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21 December 2020

Northern Beaches Council
PO Box 82
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Attention: Mr. Jordan Davies

Property: 87 and 89 Iris Street, Beacon Hill
Development Application: DA2020/0511 – Demolition works and construction of a
Seniors Housing development
Re: Amended Plans

Dear Mr. Davies,

I refer to the abovementioned development application for the Seniors Housing development at 87 and 89 Iris Street, Beacon Hill and Council's correspondence on the development application, and our meeting held on 6 October 2020.

In accordance with the issues raised in Council's correspondence and our discussions, this letter supports amended plans. The amended plans are listed below:

- *Architectural plans numbered A100 – A105 and A200 11 December 2020 prepared by Playoust Churcher Architects,*
- *Shadow Diagrams and Solar Access numbered SD01 - SD021 dated 23 November 2020 prepared by Deneddesign,*
- *Shadow Diagram Certification dated 23 November 2020 Deneddesign,*
- *Landscape plans numbered 20/2140 issue E dated 9 December 2020 prepared by Paul Scrivener Landscape,*
- *Stormwater plans and Stormwater Quality Report numbered CC190048 C1 – C7 issue D dated 2 December 2020,*
- *Basix certificate No. 1086782M-03.*

The amendments to the architectural plans are summarised as follows:

- Redesign of Units 8 and 9, including the relocation of Unit 9 to be semi-attached to Unit 8. This creates a 6m separation between Unit 9 and 10 and this area is deep soil landscape area.

- Deletion of the paved courtyards at the rear of Units 8, 9 and 10.
- The deep soil landscape area has increase to 621m² and 28% of the site area.
- Privacy screens to the east elevation of the balcony – Unit 6 and west elevation of Unit 7.
- 1.2m wide door opening outward – east elevation to the garbage storage room.
- The access path to the bin storage room has a gradient of less than 1 in 8, and the security fence and gate is located behind access to the bin storage room.

The amended plans are addressed in the Development Control Table at Attachment 1 in accordance with clause 40 and 50 of SEPP – Seniors Living and Part B of the Warringah DCP

The following addresses the amended plans in accordance with the issues raised in Council's correspondence.

1. Character issues

In accordance with our discussion, following the meeting held on 6 October 2020 Unit 8 and 9 have been redesign as a semi-detach building form. There is a 6m separation between Unit 9 and 10 and this area is deep soil landscape area.

The landscape plan shows that this area will accommodate canopy trees with the provision of a central landscape setting within the development.

The central landscape area is shown on the following extract from the landscape plan.



2. Clause B9 Rear Setback Warringah DCP

The terrace areas at the rear of Units 8, 9 and 10 have been deleted. There are stepping-stones that allows access from the units to the rear of the site. The stepping-stones are integrated with the ground covers. The amended plans have a landscaped 6m rear setback

This is shown in an extract from the landscape below.



3. Retention of Privacy for adjoining Properties

The amended plans include privacy screens to the side elevation (east elevation) Unit 6 and (west elevation) Unit 7 to mitigate overlooking to the adjoining properties. The privacy screens are in addition to the 4.2m (Unit 6) and 6.5m (Unit 7) setback to the balconies from the side boundary and landscape works including Banksia and Elaeocarpus trees having a maturity height of 7m – 15m.

The privacy screens are shown in the extract of the architectural plans (east and west elevation) below.



East elevation



West elevation

4. Internal site privacy

Plan No, A200 shows the design measures to mitigate overlooking between the units within the development. Unit 8 and 9 include planters/landscape works and privacy screening and there are privacy screens proposed to the north elevation of the terraces to Units 6 and 7.

5. Waste referral

The amended plans have addressed the issues raised in Council's waste referral as follows:

- i. The plan have a separate path and access to the garbage room on the east elevation. Access through the basement parking is not required.

- ii. The access to the garbage storage room is from a concrete path with a gradient less than 1 in 8.

The distance to the garage room from the front setback is greater than 6.5m, however, this is an acceptable design solution allowing the front setback area to be landscape and the garage storage is integrated with the building design associated with the basement parking. This is better design solution than a separate bin storage area within the front setback.

6. Stormwater Design and Music Modelling

The amended plans are supported by amended stormwater plans prepared by Acor Consultants. The stormwater plans numbered C5 and C6 include a stormwater quality report – Music model.

If you require clarification of the issues addressed in this letter, please contact Garry Chapman on 9560 1718.

Regards,



Garry Chapman
Chapman Planning Pty Ltd

Attachment – Development Control Table

Development Standards	Proposed	Standard	Compliance/Comments
Site Area	2180m ²	1000m ²	Yes
Site Frontage	33.48m	20m	Yes
Height	5m – 7m	8m	Yes
Storeys	2 storeys	2 storeys adjacent to boundary	Yes
Rear 25% of the site	Unit 8 – 10 single storey	Building located in rear 25% - 1 storey	Yes
Development Standards	Proposed	Standard	Compliance
Building height	5m – 7m	8m to ceiling	Yes
Density and scale	0.49.5:1 and 1080m ²	FSR 0.5:1	Yes

Landscaped area	45% and 1000m ²	30% site area 654m ²	Yes
Deep soil zones	28% and 621m ²	15% site area 327.12m ² 66% to be located at rear of site, minimum dimension 3m	Yes
Solar access	10 dwellings 100%	70%, 7 dwellings minimum 3 hours	Yes
Private open space	Ground 15m ² – 31.8m ² First Floor >10m ²	Ground floor 15m ² 3m x 3m First floor 10m ² >2m in length- depth	Yes
Parking	13 spaces (Spaces are accessible)	0.5 spaces per bedroom. 5 x 2-bedroom dwellings = 5 spaces 5 x 3-bedroom dwellings = 7.5 spaces Total: 12.5 (13 spaces)	Yes
	Proposed	Control	Compliance

Warringah Development Control Plan

Part B Built Form Controls

B1 Wall height	6.2m front elevation	7.2m from existing ground level	Yes
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B3 Side Boundary Envelope	Complies	4m and 45 degrees from side boundary	Yes
B5 Side Boundary Setbacks	1.25m – 3m	0.9m	Yes
B7 Front Boundary Setbacks	7.6m – 8.8m	6.5m	Yes
B9 Rear Boundary Setbacks	6m	6m	Yes