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03/04/2024

MR Lance Barnes
13 / 34 - 36 Golf AVE
Mona Vale NSW 2103
[REDACTED]

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

This submission is made by Lance and Lorraine Barnes owners of Unit 13 34-36 Golf Avenue. Our property is on the eastern border of the proposed development and we have a number of concerns regarding the proposal.

1. Dwelling Density

Control B2.5 of Pittwater 21 DCP as is applicable to this application requires that medium density housing must not be carried out unless the street frontage is greater than or equal to one third of the length of the longest site boundary. The subject site does not satisfy this control as the frontage represents only 28% of the length of the side boundary. The applicable aim of this control is to ensure development does not impact on adjoining residential development.

The proposed development is situated differently on the site in comparison to the current development and it is unclear how close to the eastern boundary it is to be positioned. This development being two story and wider can create an issue by reducing sunlight to our property and affecting our enjoyment of our rear courtyard. It is not possible to determine the level of impact due to the lack of clarity surrounding what is ground level for this development.

2. Street View

The character of Golf Ave is established by a consistent and landscaped front building setback. This site is an infill site and is narrow in comparison to neighbouring development. The proposal provided for 11m of the 19m frontage to be developed by buildings, hard surfacing and driveway with a restricted planting regime caused by the intrusion of the basement beneath the front building setback. This outcome is inconsistent with the established streetscape and should not be approved.

The provision of a waste store room at the front of the building is not consistent with neighbouring sites. A space within the basement accessed via the driveway would be more consistent with the arrangements on adjoining sites.

3. Site excavation

As a general principle of environmental sustainability, the quantum of excavation should be minimised. Part B8 of Pittwater 21 DCP reinforces this outcome. This application does not comply with these objectives and outcomes sought by the policy. The basement details as proposed seek to maximise the quantum of excavation by extending the basement into both the front and rear boundary setback to provide for extended storage areas associated with three of the proposed six units. Further, the application proposes a second level of basement

simply to provide for a strata plan meeting room and a battery storage room, all of which could be readily provided within the area of the first level of basement as proposed. As an adjacent owner, our objective would be to reduce and minimise both the disturbance and possible impacts arising from the excavation as proposed.

4. Arborocultural impact assessment

We have a number of concerns with the conclusions in this report.

A number of the trees marked to retain - particularly No 15 Coastal Banksia and No 17 Canary Date palm have never been properly maintained by the current owner and are significantly encroaching on our property. The Banksia drops sharp pointed seeds that need to be continually removed to avoid injury to small children. The Palm has only ever been maintained when the owner of Unit 14 34-36 Golf Avenue has trimmed their palm (No 18). Both of these trees are far too large for the site they are in and should be removed. Further, the access to maintain these trees will be reduced and further maintenance will be difficult and more costly.

We request that any new trees planted along the boundary will not grow in excess of 4 metres

Lance and Lorraine Barnes