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25/01/2025

MRS Lorraine Barnes
13 / 34 - 36 GOLF AVE
MONA VALE NSW 2103
[REDACTED]

RE: Mod2024/0679 - 2 / 32 Golf Avenue MONA VALE NSW 2103

RE: DA2024/0190 - 2 / 32 Golf Avenue MONA VALE NSW 2103 and the subsequent MOD2024/0679

This submission is made by Lance and Lorraine Barnes owners of Unit 13 34-36 Golf Ave, Mona Vale.

Our property is on the eastern border of the proposed development and we have an ongoing concern with the proposed retention of a tree which over hangs our boundary fence (Number 17 in the original DA). We have previously highlighted our concerns for ongoing maintenance of this tree and tree number 18 in our neighbour's property.

Tree number 18 significantly overhangs our courtyard and has leaves that grow into the gutters and roof of our building. Up until now both trees have been pruned on a regular basis by arrangement with both property owners but this would be impossible once the new development is completed and access is not available to do so.

The owner of Townhouse #14 would like to remove tree 18 but is unable to do so at this point as access has not been granted by the owner/developer

The arborist amended report in DA2024/0190 dated 04/07/2024 says that the trees appear to arise from a shared root crown in the boundary fence line.

Both trees (17 and 18) are very tall and we are concerned that the developer is just willing to leave their tree to continue growing without any concern or care as to how the both trees will be maintained in the future and the impact to our property after the development is finished.

Therefore we request that a further modification be made to allow for the removal of tree 17 which overhangs our yard and allows our neighbour to remove tree no 18.