
Sent: 29/04/2021 1:56:51 PM

Subject: DA2020/1167 Submission New Life Baptist Church Treasurer Scott Kay

Dear Council

I have been the Treasure of New Life Baptist Church since July 2016 and known of the church beforehand.

I wish to offer my strong support for this development. The church and its' partners and supporters have worked very hard to move forward with the vision to provide socially responsible accommodation in accordance with Church social justice objectives to help their local community.

As part of the Church and its partners, we think that this is a fantastic project as it will equip the Church financially to enable it to expand its ministry further to the needs of the community. It will also provide much needed relief for the current shortfall of this type of accommodation on the Northern Beaches. The Church has been running for well over a hundred years and has been a significant community hub. This project will expand that position and offer fabulous community facilities in a contemporary manner.

We note that the latest amended plans offer a range of excellent initiatives that have helped the development proposal, including the following –

- The numbers of Boarding House rooms have been reduced from 80 down to 70 (plus a full-time manager for the centre). This impacts particularly at the Francis St end of the site and has reduced the bulk and scale of the development.
- The modelling of the buildings has been greatly enhanced to respond better to council suggestions and I believe that the building will be an excellent contribution to the area.
- The Francis St end of the site illustrates an excellent pedestrian entry and great landscape spaces between neighbouring properties.
- The street facades have been made cleaner and more contemporary with no balconies for overlooking any neighbour.
- Privacy screening at all windows and the walkway has been achieved with required treatment to a minimum of 1700mm above adjacent floor level.
- Street setbacks and central space setback between the buildings has been provided to council requirements.
- Excellent landscaping will enhance the environment, particularly around the Francis Street end of the development
- Roof landscaping is focused at the Fisher St commercial end of the development only and has setback, privacy and acoustic treatment.
- The provided basement car parking will reduce noise, minimise street parking and will increase security for the occupants. The numbers provided are in excess of the requirements for the centre.

We also note the following general items -

- The church will retain ownership of the entire facility to ensure the community use continues as a good legacy. This means that elements will not be sold off to other non-connected commercial uses. The church proposes to develop a range of Social Housing Accommodation as boarding house units targeted for use by a variety of persons. This is allied to our caring mission and is consistent with our social stance to help those in need (as there is a dire need for community

crisis care Centres and accommodation of this type on the Northern Beaches).

- The new state-of-the-art conference centre/multi-purpose community facilities will allow similar uses to the current church entering at the ground level off Fisher Rd and will also provide much-needed professional standard conference facilities for Dee Why community use. We note that this facility will be acoustically treated and is located to allow light and a garden feel into the development
- The development is deliberately located within easy walking and wheelchair access to community facilities and we expect that this is what will occur and also diminish the requirement for parking facilities.
- We love the sustainability and landscape approach to the development with green walls, reuse of storm water and solar panels.
- We note that there will be a full-time manager on the site that will be in charge of managing staff, resident, public and vehicle movements on the site. This will mean a professionally run development that can respond to the local area.

In conclusion, we feel that significant community benefit will be gained from this development. The many communal spaces offered to the public (including a multi-functional community centre, church, cafe and the like) will offer professional standard facilities that are safe and built to current standards. In addition, the provision of social accommodation consistent with the goals of the church will be an ongoing community service (there is a dire need for high standard professional accommodation on the Northern Beaches).

We support this development and understand that it meets the objectives of the council planning requirements. We believe that it will not result in significant negative impacts on surrounding land uses and environment. We note that it is responsive to its site context and presents a positive visual relationship with surrounding buildings. We feel that it is strongly in the public interest.

Regards
Scott



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