

23.3.23

Attention – Adam Susko
Northern Beaches Council
Adam.Susko@northernbeaches.nsw.gov.au

Dear Adam,

**RE: DA 2022/1510 – COVERING LETTER RE AMENDED DOCUMENTS
MIXED USE COMMUNITY FACILITIES & BOARDING HOUSE
28 FISHER RD & 9 FRANCIS ST, DEE WHY, NSW**



Further to your letter (attached, dated 28.2.23), we are pleased to have selected your option 1 and now formally submit further supporting information / amendments to the original DA submission. Further to your request, a draft final submission was emailed to you by the required date of 21.3.23. Subsequent to this you have now requested that this be formally submitted to the Planning Portal. We note that amendments completed to the original submission have been completed in response to DSAP comments and other council referral officer's comments. They are primarily around the basement and ground levels and roof levels of community interface with the building, but the buildings remained fundamentally the same in envelope. We feel all DSAP and other items have been addressed adequately. With regard to this we have attached separate reports that respond specifically to the comments made. These are summarised as follows:

1. **DSAP Report:** This report addresses all points made by DSAP and provides an illustrated response. This report also acts as a suitable summary of the updates and amendments made to the DA submission set.
2. **Landscape Officer Report:** This report addresses all points made by Landscape Officer and provides an illustrated response. In addition to the referral comments, it should be noted that the DSAP Landscape comments and responses were forwarded to the referral officer for comment. We had an informal email back from the officer saying this had adequately met requirements.
3. **Waste Officer Report:** This report addresses all points made by Waste Officer and provides an illustrated response. In addition to the referral comments, it should be noted that the DSAP Landscape comments and responses were forwarded to the referral officer for comment. We had an informal email back from the officer saying this had adequately met requirements.
4. **Stormwater Officer Report:** This report addresses all points made by Stormwater Officer and provides an illustrated response. This was accompanied by the requested Consultant documentation.
5. **Traffic Officer Report:** This report addresses points made by DSAP and provides an illustrated response. The traffic Management Report was also updated by the Traffic Consultant.

Documents included in the updated submission include the following:

- Updated Architectural Drawings with amendments indicated.
- Architect/Applicant report addressing the comments and recommendations raised by DSAP with illustrated responses.
- Updated Landscape referral drawings and report.
- Updated Waste Management referral drawings and report.
- Updated civil/stormwater Drawings and other information that responds to the officer's comments.
- Updated Traffic drawings and Traffic Management Report. We understand that we already have a traffic endorsement, but this has been forwarded as there have been a number of amendments after DSAP review.

Thank you for your review of the submitted documents. Please advise if there is anything that you may further need. We would be happy to discuss via meeting or other means if necessary with the view to engaging positively with SNPP.

Regards,

Philip George

MANAGING DIRECTOR – THE GEORGE GROUP PTY LTD
Reg Architect NSW 7318, VIC 17640, QLD 2525, NT AR1098
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NOMINATED ARCHITECT
0412 015 955



28 February 2023



The George Group Pty Ltd
Level 1, 335 Mona Vale Road
TERREY HILLS NSW 2084

Attention : Philip George – Managing Director

Dear Philip,

Development Application No: DA2022/1510 for demolition works and construction of a mixed-use development to accommodate a café, church, conference centre, boarding house and two level of basement car park at 28 Fisher Road and 9 Francis Street, DEE WHY

I refer to your application which is currently under assessment by Council.

The assessment of your application has revealed a number of referral issues which require your attention.

It is noted that you have had on-going correspondence with the assessment officer Adam Susko, to discuss the concerns raised in this letter, however the plans referenced below are the original architectural plans submitted with the application.

The following is a list of the issues identified by Council's referral departments:

Development Engineers

The Development Engineering Section advises as follows:

The stormwater concept plan by the Mesh Group has been reviewed and not supported for the following reasons:

- 1. The stormwater design engineer needs to be registered in accordance with the NSW Design and Building regulation for the building type. Evidence of the engineers registration is to be provided to Council.*
- 2. In accordance with Councils Water Management Policy for Development a "DRAINS Model" is to be submitted for review, noting the post development flows up and including the 1/100AEP are to be limited to state of nature flows.*
- 3. In accordance with section 9.7.2 of Councils Water Management Policy for Development the minimum information as listed is to be included on amended stormwater drainage plans. The design engineer is to provide a cross check in tabulated form to council that this information has been provided. The following information must be included on amended plans.*

a) Dimensions (mm) and volume(s) (m3) of the proposed OSD system(s),



b) Size (mm) and shape of the orifice and outlet device at the control pit. The discharge control pit is to feature an overflow escape route in the case of the orifice plate blockage.

c) Finished floor levels of all existing and proposed structures and existing surface levels to Australian Height Datum (AHD) are to be shown on the drainage plan(s).

d) Plans, elevations and sections of the OSD system(s) in relation to all existing and proposed buildings and site conditions, finished surface levels and invert levels of all stormwater drainage pipes and structures, centre line level of the outlet pipe and orifice, the maximum design water level in the OSD system. Please note that all habitable floors areas are to have a minimum 300mm free board above the OSD top water level.

e) Longitudinal section of all pipe(s) from the OSD basin to the discharge point showing calculated flows, velocities, pipe sizes, type and class, grades, and invert levels of all pipes. The stormwater plans are to demonstrate that if the OSD outlet is fixed to a basement ceiling there is adequate vehicular head height.

d) In relation to the proposed new inlet pit and the 300mm stormwater outlet in Fisher Road all utility services crossings and a hydraulic grade line are to be detailed on a suitable scaled long section. The design invert levels of the new inlet pit are also to be detailed.

NB all stormwater discharge from the development site is to be conveyed to Fisher Road as discharge to Francis street is against the grade and not permitted.

4. The location of the on-site stormwater detention tank is not permitted under habitable floor areas and is to be in a communal area where the tank can be accessed for maintenance operations. It also appears that a maintenance grate has a wall located over it. The designer engineer is to confirm these requirements have been achieved and there are no obstructions to maintenance grates.
5. The submitted geotechnical report indicated the presence of groundwater during the excavation to the lower basement level as such it would be required that the basement be tanked to prevent the egress of groundwater and continuous discharge of groundwater to Councils stormwater drainage system.

Landscape Officer

The Landscape Section advises as follows:

Landscape is in support of the outcomes and treatment for the Francis Street development (zoned R3). The Fisher Road development (zoned B4) cannot be supported in its current form due to the significant departure from the required 20% landscaped area, see below:

WDCP 2011 Part G1 section 11 Landscaping states "A minimum of 20% of the site area is to be provided as landscaped area, which may be located on balconies, ground, podium and roof top levels or green walls of buildings" and continues to define landscaped area "means a part of a site used for growing plants, grasses and trees, but does not include any hard paved area".



The landscaped area provided is approximately 9% and the calculations shown on drawing 4089/4.11 include hard paved areas, planters and trellis structures are shown on drawings 4089/06.1 and 4089/06.5 but there is no reference to these on the Landscape Plan, please confirm.

Furthermore, more information is required in the Plan of Management as to who is responsible for the maintenance of the landscaped areas for the life of the development.

To progress the Landscape Referral the aforementioned concerns shall be addressed.

Waste Officer

The Waste Section advises that the following concerns are held with the Development Application, as submitted:

- 1. The residential bin room is not large enough to contain the required number of bins. The room must be large enough to contain 42 x 240 litre bins. Each row of bins must be separated by an aisle a minimum of 1 metre wide.*
- 2. The bins are triple stacked in the room. This results in the back two rows being inaccessible for residents use. Each row of bins must be separated by an aisle a minimum of 1 metre wide.*
- 3. The residential bin room is 20 metres from the property boundary with the street. The maximum permitted distance is 6.5 metres. Special consideration for more than 6.5 metres may be given in exceptional circumstances.*
- 4. The service pathway between the street and the residential bin room contains two 90-degree corners. The two inside corners are to be bevelled at 45 degrees to allow for easier manoeuvring of the bins.*
- 5. There is no dedicated bin storage room for the cafe and church. Waste from these activities must be kept separate from the residential waste.*

Bulky Goods Room

- 6. There are two separate locations marked "bulky goods" on the plans. Please have the applicant nominate which location is to be the bulky goods storage room and demonstrate how that location complies with the design guidelines. For a 52 room boarding house the bulky goods room will need a volume of 21 cu metres, with a floor area of 10.5 sq metres and a minimum ceiling height of 2.1 metres. The room must be square or rectangular in shape.*

Design and Sustainability Advisory Panel

The applicant is reminded of the recommendations made by the Design and Sustainability Advisory Panel in their meeting of 27 October 2022, which is available on Council's website.

The recommendations must be addressed in your response, either by the way of amended plans and/or justification addressing the issue.

Options Available to Applicant



Council is providing you with three (3) options to progress the handling of your application:

1. Prepare and submit further supporting information/amendments to the assessing officer directly addressing the issues by **21 March 2023**. If the amended information is deemed acceptable and satisfactorily addresses all the issues raised, you must then upload all documentation via the NSW Planning Portal; or
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application; or
3. Withdraw the application from Council, which may include the refund of a portion of the application fees. Please note, that should this be your preferred option, Council will require additional information and will request this under separate cover.

Should you choose to amend your application, we ask that you contact the assessment officer to discuss resolution of the above issues and submission requirements. This is to ensure any amendments satisfactorily address the assessment issues, prior to further expenses and resources being spent on the application.

To ensure the timely and efficient processing of your application, it is recommended that a genuine attempt is made to address these issues in their entirety as only **one** opportunity for amendments will be provided.

As per the requirements of section 36 of the Environmental Planning and Assessment Regulation 2021 you are advised that this application was accepted on 28 September 2022 and 154 days in the assessment period has now elapsed.

Please advise of your selected option by responding to this letter by **21 March 2023** at council@northernbeaches.nsw.gov.au and marked to the attention of the assessment officer. Should Council not receive your response and selected option by this date, Council will assume that you are not withdrawing this application and it will be determined in its current form.

Should you wish to discuss any issues raised in this letter, please contact the assessment officer **Adam Susko** (Principal Planner) on 1300 434 434 during business hours Monday to Friday.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Steve Findlay'.

Steve Findlay
Manager, Development Assessment