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Subject: PRELIMINARY SUBMISSION THOUGHTS - DA2020/1167

21/10/20

Mary Tripet

80 Blackbutt St

Wyoming, NSW 2125

To Northern Beaches Council

RE: DA2020/1167 – 28 Fisher Rd and 9 Francis Street DEE WHY NSW 2099

As a registered Health Care professional in Mental Health and a member of the New Life Baptist Church located at 28 Fisher Rd / 9 Francis St, Dee Why, I wish to register my strong support the development proposal and note the following –

The positive social impact of the Social Housing aspect of the Development is a very important innovation to the Northern Beaches

- The Baptist Church first purchased this site around 100 years ago and it was developed as a place of worship during the 1940s as a part of the earlier fabric of Dee Why. The Baptist Church has a long history of community involvement and the site currently plays host to a number of church congregations, a Community Connect group and a range of regular dance, music, drama and other community uses. We are really proud of this extensive history of community involvement and plan to build upon this heritage further with our new facilities. These are planned to extend the care and community supports that we offer in Dee Why.
- The overall aim of this project is to increase the quality and quantity of affordable housing options available in Dee Why, and in the wider Northern Beaches Local Government Area. The development will provide for a range of housing types to service the needs of a growing population on a site that is within the Dee Why Town Centre and in close proximity to Pittwater Road. The development is also located in close proximity to a range of services and facilities to meet the needs of the residents. The design, scale and height proposed within this application is consistent with the current developments and desired future character of the site having regard to its location and site context. The elevations have been carefully designed to achieve an aesthetic outcome and composition based on the developments interface with the site's two street frontages and the adjoining properties. The facades and numerous architectural features provide articulation and interest to the elevations and result in a high-quality built form that contributes positively to the streetscape and the emerging built form.
- 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 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 development is proposed within the height and density allowances provided within the town planning allowances. We understand that the recent planning upgrade for Dee Why has been

publicly consulted for a long period and will position this development to be an integral part of the new town centre.

- We are excited that the proposed carparking will be a great improvement upon what we have now. The existing carpark off Francis St is uneven and difficult to access. The new facility will allow great access and a secure parking that is away from the public eye. The carpark enters at essentially the same point as currently and is the only permitted point of access. Church use aspects of the carparking will likely remain consistent with current and our focus upon disabled accommodation will likely mean carparking will be minimal for these tenants. The development is deliberately located within easy walking and wheelchair access to community facilities and we expect that this is what will occur.

- We love the sustainability and landscape approach to the development and have deliberately encouraged a heavily landscaped environment with green walls, reuse of stormwater and focus.

- We note that the Francis St end of the development features a stand-alone residential building with consistent height, and form to those found along Francis St. It illustrates a road-front setback consistent with the street and a large rear setback that will allow light, sun and view in and around the site. It deliberately has windows looking to the front and the rear of the site (rather than over neighbours) and is planned to have required privacy elements fitted to all windows and doors. There is significant landscaping around this part of the site and communal areas are enclosed and recessed well below the adjacent fence lines.

- 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.

- The roof space on the Francis St end of the development is planned to be fitted with solar panels for sustainability. The Fisher Rd roof level features an enclosed multi-purpose space with a green outlook. Required Privacy screening will be fitted, and the roof space has a green outlook with planting designed for stormwater reuse. Maintenance pathways have been added to service the planting, solar panels, stormwater tanks and other internalised roof services. There is no roof-top gathering point included in the design.

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, café 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 uses.

We feel that it is strongly in the public interest.