

## Statement of Environmental Effects



S4.55 amendment to

- DA2019/0860

New Residential Care Facility @

24 Darley Street, Mona Vale

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Prepared For Thompson Health Care Pty Ltd

project no 1812

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issue A

## 1.0 INTRODUCTION

This Statement of Environmental Effects is a report that forms part of an application for a s4.55 (2) amendment to the following approval on the site:

- DA2019/0860 – 08 July 2020

This application seeks refinement of the detailing of the approved development through modifications that include:

- Reduction of ward numbers
- Reduction of basement
- Removal of awning and reduced scale of entry canopy
- Addition of solar panels (PV) to the roof
- Reduction of the roof height
- General internal layout amendments and minor changes to windows and screens

There are no changes to the following aspects of the approvals:

- No Change to building footprint.
- No change to Landscaped areas, pathways or terraces
- No change to building envelope
- No change to any building setbacks to front, side or rear boundaries.

As such there is no requirement to provide additional information to previously submitted reports including the following, as the proposed works have zero impact on those aspects of the approvals.

- Accessibility,
- Arborist,
- BCA
- Geotechnical,
- Stormwater.

Figure 1. Aerial view of the location of the site (site outline in yellow).



## 2.0 THE SITE, BACKGROUND & DESIGN RESPONSE

The original application DA2019/0860 was approved by the Northern Beaches Council on 08 July 2020.

This application is the result of further detailed design and construction documentation including input from but not limited to the BCA consultants and structural and stormwater engineers. These engineers identified minor dimensional and fire rating requirements that impacted the design. An interior designers input also resulted in internal layout changes. A further Architectural analysis has resulted in improvements to privacy and environmental sustainability.

This application includes many minor changes internally to the building, but no changes to the height, footprint or envelope of the approved building.

This report refers to the following accompanying documents: -

- Architectural Drawings **DA02-DA09**, Project No.1812

The specific changes sought to the approval are clouded in red on plans as follows:

### DA02 (E) – Site Plan

1. **Solar Panels.** Addition of 149 PV panels to the colorbond roofs.  
Reason: To generate electricity and improve the environmental sustainability of the facility.  
Impacts: No measurable impact from this change. The line of sight from the adjoining property to the west at 28 Darley Street, from the top floor looking east, is at an upwards angle equal to the pitch of the roof and as such the panels will not produce any glare. The Floor is at RL 17.63, the subject site underside of eaves is RL19.50 (or 1.87m above floor) and above the eyeline of persons in the adjoining apartments. Details shown on DA09(C).
2. **Roof lowered.** The north-west part of the roof has been lowered from a pitched roof to a flat concrete roof.  
Reason: To provide improved maintenance access to the roof and better manage stormwater catchments and disposal on the roof.  
Impacts: Reduced impact to neighbouring buildings by lowering the overall height to the north-west corner of the building.
3. **Addition of Plant Equipment to the centre lower roof areas.** Indication of lift over-runs, carpark exhausts and all AC plant and equipment, reduction of skylight.  
Reason: To reflect construction requirements after added detail and specifications during Construction Certificate documentation.  
Impacts: No measurable impact from this change, none of the items can be seen from adjoining buildings or public places as they are located on the lower concrete roofs and are screened by the upper pitched roofs that form the perimeter of the building.

### DA03 (E) – Lower Ground Floor Plan

4. **Reduce building footprint and Reduce excavation.** Reduce the excavation and footprint of the building in the north-east corner.  
Reason: To avoid unnecessary and costly relocation of the sewer mains running underground to the east of this area in the building.  
Impacts: None.
5. **Internal layout modifications.** Revise layouts of the amenities to the staff services areas of the kitchen and laundry. Revise locations of the pump room and sprinkler tanks, hot water plant and MSB.  
Reason: To improve efficiency. Pump rooms and electrical services mains located closer to the water mains in the street to reduce pipework and cable runs through the basement.  
Impacts: None

### DA04 (G) – Ground Floor Plan + Landscape

6. **Revise internal layouts**

- **Relocate salon, café and reception areas.** Reposition internally for better functionality and guest experience.
- **Replace “function” room with residents lounge.** Delete internal walls and open up the floor plate for open plan living for residents, locate larger kitchen in this area from northern end.
- **Revise furniture and delete internal walls, reduce planter and widen corridor.** Rear northern end of the floor, open up floor plan for ease of movement.

Reason: To improve amenity for residents through better internal layout

Impacts: None

#### DA05 – Level One Plan

7. **Reduce size of Port Cochere and delete street entry canopy.** Reduce the size of the port cochere at the building entry deleting the concrete structure and green roof and replacing with a smaller lightweight glass canopy. Delete small entry canopy at the street entry.  
Reason: To improve large vehicular access through the easement to the property at the rear (allowing larger removal trucks to pass through) by reducing the size of the Port Cochere. To improve the streetscape by reducing bulk and scale of the entry roof, the roof being unnecessary as there are no letterboxes or intercom to access the building and the remainder of the entry path to the front door is uncovered. The small roof serves no functional purpose (as it would if there was a security access gate, letterbox and intercom)  
Impacts: Reduced bulk and scale to the streetscape and adjoining property, improved access to driveway to the rear property
8. **Reduce facility by removal of ONE resident room/ward.** Replace the ward at the streetfront with living areas.  
Reason: To improve the amenity for residents with increased living areas.  
Impacts: None
9. **Revise internal layouts.** Revise kitchen, living and nurses station layouts, reduce deck and increase ward 24, remove void between floors near southern lift.  
Reason: To improve amenity for residents, to increase fire safety (deletion of void – BCA)  
Impacts: None

#### DA06 (E) – Level Two Plan

10. **Delete small planter to South Facade.** Delete planter outside ward 34.  
Reason: Access to service the planter was inefficient and required external crane equipment, planter gave minimal amenity to the design.  
Impacts: None.
11. **Revise internal layouts.** Revise kitchen and nurses station layouts, add a public Accessible WC and remove void between floors near southern lift.  
Reason: To improve amenity for residents, to increase fire safety (deletion of void – BCA)  
Impacts: None

#### DA07 (E) – Elevations

12. **Deletion of windows and reduction of opening to deck.** Delete windows to the north east elevation and reduce the wall opening to the Level One deck.  
Reason: To improve amenity and internal use of spaces for the residents.  
Impacts: Increased privacy to neighbours.
13. **Alternate privacy screens.** Replace the perforated metal privacy screens with louvred privacy screens facing west.  
Reason: To provide a more “residential” character to the screens over the windows facing west to the adjoining apartment building.  
Impacts: None.

#### DA08 (E) – Elevations

14. **Delete small planter to South Facade.** Delete planter outside ward 34

Reason: Access to service the planter was inefficient and required external crane equipment, planter gave minimal amenity to the design.

Impacts: None

15. **Deletion of windows.** Delete one window to the south street elevation, delete highlight windows to the south-east elevation.

Reason: To improve amenity and internal use of spaces for the residents.

Impacts: Increased privacy to neighbours.

DA09 (C) – Sections

16. **Items generally shown above including:**

- Solar panels to roof
- Lowered roofs
- Reduction of Port Cochere and change to lightweight

Sections are generally same but taken in slightly revised locations to indicate Construction Certificate information

No additional impacts from the details above

### 3.0 CONCLUSION

The proposal to amend the approvals as identified in this report for the construction of a **New Residential Care Facility** at 24 Darley Street, Mona Vale, as submitted is permissible with the consent of Council. The development is consistent with the provisions of the Pittwater LEP 2014 and the SEPP Housing 2021 (Part 5) and responds to the relevant Pittwater DCP controls and outcomes.

The proposal is in keeping with the Desired Future Character statement for the area. The development will provide a positive contribution to the locality. The proposal will not have any unacceptable adverse environmental effects and conforms to the relevant statutory planning requirements.