



The General Manager

Northern Beaches Council

Attention: Adam Croft

1st July 2024

Re: 32 Golf Avenue Mona Vale

Schedule of Amendments

Following on from councils RFI letter and subsequent discussions with council, we are submitting the following documents. Below the list of documents, there is also a schedule of changes.

Documents Submitted

- Updated Master Set
- Updated BASIX
- Updated Landscape Plans
- Updated Arborist report
- Updated Geotechnical Report
- Updated Traffic Report
- Letter responding to DSAP

The above drawings and reports have been updated to reflect the below schedule of changes.

1. Moved the entry structure including bin area 2m away from the front boundary to provide more landscaping.
2. Including parcel locker as noted on the ground floor plan in the entry structure. This was a DSAP recommendation which has been adopted.
3. Relocated any potential hydrant boosters to the south west corner of the site. If they are required, fencing will be built to conceal the view of this.
4. Living Room of Unit 1 has an increased setback from the street of one additional meter.
5. Unit 4 has decreased living room area.
6. Unit 5 and 6 have living rooms with increased rear setbacks of one additional meter.
7. Units 1, 2, 5 and 6 now all have paved POS which is undercover as per DSAP recommendation. We note that this is not a requirement and whilst it does decrease DCP landscaping calculations, they do provide more amenity and still meet the objective of C1.1 of PDCP.
8. Units 5 and 6 all have been lowered by 200mm, including the living and landscape area of Unit 2. This creates better privacy to neighbours.





9. Basement excavation has been reduced mainly on the northern and north eastern areas. This has lead to less impact to trees which were already able to be retained anyway. Updated arborist report includes the updated impact calculations.
10. Driveway gradients amended as per councils traffic team discussions. Option B of what was presented to council has been adopted. This has led to a change in levels in the ramp and first part of the garage. Unit 1 above has also been reduced in size due to head clearances over the ramp.
11. Minor layout changes to Unit 1 due to increased front setback to the street for both the living room and main bathroom areas.
12. Service level has had the body corporate meeting room changed into wine cellar which each unit will have an allocated space within.
13. Traffic Sweep paths have been updated to reflect the items requested in the traffic referral response.

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

Kind Regards,

Scott Walsh

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