

6th June 2025

The CEO
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Phillip Lane – Planner

Dear Mr Lane,

Mod2025/0018
Supplementary Statement of Environmental Effects
Demolition works and construction of a residential flat building
54-58 Beaconsfield Street, Newport

Reference is made to your email of 4th June 2025 in which you sought responses to the Design and Sustainability Advisory Panel (DSAP) meeting minutes in Council's landscape referral response. This submission details the response to the DSAP recommendations and the landscape referral comments of 28th June 2025 and is to be read in conjunction with the following amended architectural plans:

- Amended ground floor and landscaped area architectural plans AR-S4-101(3) and AR-S4-500(1) prepared by Archicore

The plans provide for refinements in the layouts of units G01 and G02 and a reduction in the width of the eastern entry pathway.

We respond to the DSAP minutes as follows.

DSAP recommendation response

Scale, built form and articulation

Recommendation:

Council to be satisfied that view impacts from modifications are less than moderate.

Response: Having inspected the site and identified available public and private view lines we are satisfied that the building height breaching elements the subject of the modification application will not compromise the view sharing outcome achieved through approval of the original application.

Access, vehicular movement and car parking

Recommendation:

Provide equitable access to all lobbies.

Response: We rely on the Statement of Compliance Access for People with a Disability report, dated 28th of March 2025, prepared by Accessibility Building Solutions which confirms that compliance with the applicable disability provisions is able to be achieved to ensure equitable access to all lobbies.

Landscape

Recommendations:

The submitted stormwater plans show several conflicts with the location for tree planting and further coordination is required to ensure the proposed planting plan can be realised as per the approved DA plans.

Response: We rely on the referral comments from engineering and landscaping to demonstrate that the proposed landscaping is able to be implemented. We anticipate implementation of standard conditions to ensure such outcome is achieved.

The concrete enclosure and associated inlets for the drainage easement have many points of conflict with the proposed planting plan which can only be mitigated through revisions to the planting layout at this late stage. These revisions must still be compliant with the Conditions of Consent.

Response: As above.

The Arborist report no longer reflects the current extent of the building and associated elevated external built upon areas which should be coordinated by underlaying the latest building plans.

Response: We rely on the referral comments from landscaping in relation to the acceptability of the modified landscape regime proposed.

Amenity

Recommendations:

Apartment G01: Increase the apartment living room width and ceiling height to achieve good quality natural light and ventilation to the open plan living space.

Response: We have considered this request and note that any increase in ceiling height would require a corresponding increase in building height. The floor plan of G01 has been revised to nominate the space currently occupied by Bedroom 2 as a flex space able be used either as a bedroom or living room depending on the floor space configuration needs of future owners. The provision of a door immediately adjacent to the kitchen will provide direct line of sight from the kitchen to the external glazing alignment affording good quality natural light and ventilation to the open plan living space.

Apartment G01: Arrange the kitchen so that it has access to natural light and the window should be visible from any point in the kitchen.

Response: As above.

Access to storage rooms in both G01 and G02 be organised share the access corridors to all other storage cages.

Response: The ADG recommends the provision of storage both internal and external to apartments and accordingly the proposed storage areas have remained internalised to provide absolute convenience for future occupants.

Sustainability

Recommendations:

Replace all gas cooking with induction or electric

Response: We confirm that all cooking will be induction.

Show the central heat pump on the drawings and ensure the structural requirements of the roof have been allowed for to accommodate the heat pump

Response: All water heating will be by way of instantaneous electric heaters.

Show EV charging in the basement on the drawings, or provide a description for how EV charging is being provided

Response: EV charging will be coordinated into the CC documentation.

Landscape referral response

It is suggested that the width of the eastern entrance footpath shall be aligned with the building entry and external walling width as illustrated below. Amended Landscape Plans shall indicate mass planting to the landscape areas either side of the footpath to enhance the entry setting.

Response: The ground floor and landscape calculation plans have been amended in accordance with these referral comments.

We are of the opinion that the amended documentation, the subject of this submission, comprehensively responds to the issues raised and provides for an overall refinement in the detailing and design quality of the development. Having given due consideration to the matters pursuant to Section 4.15(1) of the Environmental Planning and assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to the development sought in this instance. Please not hesitate to contact me to discuss any aspect of this submission.

Yours faithfully

Boston Blyth Fleming Town Planners

A handwritten signature in black ink, appearing to read 'Greg Boston', with a stylized flourish at the end.

Greg Boston

B Urb & Reg Plan (UNE) MPIA
Director