

Tom Burns
Northern Beaches Council

VIA Email: council@northernbeaches.nsw.gov.au

5 December 2022

Dear Tom

RESPONSE TO RFI
PAN-248329 - DA2022/1333
(LOTS 1 & 4) 126 ELIMATTA ROAD MONA VALE

I refer to Council's request for additional information of 16 November 2022. Our responses are as follow, in the order raised in the letter.

Height of Buildings: Revised plans are submitted for each lot with additional RL's for height verification.

Solar Access. A letter of certification of the shadow diagrams is attached.

Visual Privacy. The terrace for Lot 4 has been reduced to a landing thereby preventing occupation of the area other than for access to and from ground level. If Council is of a mind to do so, a condition allowing, as an alternative, the original deck with a 1.5m privacy screen would be preferred result for this deck. Such a condition could read:-

The mid-floor deck off the living room may be built as originally proposed with a dimension of 3m provided that the full length of the south eastern side of the deck is provided with a 1.5m high privacy screen. The screen is to have an opacity level of at least 50% and may be of a louvered or perforated design. Details are to be submitted with the Construction Certificate plans.

This would allow a better amenity outcome for the future residents while not unduly compromising the amenity of neighbouring properties while landscaping matures.

Landscaped Area Canopy Trees: The architectural and landscape plans have been amended to provide for 60% landscaped area and the addition of three canopy trees per lot.

In relation to Tree 18 (Bloodwood), a peer review has been provided by The Ents Tree Consultancy. A key finding is as follows:

"...The disturbance to the tree protection zones of tree 18 is proposed to be under 15% according to the amended report by Blues Bros Arboriculture 24th June 2022. This level of disturbance is considered a major disturbance under the Australian Standard for the Protection of Trees on Development Sites AS4970. As the area proposed to be disturbed is already compacted and graded, it is no anticipated that the impact will be as great, and the tree will tolerate the disturbance...."

However, it remains the preference of the proponent to remove the tree, so Council is requested to exercise its discretion towards allowing its removal and replacement with a more suitable tree in the location.

I trust that the revised plans and additional information will address Council's concerns and we look forward to progressing the application to a favourable outcome.

Please do not hesitate to contact us for any further information or clarification.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Sarich', with a stylized flourish at the end.

Eugene Sarich

Urbanesque Planning Pty Ltd