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Northern Beaches Council,
C/o Nicholas England (Planner)
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RE: 66 Waterview Street, Mona Vale. DA2024 0127 - Response to council RFI -

Dear Nicholas,

With regard to the RFI dated 10.05.24 received from council and subsequent dialogue with council relating to the DA at 66 Waterview Street Mona Vale for a new swimming pool, please refer to below responses for the requests for amendment. We believe that the enclosed responses and associated documentation satisfies councils requirements which require only minor modifications which are aligned with the objectives of the notified application. The items are summarised as follows;

1. Landscape open space

Council RFI

Council has noted that the proposed landscaping is insufficient and that the proposed landscaping is to be increased to match the existing landscape percentage on site (42%). It was also noted that the reduction of landscaping could have been due to construction of building elements that were not part of the original approval in 1993 (consent no 95/48), these elements as noted in the report are to be nominated on the plans.

Response.

The proposed landscape areas have been increased by means of reallocating planting areas to the paved areas on the north-western side of the site. Drawings and calculations have been amended to suit. 42% landscaping is proposed per the recommendation in the council RFI.

The proposed deck and previously paved areas have been noted on the plans as 'not approved building elements requiring a building information certificate' which will be applied for separately to this application.

2. Carparking

Council RFI

Council has noted that a minimum of 2 off street parking spaces are required and to ensure that the carspace is behind the minimum front setback line

Response.

The existing parking is retained on site. The parking situation includes 2 offstreet parking bays behind the front building line. One space is within the garage and the other a tandem space in front. Both car spaces have been shown on the revised documentation with a min. clear space of 2.4x5.4m allocated.

The existing hardstand area is currently used as a turning bay for cars to exist in a forward direction which is unchanged.

Clarity is provided on this item and no further changes are proposed.

3. Landscape officers Comments

Council RFI

Landscape officer has requested an arborists report to be supplied to provide clarity on;

- Clarity on species of Palm tree proposed to be removed
- Impact on an additional tree recognized for the proposed development – tree in question is a native gum

Notification that the proposed landscaping areas are insufficient and response/determination of this item has been deferred to the development officer for comment and review.

Response.

An updated survey has been prepared which accurately locates the Native Gum tree previously omitted from the survey which appears to have been an error.

An arborist report has been prepared and supplied in support. Noted the arborist extended their review further than the requested trees - The findings are summarised as follows;

- **Tree 1** – Existing Weeping Bottlebrush tree has been recognized immediately adjacent to tree 2. This tree is a low retention tree and the arborist is supporting retention as part of the application.
- **Tree 2** – A Broad Leaved White Mahogany located in the front setback has been identified and recommended by the arborist as requiring removal irrespective of the proposed development. The tree is considered a mature specimen in poor condition which is exhibiting stress, separation of leaders and decay.
- **Tree 3** The Palm in question is in fact a Washingtonia Robusta Palm and not a protected palm. This palm is exempt may be removed without council consent.
- **Tree 4** – A Stenocarpus Sinuatus tree - All works are outside the SRZ for this tree and the proposed development is supported by the arborist.
- **Tree 5** – A Syzygium species tree - All works are outside the SRZ for this tree and the proposed development is supported by the arborist.

With regard to the insufficient landscape areas recognized, this item has been addressed and commentary provided in item 1 response (Landscape open space).

4. Biodiversity Officers comments.

Council RFI

The biodiversity officer has requested an arborist report to be submitted for their review. It is noted that if tree removal is proposed, replacement plantings will be required.

Response.

An arborist report has been prepared and submitted as part of this RFI response.

One replacement tree has been proposed in the South / Western Corner. The replacement tree is to be of native species, selected from councils native species list.

In summary, the proposed responses are considered to satisfy the requests from council in full. The proposal as documented will provide a positive contribution and improvement to the existing dwelling on this site. The revised documentation and responses are submitted for favourable assessment.

Please do not hesitate to contact us if you have any further questions or comments pertaining to any of the above.

Kind regards,
Richard Carr



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