



The General Manager

Northern Beaches Council

Attention: Adam Croft

1st July 2024

Re: 32 Golf Avenue Mona Vale

Response to DSAP

We have reviewed the comments from the Design and Sustainability Assessment Panel (DSAP) including their various recommendations. We have then tried to adjust the design to respond to the DSAP recommendations. In general, majority of the comments/recommendations have been adopted in the amended design and we have comments against each on below.

DSAP Comments and Recommendations

Recommendations:

1. *Further consideration should be given to street interface. Booster assembly should be positioned and enclosed such that appearance does not detract from the quality of the landscape and such that planting along street interface is maximised.*

This recommendation has been adopted. The entry structure has been pushed back 2.5m to give more space for planting along the street interface. The potential booster assembly is now located on the south-west corner of the site, which means the landscape around the entry is maximised.

2. *Provide well integrated paved and covered private open space for all dwellings to avoid future piecemeal approach to same.*

This recommendation has been adopted. A minimum of 10m² of paving has been integrated into the revised plans, and all of the private open spaces are now covered by fixed structures.

3. *Integrate parcel locker and mail boxes into entry structure*

This recommendation has been adopted. We now show a parcel locker and mailbox structure as part of the entry structure.

4. *Reduce extent of basement to reduce excavation and increase deep soil*

This recommendation has been adopted. We have reduced basement excavation at the North East of the site.



scott@walsharchitects.com.au
0466 049 880

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5. *Explore potential to reduce width of driveway and increase landscape area across front setback zone..*

We have explored this option with council but councils traffic team cannot support this. We are complying with the minimum passing bay and showing the sweeps that they require.

6. *Prepare a tree Protection Plan to manage building construction stage.*

This is already in the Arborist Report which was submitted as part of the DA.

7. *Redesign all outdoor spaces to include at least one outdoor sitting space of adequate size.*

This recommendation has been adopted. We now show all outdoor spaces having atleast one outdoor sitting space of an adequate size.

8. *Consider altering the planning of units No.1 and No.2 so that they are similar in configuration to units No.3 and No.4 respectively, making sure to avoid creating habitable rooms that depend on obscure glazing for privacy.*

We have not adopted this recommendation as we could have windows with a higher sill, but we would prefer to have them lower with obscure glazing to ensure more light comes into those spaces.

9. *Remove or relocate Body Corporate Meeting Room to avoid unnecessary excavation.*

We have not adopted this recommendation as the lower space is a developer cost that they are happy to accept. It is reasonable that most apartment blocks have two levels of basement, but we have only a small area of a second level.

10. *Provide more specific detail on finishes and materials*

This recommendation has been adopted. We have shown further information in the attached documents.

11. *Promote finishes which will have inherent material characteristic and that will stand up to and compliment the marine environment. Avoid 'faux' finishes.*

This recommendation has been adopted. We have shown further information in the attached documents.

12. *Consider relocating the on-site battery storage. Determine whether a battery could be efficiently located outside the building envelope at much reduced cost, but requiring further design to achieve a good fit with the landscape and surrounds.*

This recommendation has not been adopted. We have discussed with electrical engineers, and this is still required as previously proposed on the DA.



13. *Should the installation of the PV array breach the height limit in order to optimise performance it is the Panel's view that this is a justifiable breach although it appears that this is achievable within the height limit.*

No comment from the applicant required.

14. *Provide EV charging points for each unit (Min 15 amp) to suit level 1 charging..*

We accept this recommendation in full.

15. *The commitment to 5kW of PV per unit needs to be a condition of consent as it is not recognised or formalised on the BASIX certificate due to the inadequacies of the current BASIX online tool..*

We accept this recommendation in full and we are happy to accept this as a condition of consent. As noted in DSAP recommendation 13, they had no issue with height breaches due to this. If the above condition is inserted, could it please specify that the height of the panels can be above the maximum approved height on the site by say 300mm to give some tolerance for these solar panels.

In general we have accepted majority of the recommendations put forward by the Design Panel.

If anybody have questions about the amended plans, please call me on 0466 049 880.

Kind Regards,

Scott Walsh

Director - Walsh Architects



scott@walsharchitects.com.au
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