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**Sent:** 5/06/2020 1:55:58 PM  
**Subject:** Online Submission

05/06/2020

PROF Clive Harper  
7 / 48 Golf AVE  
NSW  
clivegharper@yahoo.com

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

5th June 2020

Northern Beaches Council, Planning and Development Section

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

Clive Harper and Therese Garrick - owners of 7/48 Golf Avenue Mona Vale S/P 4163.

We wish to formally submit an objection to the proposed Development Application 2020/0455 ("DA") at 50-52 Golf Avenue Mona Vale, as set out below.

1. Loss of winter sunlight on our communal area (rear border)

As described in Appendix B in the Statement of Environmental Effects the overshadow will adversely impact our communal drying area. This area is used daily by all residents in the 12 units at 48 Golf Avenue. There is no other available space in which to house clothes lines on our property. The area is a vital part of our communal usage.

2. Insurance

We are concerned that any drilling and construction works may cause structural damage to our building. For this purpose, we would expect the developers to provide verification of appropriate Adjoining Property Protection Insurance and a Certificate of Currency. We would expect that the IPM Development would provide a written undertaking that any reparation works, subsequent to the development in question, will be carried out by IPM developers at their cost.

3. Over density and ratio

It is our understanding that the development, in its current form, is over density and footprint by at least 10%. We find this a significant percentage and hope that the NB Council will adhere to their own standards in this regard.

Yours Sincerely,

Clive Harper AM