

9<sup>th</sup> May 2025

**Development Application DA2025/0447**  
**Supplementary Statement of Environmental Effects**  
**Proposed residential flat building**  
**32 Golf Avenue, Mona Vale**

This supplementary statement of environmental effects details an amendment sought to the development as submitted to Council being the introduction of a rooftop swimming pool and the associated relocation of rooftop services. This request is made pursuant to section 37 of the Environmental Planning and Assessment Regulation 2021.

The amendments are shown clouded on the following plans prepared by Walsh Architects:

NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	B
DA010	EXISTING SITE PLAN	A
DA020	SITE ANALYSIS	A
DA030	DEMOLITION PLAN	A
DA040	PROPOSED SITE PLAN	B
DA100	BASEMENT 2 PLAN	A
DA101	BASEMENT 1 PLAN	A
DA102	GROUND FLOOR PLAN	A
DA103	LEVEL 1 PLAN	A
DA104	LEVEL 2 PLAN	A
DA105	LEVEL 3 PLAN	A
DA106	ROOF TERRACE PLAN	B
DA107	UPPER ROOF PLAN	B
DA201	LONG SECTION A-A	A
DA202	LONG SECTION B-B	B
DA203	CROSS SECTIONS	A
DA204	CROSS SECTIONS	B
DA205	CROSS SECTIONS	A
DA300	ELEVATIONS	B
DA301	ELEVATIONS	B
DA302	ELEVATIONS	B
DA400	AREA CALCULATIONS	A
DA401	AREA CALCULATIONS GFA	A
DA501	SHADOW DIAGRAMS - 9AM JUNE 21ST	A
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	A
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	A
DA600	VIEWS FROM SUN - JUNE 21ST	A
DA601	VIEWS FROM SUN - JUNE 21ST	A
DA602	VIEWS FROM SUN - JUNE 21ST	A

This submission is also accompanied by the following amended/updated documentation:

- Updated design verification statement, Revision 2, prepared by Walsh Architects.
- Amended landscape plans, Issue B, Prepared by Plot Design Group.
- Updated BASIX Certificate.

We confirm that the amendments do not compromise the developments performance when assessed against the applicable statutory considerations and will not give rise to unacceptable streetscape, residential amenity or broader environmental consequences subject to the imposition of a condition regarding the acoustic attenuation of the swimming pool plant to meet applicable acoustic criteria.

Further, the amendments will not compromise the overall design quality of the development have regards to the principles prescribed at Chapter 4 of State Environment or Planning Policy (Housing) 2021 and as detailed within the updated design verification statement referenced above. Accordingly, the analysis contained within the original Statement of Environmental Effects remains relevant to the amended application proposed.

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 amended 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**