



The General Manager

Northern Beaches Council

Attention: Adam Croft

9th December 2024

Re: 32 Golf Avenue Mona Vale

Schedule of Amendments

The below amendments have been noted in the Statement of Environmental Effects but are now replicated here for ease.

- A number of architectural design refinements primarily relating to the internal layout of the apartments,
- Minor changes to fenestration and door elements to reflect the internal layout changes,
- The relocation of skylights,
- The provision of roof top AC condenser units
- Minor changes to the rear facing Unit 5 and 6 terraces to accommodate BBQs

We note that conditions 30 and 88 of the development consent already deals with potential noise associated with the air conditioning condenser units.

The modifications are confined to within the approved building envelope such that the 3-dimensional form, streetscape appearance and landscape outcomes as approved are not materially compromised as consequence of the modifications sought. Importantly, the spatial relationship of the proposal to adjoining development is maintained together with the residential amenity outcomes afforded through approval of the original application.

If anybody have questions about the amended plans, please call me on 0466 049 880.

Kind Regards,

Scott Walsh

Director - Walsh Architects



scott@walsharchitects.com.au
0466 049 880

9th December 2024