



25th October 2023

Northern Beaches Council
3 Columbia Court
Norwest NSW 2153

Re: Development Application No: DA2023/0614 for Demolition works and construction of a car showroom at 61 Darley Street MONA VALE

This letter has been drafted in response to councils request for information dated the 12th of September 2023 for the proposed development located at the address listed above. The request for information (RFI) has been addressed in seriatim below.

Urban Design

- LEP height limit control has been shown on the revised architectural plans attached
- Shadow diagrams now included in the Architectural plans
- Streetscape montage has been provided along Barrenjoey road frontage
- Streetscape montage has been provided along Darley street frontage
- Floorspace ration plans have been included with a key to indicate the GFA

Landscape

Revised Landscape design plans have been prepared to address points raised including the following:-

- Bio retention be is no longer required in the stormwater design, this will be retained as garden space
- Street trees have now been included in the design
- Additional landscaping has been provided at the corner of Darley & Barrenjoey road to visually soften the development

Traffic

Architectural plans have been revised to provide a dedicated loading bay sufficiently sized for a SRV although the largest service vehicle anticipated to access the site is a van or Ute therefore the loading space is amply sufficient.

Updated turning paths for the B99 vehicle showing manoeuvres from the vehicle lift & also delivery bay has been provided by Varga Traffic Planning.

Access

As discussed in the Statement of Environmental Effect the site has a restriction to user stating the driveway must be adjacent to the side boundary on the Darley street frontage, with reference to the survey plan the existing driveway is approx. 5.4m from the side boundary a the building line & is perpendicular to the kerb where the proposed driveway is parallel to the side boundary as required by the restriction to user. This being the case the existing & proposed driveways do not overlap so existing & proposed levels are not relevant.

Driveway long section have been prepared at either side of the driveway along with the centre line which is provided on sheet A903 of the architectural plans.

Geotechnical

JK Geotechnics have been engaged to provide the Form 1, they are reattending site on Thursday 26th October to complete works as required & the Form 1 & 1a will be submitted under separate cover

We trust the attached response is satisfactory & we look forward to a favourable determination.

Kind Regards



Chris White