
Sent: 4/06/2020 9:40:03 AM
Subject: Online Submission

04/06/2020

MS Therese Garrick
7 / 48 Golf AVE
Mona Vale NSW 2103
therese.garrick@gmail.com

RE: DA2020/0455 - 50 - 52 Golf Avenue MONA VALE NSW 2103

3rd June 2020

On behalf of Owners Corporation of 48 Golf Avenue Mona Vale S/P 4163.

Regarding the development application DA 2020/0455 50 - 52 Golf Avenue Mona Vale

The Owners Corporation (OC) are greatly concerned regarding communal shadow that will occur on our property (northern boundary) as a result of this build in its current form. Please refer to Page 14 of Appendix B in the Statement of Environmental Effects (SEE) which shows we will have no mid-winter sun on the area in question. This area is our only communal clothes line and drying area. All residents utilise these facilities year-round.

Another concern is the viability of the newly laid lawn and landscaped flower and citrus beds, in this area. This area was re-landscaped only 2 years ago and will now lose all winter sun. This will have a significant adverse impact on the use and enjoyment of this communal area.

The severity of shading is contributed to by the additional height level proposed for building B, situated at the rear our property. As stated in your SEE both height and density controls have been exceeded in the applicants proposal. We strongly object to the proposed breach of Council's Development Control Plan Regulation (DCP) and do not see how this can be in our or the neighbourhoods best interest.

There is concern regarding the loss of privacy by our residents as a result of the proposed building being so close to our eastern boundary. Our balconies will be directly overlooked by the first-floor apartments.

Concern has been raised by the residents that the necessary acoustic hoardings and other dust mitigation is provided and adhered to throughout the construction phase.

We would also like to ensure that adequate carparking be provided, on-site for all construction and contract workers, due to the severely limited street parking.

We are aware that significant excavation will be required. We are particularly concerned to ensure that all necessary protection is provided for neighbouring properties. Our property is at an elevated level and particularly vulnerable to subsidence as a result of land movement or disturbance. We are concerned for any potential damage to underground drainage, carparking areas, foundations or internally as a result of the proposed construction.

With this in mind we expect Council to ensure adequate Adjoining Property Protection

Insurance is affected, with a minimum of 20 million dollars and for at least 12 months after completion. A Certificate of Currency would be expected to be provided.

Regards,

Therese Garrick (Chairperson of S/P 4163)

On behalf of the Owners Corporation 48 Golf Avenue Mona Vale NSW 2103