

TO: Olivia Ramage  
[REDACTED]

**Subject:** RE: DA2025/0447 32 Golf Avenue, Mona Vale

Thank you for your email on Wednesday, May 7, 2025, with regards to the now publicly exhibited DA2025/0447 32 Golf Avenue, Mona Vale in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 and the Community Participation Plan.

The first point I would like to re-iterate is that we were not advised by council of the previously approved DA, in relation to a configuration of a six-unit development in Golf Ave. Therefore, we were given no opportunity to have any input.

Regarding the current DA2025/0447 32 Golf Avenue, Mona Vale, which now has a configuration of eleven units, we make the following objections and comments.

1. Surface Water Mitigation – our concern relates to how surface water is mitigated to prevent any flow on to our property, unit 19, 25-31 Darley Street East. This concern relates to the building phase and of course after completion.

There is a drop of around 2 metres from Golf Ave to the back of the property. Clearly, our property is on the lower side when it comes to water flow at any time and it would be very detrimental if there is any surface water flow-off to any property in Ivory or Melrose our neighboring apartment block.

This Golf Ave proposed development has a clear incline down towards our property and if you look at the drainage plans for Ivory you will see that when built, council insisted of a large drain right on the corner of this development and our back right hand side that ajoints 32 Golf Ave. This drain is substantial 670x670 and two metre deep.

2. Subsurface Water Mitigation – we would like your assurance that there are no underground connections into our underground water system, which would affect the 25-31 Darley Street Subsurface Water system, of which we are a part.
3. Garden/Planting Boarder - we note that the construction allows an approximate six-metre setback from the back of Ivory and Melrose fence which carries through to our property. We wish to ensure that there is a mature garden planting (not just seedlings) right across the length of the proposed development and all consideration is given to point 1.
4. Noise, Dust/Debris Mitigation and Point 3 Protections – we presume the Developer will be required to erect screening, to an adequate level, prior to

commencing demolition and construction that will be maintained during construction right through to completion to minimize dust and debris entering 25-31 Darley Street.

As well as this screening we require a buffer/no go zone on the six-metre setback boarder restricting any heavy machinery being used within that zone which would greatly compact the soil, and would also prevent such things as concrete sludge from concrete pours and bricklayers washing out wheelbarrows as well as painters cleaning their equipment not to mention disposal and dumping of tradesman's rubbish etc. This protection zone would protect the existing established gardens on both our property and that of the Melrose apartments.

We await your response and can of course elaborate on any issue you may have.

Graham & Rae Turnbull  
Apartment 19  
Ivory  
25-31 Darley Street East  
Mona Vale NSW 2103