

3rd July 2024

Development Application DA2024/0190
Supplementary Statement of Environmental Effects
Proposed residential flat building
32 Golf Avenue, Mona Vale

This supplementary statement of environmental effects details the considered response to the issues raised in Council's issues letter of 29th May 2024. In this regard, a number of amendments have been made to the proposal as detailed within the following amended plans and documentation:

- Amended Architectural plans, Revision B, prepared by Walsh Architects.
- Amended landscape plans, Issue C, Prepared by Plot Design Group.
- Amended civil drawings, Issue C, prepared by RTS Civil Consulting Engineers.
- Updated Arboricultural Impact Assessment, dated 25 June 2024, prepared by Selena Hannan Landscape Design.
- Updated Traffic Impact Assessment, dated 27 June 2024, prepared by Genesis Traffic.
- Updated Geotechnical Investigation Report, dated July 2024, prepared by Crozier Geotechnical Consultants.
- Response to DSAP comments and recommendations, dated 1 July 2024, prepared by Walsh Architects.
- Updated BASIX Certificate.

The proposed amendments are detailed in the accompanying schedule of amendments at Attachment 1.

We respond to the various issues raised as follows:

1. Basement and Rear Pavillion

Response: The basement plan has been amended to reduce excavation at the rear of the property such that the proposed basement footprint falls within the ground floor building footprint above. The entire rear setback is available for deep soil landscaping. Further, the floor level of the rear pavilion and its adjacent private open space has been lowered by 200mm to reduce the overall height of the building and potential privacy impacts.

2. Private Open Spaces and Landscaped Area

Response: The Architectural and landscape plans have been amended to address the concerns raised in relation to the utility and amenity of private open space areas and to ensure that the proposed landscaping is consistent with the outcomes of the control at clause D9.10 P21DCP. In this regard, we note that the amended proposal provides for a landscaped area calculated in accordance with clause D9.10 P21DCP of 557m² representing 39.9% of the site area as depicted on area calculation plan DA400(B).

We also note that clause C1.1 – Landscaping states that the following soil depths are required in order to be counted as landscaping:

- 300mm for lawn
- 600mm for shrubs
- 1metre for trees

Although on slab planting with a soil depth of less than 800mm are not included in the landscaped area calculated in accordance with clause D9.10 P21DCP we confirm that the total area of the site able to be landscaped in accordance with clauses D9.10 and C1.1 of P21DCP is 706m² representing 50.6% of the site area. Such quantum satisfies the 50% landscaped area provision it being noted that the original landscape plan was endorsed by Council's landscape officer as being compliant with the applicable landscape provisions.

In relation to the proposed landscaping's performance when assessed against the outcomes of the clause D9.19 P21DCP control we provide the following analysis.

Achieve the desired future character of the Locality

Comment: In accordance with the desired future character statement for the Mona Vale Locality the proposal maintains a building height below the tree canopy with bulk and scale minimised through the adoption of pavilion style building typology. Existing and new native vegetation, including canopy trees, have been integrated with the development such that the building will sit within a landscaped setting. Building colours and materials will harmonise with the natural environment. The development has been designed to step down the site in response to topography with site disturbance minimised.

This outcome is achieved.

The bulk and scale of the built form is minimised.

Comment: The bulk and scale of the development has been minimised through the adoption of pavilion style building typology which step down the site in response to topography. The deep soil landscaping around the perimeter of the development coupled with the on-slab planting proposed will ensure that the proposal is appropriately screened and will sit within a landscaped setting.

This outcome is achieved.

A reasonable level of amenity and solar access is provided and maintained.

Comment: The quantum and quality of landscaping proposed will ensure a reasonable level of amenity and solar access is provided and maintained.

This outcome is achieved.

Vegetation is retained and enhanced to visually reduce the built form.

Comment: The deep soil landscaping around the perimeter of the development coupled with the on-slab planting proposed will ensure that the proposal is appropriately screened and will sit within a landscaped setting.

This outcome is achieved.

Conservation of natural vegetation and biodiversity.

Comment: As above. This outcome is achieved.

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

Comment: The proposal provides for 50% of the site area to be landscaped with soil depths compliant with this clause C1.1 P21DCP. Such outcome minimises stormwater run-off with appropriate conditions ensuring the prevention of soil erosion and siltation of natural drainage channels.

This outcome is achieved.

To preserve and enhance the rural and bushland character of the area.

Comment: For the reasons previously outlined this outcome is achieved.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

Comment: For the reasons previously outlined this outcome is achieved.

In this regard, as it can be demonstrated that the outcomes of the landscaped area control are achieved reliance on the minimum soil depth provisions within clauses D9.10 and C1.1 of P21DCP are reasonably applied with the overall landscape regime acceptable from a quantitative and qualitative perspective.

3. Streetscape Presentation

Response: The bin storage area has been setback 2 metres from the front boundary to increase landscaping within the front setback area of the development. The design quality of the development will ensure that it contributes significantly to the streetscape character of the area.

4. Plan Details

Response: The architectural, landscape and stormwater plans have been updated as requested.

5. DSAP Recommendations

Response: Please find attached a detailed response to the DSAP comments and recommendations prepared by Walsh Architects.

6. Traffic and Parking

Response: This submission is accompanied by civil plans and amended architectural plans addressing the concerns raised in relation to driveway gradients and carparking layout and design.

Further, having reviewed the amended plans and documentation we are satisfied that the assessment and conclusions as contained within the Statement of Environmental Effects, dated February 2024, remain relevant to the amended proposal. 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 the granting of 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



Greg Boston

B Urb & Reg Plan (UNE) MPIA
Director

Attachment 1 – Schedule of amendments



The General Manager

Northern Beaches Council

Attention: Adam Croft

1st July 2024

Re: 32 Golf Avenue Mona Vale

Schedule of Amendments

Following on from councils RFI letter and subsequent discussions with council, we are submitting the following documents. Below the list of documents, there is also a schedule of changes.

Documents Submitted

- Updated Master Set
- Updated BASIX
- Updated Landscape Plans
- Updated Arborist report
- Updated Geotechnical Report
- Updated Traffic Report
- Letter responding to DSAP

The above drawings and reports have been updated to reflect the below schedule of changes.

1. Moved the entry structure including bin area 2m away from the front boundary to provide more landscaping.
2. Including parcel locker as noted on the ground floor plan in the entry structure. This was a DSAP recommendation which has been adopted.
3. Relocated any potential hydrant boosters to the south west corner of the site. If they are required, fencing will be built to conceal the view of this.
4. Living Room of Unit 1 has an increased setback from the street of one additional meter.
5. Unit 4 has decreased living room area.
6. Unit 5 and 6 have living rooms with increased rear setbacks of one additional meter.
7. Units 1, 2, 5 and 6 now all have paved POS which is undercover as per DSAP recommendation. We note that this is not a requirement and whilst it does decrease DCP landscaping calculations, they do provide more amenity and still meet the objective of C1.1 of PDCP.
8. Units 5 and 6 all have been lowered by 200mm, including the living and landscape area of Unit 2. This creates better privacy to neighbours.



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1st July 2024



9. Basement excavation has been reduced mainly on the northern and north eastern areas. This has lead to less impact to trees which were already able to be retained anyway. Updated arborist report includes the updated impact calculations.
10. Driveway gradients amended as per councils traffic team discussions. Option B of what was presented to council has been adopted. This has led to a change in levels in the ramp and first part of the garage. Unit 1 above has also been reduced in size due to head clearances over the ramp.
11. Minor layout changes to Unit 1 due to increased front setback to the street for both the living room and main bathroom areas.
12. Service level has had the body corporate meeting room changed into wine cellar which each unit will have an allocated space within.
13. Traffic Sweep paths have been updated to reflect the items requested in the traffic referral response.

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

Kind Regards,

Scott Walsh

Director - Walsh Architects



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1st July 2024