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To: DA Submission Mailbox
Subject: Online Submission

02/04/2024

MR Calvin Fawle
12 / 34 - 36 Golf AVE
Mona Vale NSW 2103
[REDACTED]

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

Attention: Adam Croft
Principal Planner

This submission relates to DA2024/0190 - 32 Golf Ave Mona Vale and is being submitted by Calvin and Kamila Fawle owners of Townhouse 12 / 34-36 Golf Ave, Mona Vale.

Our townhouse directly borders the proposed development on the North Western corner of our complex and we have several questions and serious concerns that we would like addressed.

The Expressed Concerns and Questions:

Loss of Sunlight - Based on the plans our townhouse 12 is going to be significantly impacted by the loss of sunlight from the new development. This is indicated by the solar diagrams on page 21 of the master plans. This is an unacceptable impact which will affect our enjoyment and ability to reside in the residence as well as potential impact to the resale value of our property. The proposed development seems to be too close to our boundary and too high hence the significant loss of light. It is also not possible to accurately determine the distance from the proposed development and our boundary with no measurements being included. The loss of light will also affect our extensive garden and plants that require sunlight to survive.

Loss of Privacy

The proposed development seems to be too close to our boundary and too high creating significant loss of privacy where the proposed bedrooms in Unit 6 of the proposed development will have direct line of sight into our backyard, living areas and bedrooms. This will also affect our ability to entertain given the noise impacts to the bedrooms.

Ground Level - It is currently impossible to determine what will be ground level based on the reports. This needs to be published as a reference point to see what actual impact it will have on us with the loss of sunlight we will lose in the afternoon.

Trees (Arboricultural - Report) - I would like to express my concerns and objections to any excavation works that will infringe on the root system of trees on my property of which two are referenced in the Arboricultural Impact Assessment report.

The first tree located in my yard is referenced as 5.7 Tree 10 Cupaniopsis anarcardioides

(Tuckeroo) on page 17 of the report. The report states the proposed excavation for the basement is 4.5 metres from the tree, a 4% encroachment into the TPZ, which is a minor impact on the root system. What guarantees do we have that it won't be impacted and what recourse or financial compensation will be made available if the tree does indeed suffer adverse effects or dies. The development works will also make any maintenance of the tree very problematic with the lack of access. Any infringement on the trees root system may also destabilise the tree creating a further risk of falling on ours or the neighbouring property presenting a further financial risk and potential human risk.

The second tree located in my yard is referenced as 5.8 Tree 12 Eucalyptus botryoides (Bangalay) on page 18 of the report. The report states the proposed excavation for the basement is 3.5 metres from the tree, an 11.7% encroachment into the TPZ, which is a marginal impact on the root system. The tree is a native and an important roosting and navigation point for the local birdlife. The development works will also make any maintenance of the tree very problematic with the lack of access. Any infringement on the trees root system may also destabilise the tree creating a further risk of falling on ours or the neighbouring property presenting a further financial risk and potential human risk.

With the new development there will also be an increase in cost for pruning (maintenance) due to the labour costs of transporting branches to the street compared to reversing the chipper down the current driveway and pruned directly into the chipper.

Any infringement on my trees root system represents an unacceptable risk and I would like to know what guarantees do we have that it won't be impacted and what recourse or financial compensation will be made available if the tree does indeed suffer adverse effects or dies which is certainly a real risk. If the trees do require removal due to their death this would also be a significant cost that would need to be paid for by the developer.

Landscape report

There are several trees planned to be placed directly beside our fence that when fully grown will create a significant shade and further reduction of sunlight in our yard. We propose no trees may be planted that grow beyond 4m.

Trees of concern in the landscape report are as follows.

Af - Sydney Wattle - 6m

La - White crepe myrtle - 9m

Boundary and Building During Excavation - Given the depth of the excavation required I would like to also express my concerns as to whether the excavations can and will cause disruption to our foundations i.e. cracking of our boundary fence and the building. If our building structure and townhouse is structurally impacted, what recourse will we have and what financial compensation will be made available?

Noise & Dust During Construction - I work from and run my business from home and I have serious concerns about the disruptions from noise, excavation, piling works for the duration of the build as well as the impact of dust and dirt from the neighbouring site.

Body Corporate & Battery Room - What is the reasoning or requirement to have a body corporate room and a battery room for six (6) dwellings? It seems like a lot of extra excavation

work for no reason, excavation should be kept to a minimum where possible to minimise disturbance. As a reference our complex has 15 townhouses and we do not require a body corporate room.

Proposed Building Line - Can we receive confirmation that the proposed building will be at least four (4) metres from the eastern boundary line. Is Figure 14 in the Arboricultural Report an accurate indication of where the height and the side of the proposed building will be? Or is it an assumption?

Please kindly confirm your receipt of this submission and a time frame as to when we will be hearing the response to the concerns and objections which have been raised above.

Regards,
Calvin and Kamila Fawle
0481 262 090