology statement. If the retention and survival of these trees is not certain then the impact across the common boundary to our unit is significant particularly given the design provides for living area and bedrooms with windows directly facing into our courtyard and living space.

We would like these apparent inconsistencies clarified such that there is certainty that the trees will survive and that the privacy they afford will be retained.

Yours faithfully

Peter and Sue Crawford