

10th April 2023

The General Manager
Northern Beaches Council
Po Box 882
MONA VALE NSW 1660

Attention: Gareth David – Planner

Dear Mr David,

Application Mod 2022/0471
Further issues response/ addendum Statement of Environmental Effects
Seniors Housing Development
1955 Pittwater Road, Bayview

Reference is made to Council's email of 22nd March 2023 including the Urban Design and Roads Assets referral responses and Council's request for the submission of a Building Information Certificate (BIC) pertaining to the "as built" shotcrete retaining walls and associated capping beams which have been constructed and are proposed to be retained as a component of the approved development. This submission details the considered response to the issues raised and is to be read in conjunction with the following amended architectural plans prepared by A+ Design Group:

- DA 100 Drawing List, Rev F
- DA 101 Site Plan, Rev F
- DA 201 Entry Floor Plan, Rev E
- DA 202 Carpark Floor Plan, Rev E
- DA 203 Lower Ground Floor Plan, Rev E
- DA 401 North Elevation, Rev D
- DA 402 West Elevation, Rev D
- DA 801 Schedule of Materials & Finishes, Rev B
- DA 901 Site Development Comparison Plan, Rev B
- DA 906 Comparison Elevation, Rev B
- DA 908 Tree Retention Plan, Rev B

The amendments to the architectural plans are confined to the retaining works proposed within the road reserve noting that the previously prepared and submitted elevations nominated much higher retaining walls adjacent to the property frontage than required given the established ground levels on the site. This drafting area was created by an erroneous spot level.

We confirm that a BIC application for the “as built” works is currently being prepared and will be uploaded to the New South Wales Planning Portal.

Urban Design

The updated photomontage shows the bare exposed pipes of the fire assembly, and the fire booster assembly is not integrated into the design of the building, and no housing is proposed. The exposed fire assembly is in a prominent location when viewed from the public domain. Please provide details of a suitably designed housing that is integrated with the overall design of the building that enhances the streetscape and character as viewed from a public place.

Response: We confirm that AS2419.1 requires fire booster assembly cabinets to be painted flame red as depicted in the image below.



The proponent's preference is to not enclose the booster assembly with its visual appearance indicatively depicted in the image below.



We consider the unenclosed booster assembly to be a far superior streetscape outcome for the development on the site given that it more readily integrates with the landscaping at the front of the site and the sandstone wall which forms its backdrop.

Roads and Assets

Grasscell pavers or similar are not supported on the verge. No details of retaining wall across verge. Development engineering to condition with s138 Road Act application to ensure design complies with Council requirements.

Response: We confirm that the Grasscell pavers have been removed from the front of the property and replaced with natural grass. The plans have also been amended to remove the erroneously nominated retaining structure within the road reserve which is compliant with AS2419.1.

We trust that this submission comprehensively addresses the issues raised by Council and will enable the favourable assessment and determination of the application. Please do not hesitate to contact me to discuss any aspect of this correspondence.

Yours sincerely

BOSTON BLYTH FLEMING PTY LIMITED

A handwritten signature in black ink, appearing to read 'Greg Boston', with a stylized flourish at the end.

Greg Boston

B Urb & Reg Plan (UNE) MPIA

B Env Hlth (UWS)

Director