

001 SRH Architecture Pty Ltd
 ABN 94 115 880 834
 Level 1, 17-19 Brisbane St
 Surry Hills NSW 2010
 Registered Architect No. 6739
 T. +612 8302 3200
 office@srharchitecture.com

Date 29.04.2024
 To Jordan Davies
 Principal Planner
 Northern Beaches Council

Dear Jordan,

Re. 4 Minna Close, Belrose – DA2023/1763

This letter is a response to the Request for Additional Information Letter dated 26.02.24 – Item 6 Design Sustainability Advisory Panel (DSAP). Responses to the recommendations made in the DSAP notes dated 01.02.24 are listed in the below table.

Strategic Context, urban context: surrounding area character

Recommendation	
1. The Panel supports the proposed setbacks & layout	Despite the Panel's support of a 2m setback to Minna Close, the proposal has adopted a 4m setback to Minna Close to address streetscape amenity whilst balancing the impact to existing site trees.
2. The pedestrian ramp is to be replaced with an alternative accessible solution that is entirely internal. The 2m setback and Council verge is to be landscape as much as possible.	The pedestrian ramp has been removed and replaced with a consolidated entry at the ground floor lobby. Pedestrians enter the site either through a pathway with stairs or through a ramped pathway leading to an internal platform lift that serves the entry lobby. As the front setback has been increased to 4m providing a suitable landscape buffer. Updated landscape plans form part of this revised submission.
3. Option for honouring the trees removed by placement in the existing forest areas as well as using in the development in creative ways are encouraged.	Engagement with the project arborist and project ecologist during construction is encouraged to assess conditions of felled trees and to seek advice on best on-site placement so as to best serve fauna/ flora species. Project landscape to also be consulted to advise if any trees can be used as landscape features within the front setback landscape zone.

Landscape

4. Applicant to provide details of ongoing Vegetation Management Plan to be prepared by the	Propose to be satisfied as a Condition prior to CC.
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consulting ecologist to ensure the vegetation is maintained in good health and vigour in perpetuity.	
5. Propose a more detailed landscape plan for those areas outside of the retained bushland using endemic species of local provenance.	Refer to amended landscape plans forming part of the revised submission.
6. Provide tall endemic canopy trees on Council verge in consultation with Council to supplement the 2m setback planting.	Review recommendation against new 4m setback provided. Should canopy trees still be required, proposed to be satisfied as a Condition prior to CC.
Sustainability	
7. Decarbonisation of energy supply - All services should be electric - The storage of hot water can be considered a de facto battery if heated by PVs during the day - Onsite power generation and battery storage - Unshaded roof space is a valuable resource for PV installations.	- All services shall be documented as electric, proposed to be satisfied as a Condition prior to CC - Provision for PV panels have been nominated on the roof.
8. EV charging	- Provision for EV charging points to be nominated in services documentation, proposed to be satisfied as a Condition prior to CC - Provision for EV charging points to be nominated in services documentation, proposed to be satisfied as a Condition prior to CC
9. Passive Design and thermal performance of building fabric.	Passive design considerations present through the protection of the northern façade through the sunken siting and large awning over the loading hardstand which protects the northern façade.
10. Water use minimisation	- Rainwater tank has been provided, located within the carpark with overflow routed to WSUD chamber in OSD.

- Landscape planting selection is water tolerant and endemic and suitable for the microclimate.

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Kind Regards,

[Emmy Omagari](#)

Associate / Registered Architect NSW ARB 11625

T. +612 8302 3201

eo@srharchitecture.com