

17th September 2024

**Development Application DA2024/0819
Supplementary Statement of Environmental Effects/ RFI Response
Demolition works and construction of a dual occupancy
8 Seabeach Avenue, Mona Vale**

This Supplementary Statement of Environmental Effects details the considered response to the issues raised in Council's issues letter of 22nd August 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 Gartner Trovato Architects.
- Arboricultural Addendum, dated 4 September 2024, prepared by Raintree Consulting.
- Updated Flood Management Report, dated September 2024, prepared by Barrenjoey Consulting Engineers.

The proposed amendments are as follows:

- Retention of Norfolk Island Pine in rear garden.
- Deletion of proposed new driveway crossover (retain existing).
- Removal of raised lawn areas.
- Remove side and rear fences from application.
- Reduced height of blade wall.
- Amendment of colours.

We respond to the various issues raised as follows:

1. Stormwater disposal

Response: A response to this issue is currently being finalised and will be forwarded under separate cover.

2. Flooding

Response: This submission is accompanied by an updated Flood Management Report, dated September 2024, prepared by Barrenjoey Consulting Engineers which contains the correct flood storage calculations for the site noting the deletion of the terrorist lawn areas at the rear of the site.

Under such circumstances, the consent authority can be satisfied that the proposal complies with Section B3.11 of Pittwater DCP and Clause 5.21 of Pittwater LEP.

3. Landscaping

Response: As requested, the Norfolk Island Pine at the rear of the property has been retained with the existing driveway crossover also retained to ensure the retention of the existing street tree. The acceptability of such outcomes is detailed in the accompanying Arboricultural Addendum, dated 4 September 2024, prepared by Raintree Consulting.

4. Colours and Materials

Response: As requested, the proposed external colours have been amended to comply with section D9.3 of Pittwater DCP.

5. Blade Wall

Response: As requested, the height of the blade wall has been reduced to minimise its visual prominence.

6. Fencing

Response: We confirm that all boundary fencing has been deleted from the development application and will be dealt with pursuant to the applicable dividing fence legislation.

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