

Northern Beaches Council
Village Park, 1 Park Street
Mona Vale NSW 2103
Australia

23 January 2019

Dear Northern Beaches Council,

8089 Mona Vale Surf Lifesaving Club
Subject: Additional Information

In response to the letter requesting additional information for DA2018/1771 dated 20th December 2018, we provide the following responses:

1. Traffic & Parking

The traffic Engineer has prepared an amended report with greater detail provided in relation to the capacity of the venue and how this compares with the existing facility. This study highlights intensified uses of existing spaces, and new spaces within the proposal. All calculations have been based on a worst-case scenario whereby all spaces of the club are at maximum capacity at the same time. It should be noted that it is unlikely the club will reach a peak capacity due to the primary operating hours of the various spaces.

As part of the amended report, a car parking survey has been prepared to analyse the existing offering of carparking within the local vicinity (400m radius surrounding the club). This survey was conducted during a peak summer period on Saturday 19th and Sunday 20th January, with parking counts at 9am, 12pm, and 3pm.

2. Urban Design

The proposal has been reviewed by an access consultant and the provisions provided in the public amenities corridor are sufficient to service all members of the public equally. A family change room has not been included in the proposal however, accessible amenities, including a hoist, has been provided which will be able to be shared with families.

The proposal has made a number of key design moves to define the public amenities entrance to the building.

- a. The landscape design has been reconfigured at the pedestrian crossing to both orientate users towards the public amenities entrance and emphasise entry point through delineation of landscape finishes.
- b. The entries to the amenities corridor are defined by a full height break in the continuous precast facades that face both the beach, and Surfview Road. The width of this corridor has been sized to allow views through to the beach, provide generous circulation, and clearly identify this as a public entry point. Further to this, a wider corridor was explored during the community group consultation process, and concerns were raised regarding safety and wind-tunnelling.
- c. When comparing the proposal to the existing arrangement, the public amenities have been reconfigured considerably to provide improved access and visibility to the beach, and equal access to amenities from both the beach and the park.
- d. The northern public entrance is the primary address of the building defines the arrival point to the primary functions of the building. The double height treatment highlights that this building entry provides access to both ground level, and level 1 spaces. By contrast, the entry to the public amenities serves only a ground level function, therefore the design treatment reflects the hierarchy of this entrance in context of the overall scheme.

The ground floor café has been designed with operable glazed panels to open up the corner of the building. Portions of fixed glazing adjacent garden beds allow for operable glazing to pocket behind when opened. The plan has been amended to clarify portions of operable and fixed glazing.

Where feasible, downpipes will be concealed within the form of the building.

3. Acoustic report

An acoustic report has been prepared to assess the impact of the proposal on the surrounding residential properties. This report has been assessed on a worst-case scenario of the building at maximum capacity. It should be noted that it is unlikely the club will reach a peak capacity due to the primary operating hours of the various spaces.

Based on the results of the acoustic assessment, the report demonstrates that there is not expected to be an adverse noise impact from the operations of the proposed development to the nearest noise sensitive receivers.

4. Online Submissions received

The online submissions are largely supportive of the proposed design. Where concerns have been raised regarding specific items, consultant reports have been provided by qualified professionals to address these issues. In relation to online submissions received:

- a. *Online Submission Bostock:* **Supportive.** No concerns raised.
- b. *Online Submission Rackham:* Concerns addressed in Coastal Engineering report and supported in the Natural Environment Referral Response – Coastal.
- c. *Online Submission Rose:* **Supportive.** Concerns addressed in Item 2: Urban Design.
- d. *Online Submission Kerr:* **Supportive.** Concerns addressed in Item 3: Acoustic Report
- e. *Online Submission Lyndon-James:* **Supportive.** Concerns addressed in Item 3: Acoustic Report.
- f. *Online Submission Moorman:* **Supportive.** Concerns addressed in Item 2: Urban Design. Further to this, the facilities have been designed to be fit for purpose.
- g. *Online Submission Munro:* **Supportive.** No concerns raised.

Throughout the design and consultation process the design team has aimed to address aspirations, issues and concerns in an equitable and holistic manner. Should council wish to discuss the above-mentioned items further, please feel free to contact us.

Yours sincerely,



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Issued On behalf of Warren and Mahoney Architects Australia Pty Ltd

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