
From: Northern Beaches designs
Sent: Monday, 4 July 2022 3:26 PM
To: Planning Panels - Northern Beaches
Subject: Re: NBLPP - Register to Address Panel
Attachments: WYSMAN PANEL.pdf

Categories: NBLPP

Hi Heidi,

Additional submission attached for meeting of the 6th July 7-8 Coronation Street, Mona Vale.

Please confirm receipt.

Kind Regards,

Mark Wysman | Building Designer & Consultant | Director (Northern Beaches Designs)



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Attn: Northern Beaches planning panel.
Dear Sir / Madam,

DEMOLITION WORKS AND CONSTRUCTION OF A SENIORS HOUSING DEVELOPMENT. 7 & 8 CORONATION STREET, MONA VALE

I am the owner of [REDACTED] Mona Vale and have prepared a further submission in response to Council's report item No 4.1 – 6 July 2022. Our property is located directly to the rear of the subject site.

Additional Comments in response to Council's report.

1 Clause 33 (a) of the SEPP HSPD. (Ref: report page 37)

33 Neighbourhood amenity and streetscape:

*The proposed development **should—***

*(a) **recognise** the desirable elements of the **location's current character** (or, in the case of precincts undergoing a transition, where described in local planning controls, **the desired future character**) so that new buildings contribute to the quality and identity of the area,*

The area's character south of Coronation Street and east of Pittwater Road (see aerial maps provided) clearly shows nothing else exists like what is proposed. The current character of the neighbouring properties is detached low scale 1 & 2 storey dwellings. The report only considers the impact when viewed from Coronation Street frontage. At best you could describe the development at the rear as a rectangular block, with no detached building forms or desirable elements, inconsistent with the current character of detached low scale 1 & 2 storey dwellings.

SUMMARY TABLE

Current Area Character	Proposed change of area character
Detached low scale 1 & 2 storey dwellings	(8) attached self containing x 3 bedroom apartments.
680 – 760m ² allotment sizes – Class 1a dwellings	1533m ² allotment size – (class 2 & 7 building)
2 carparking spaces required per dwelling	16 Car-spaces proposed
Likely basement excavation 2.7m for a double garage for a new dwelling x1.	Basement carpark for 16 cars excavation 6.7m plus footings
No upgrade required to current Council stormwater system for a new dwelling x 1.	Upgrade to Council stormwater system to Melbourne Ave, with the installation of a 300mm pipe effecting 6 adjoining properties towards Melbourne Avenue.
No upgrade required to bus stop or pathways for a new dwelling x 1.	Major changes to current parking angles, bus stop, pathways and new island crossing in Coronation street, requiring major changes to the current character & infrastructure.

2_ The FSR non-compliance of 199.29 m² is well over the density & scale standard applicable under the SEPP for the site. This effectively calculates to an additional yield of 2 apartments over the density control under the current SEPP HSPD. The development can achieve compliance in reducing the number of apartment's proposed from 8 to 6 apartments. Deleting (2) – Units - No's 7 & 8 would also assist with view loss to the rear properties in Cook Terrace and address the **significant envelope breaches along the north and south boundaries.**

We are strongly opposed to the development, but if the panel are of the mind to consider supporting the application the following revision to consent condition No 22 is requested.

REVISIONS IN RED - Condition 22. Amendments to the approved plans

The following amendments are to be made to the approved plans:

(a) Fixed and angled external privacy screens shall be installed to the north facing bedroom window to unit 04 and unit 05 and the south facing bedroom and dining room window to unit 6

(b) East facing bedroom windows to unit 8 be amended to high level windows (1.7m above floor level) or have fixed external angled louvres installed to avoid overlooking.

(c) The solar panels on the roof of unit 07 and 08 shall be re-located to the lower level roof above units 03 and 04. **Solar panels are prohibited on the roof of unit 07 and 08 for the life of the development.** Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Regards Mark Wysman

VIEW OF LOCATIONS CURRENT CHARACTER

A distinct pattern of detached low scale one and two storey dwelling houses on 680-760 square metre allotments



VIEW OF PROPOSAL - inconsistent with the desirable elements of the locations current character and the desired future Character.
(8) self-containing x three (3) bedroom apartments ,(16) car parking spaces on a proposed consolidated lot of 1533 square metre



The SEPP (HSPD) - CLAUSE 33 The proposed development should—
(a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area