

Architects Statement

MIXED USE DEVELOPMENT

BOARDING HOUSE / CHURCH / COMMUNITY FACILITIES

28 FISHER RD / 9 FRANCIS ST, DEE WHY, NSW

AUGUST, 2020



architecture

modularisation

project management

interior design

procurement

1300 799 986

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August, 2020

Northern Beaches Council



To whom it may concern,

**RE: ARCHITECTS STATEMENT
MIXED USE COMMUNITY FACILITIES AND BOARDING HOUSE
28 FISHER RD & 9 FRANCIS ST, DEE WHY, NSW**

We are pleased to be submitting this project for DA Application after a rigorous Pre-DA process with council. Further to the DA Application for this project we note our initial response as follows -

- **DA Documents Link** - <https://www.dropbox.com/sh/ykzjcfecumy3qna/AAAb5K0jfVA9OXWpZVhgKHNa?dl=0>
- **History of the Site** - This site is owned by the Baptist Church. It was first purchased around 100 years ago and was developed as a place of worship during the 1940s as a part of the earlier fabric of Dee Why. The church has a long history of community involvement and the site currently plays host to a Baptist Church congregation, a Korean church congregation, community connect groups and a range of regular dance, music drama and other community uses.
- **The General Proposal** - The Baptist Church is seeking to better-utilise its existing site resources and to extend the care and community supports that it offers in Dee Why. It is proposed to update its current facilities with a new state-of-the-art conference centre/multi-purpose community facility. This will provide much-needed professional standard facilities for Dee Why community use. The church will retain ownership of the facility to ensure the community use continues as a good legacy. The church proposes to develop a range of Specialist Disability Accommodation as boarding house units targeted for use by a variety of persons. This is allied with their mission and is consistent with their 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.
- **Fisher Rd development** - that directly addresses Fisher Rd and activate to the street. Below this, basement carparking is proposed that accesses from the rear Francis St entry. Above this and also to the rear, 80 Boarding House units under the Affordable Housing SEPP are proposed plus 1 Managers unit. The Francis St end of the site features an 11m max height building with road frontage setbacks similar to the neighbouring properties. Green wall and small balcony articulation personalise and soften the street appearance and set the green/sustainable tone of the development. The Fisher St end of the site features a 16m max height building of a more commercial nature with a 2-level frontage and entry podium. This is set back the required 4m from the kerb and the accommodation set back 8m from the kerb. The building form is articulated along its length with boarding units focusing to either the front or rear or the internal substantial garden well. This central garden well features privacy, greenwalls, gardens and skylighting to the conference area below. These green centres focus views out from communal bridge areas beyond and allow for a people-focused well-being as well as sustainable reuse of site stormwater. Both ends of the site have significant setback from the rear central boundary that provides a space corridor consistent with and in excess of other development within the immediate area. The buildings are connected at level 1 with a glazed and privacy-screened connection walkway. This is practical connection for staff and residents that runs above the communal focus of the ground level and will have minimal impact upon the local environment. It runs at an angle over the green landscaped area between the buildings.
- **Site use to be maintained across the integral site** – This site has always been used as an integral site spanning right through from Fisher Rd to Francis St. This strategy has proved successful for the Baptist church and the local community in that carparking has been accessed from Francis St. A similar pattern is seen in development along the street with the Builders Club a few doors down operating in a similar way. Where there has been required carparking access from Fisher Rd (as exhibited 2 doors up) this has brought about a poor streetscape with carparking access



overtaking the street level interface. We believe that with the long history of the site being used as an integral site that this view of the site use should be maintained, regardless of the current different zonings across each end of the site. The proposal illustrates integral parking, integral communal areas, integral service systems, garbage collection and the like. We believe that this should extend across the sites in relation to landscape, FSR, POS and the range of other elements that make up the integral use of this site.

- **Site Width** - The narrowness of the site means that there is difficulty with presenting little more than a façade to either the Francis St or Fisher Rd frontage. It has also meant that internal courtyards have been designed to allow for meaningful light and air to be delivered to accommodation and to the community centre at the ground level. The design features a Communal area bridge section that directly gains northern sun and provides a significant allowance to maintain this should future development of the neighbouring properties occur.
- **Central setbacks** - Council have requested significant rear setbacks of both the Fisher Rd and Francis St sites and this has in essence been delivered. This included 6m to the rear of Francis St and 5m to the rear of Fisher Rd. Some lower level and minimised incursions have been made in the form of an overbridge connection and sub-natural ground toilets and open covered pergola area.
- **Side setbacks at Francis St** – Council have requested 3.5m minimum setback to the Francis St site. In the most part this has been achieved with the predominant setback in excess of 3.5m and the frontage setback in excess of 3.5m. There are several points where the setback has been limited to 3m at Francis St. This is not due to the developers will to try not to confirm, but rather to accommodate the required widths of NDIS Rooms to a platinum standard (3.8m internal). The minimum corridor width for NDIS is 1.2m (refer attached requirements). In all cases where setback is less than 3.5m there are no windows facing the side boundary – rather, the articulated side frontage features and allows for windows to only face the street or rear of the Francis St property. In all cases where setback less than 3.5m is proposed there is a green wall addition over these wall faces (so as to soften the wall and value-add to the community). Refer to the landscape plan
- **Building Heights** – Fisher Rd end complies fully with the 16m maximum height requirements. The Francis St end complies fully with the 11m height requirements
- **Garbage** – A fully enclosed bin room has been located adjacent to the car entry ramp in the basement of the Francis St end of the development. Disabled Accessibility is achieved to the space from the entire development via external accessible pathways and ramps. Accessibility is achieved to the street via a similar path that will allow service to the street for pickup
- **Accessibility** – A qualified Accessibility Consultant has completed an accessibility report for the development. The majority of the accommodation rooms are fully accessible to AS1428.1 as outlined in his report. BCA requirements are fully achieved for accessibility. Publicly accessible bathrooms are located on the ground level to ensure service to the public and to the common areas and café portions of the development. Fully accessible bathrooms have been located to around 70% of all accommodation rooms



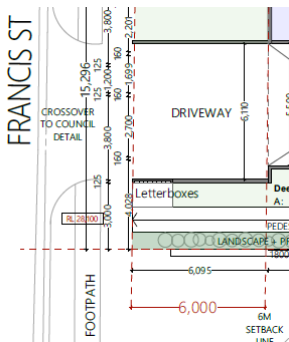

Yours faithfully,

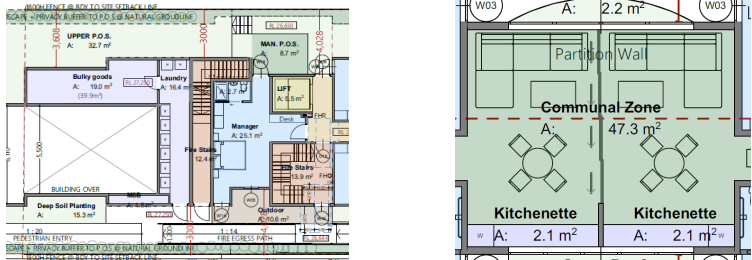
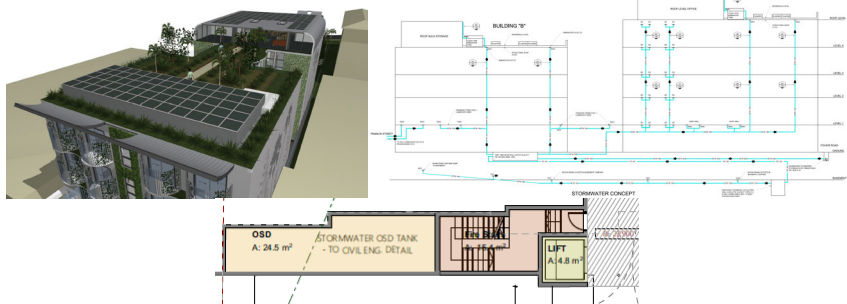
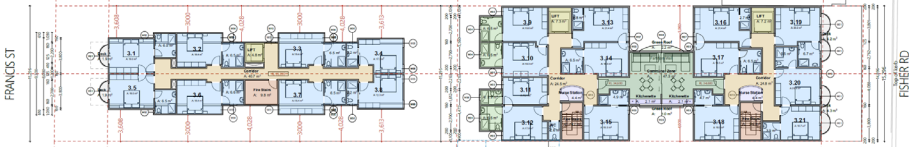
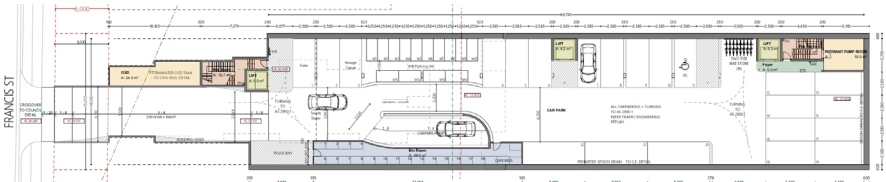
Philip George

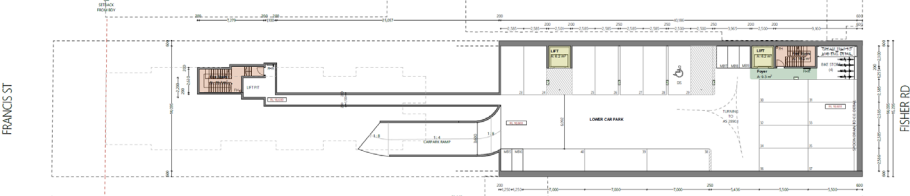
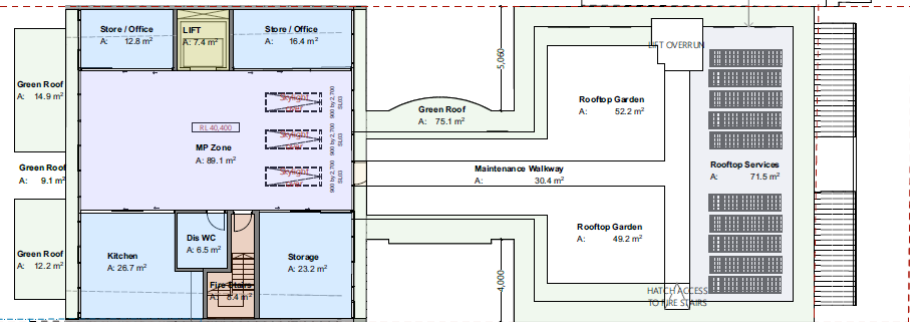
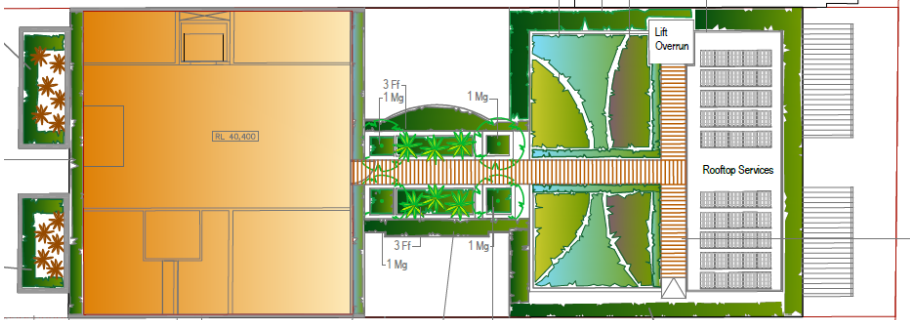

MANAGING DIRECTOR – THE GEORGE GROUP PTY LTD
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NOMINATED ARCHITECT



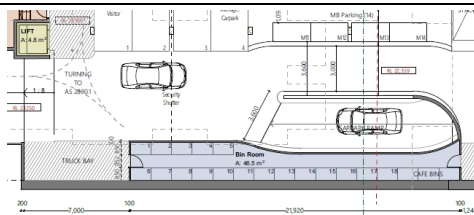

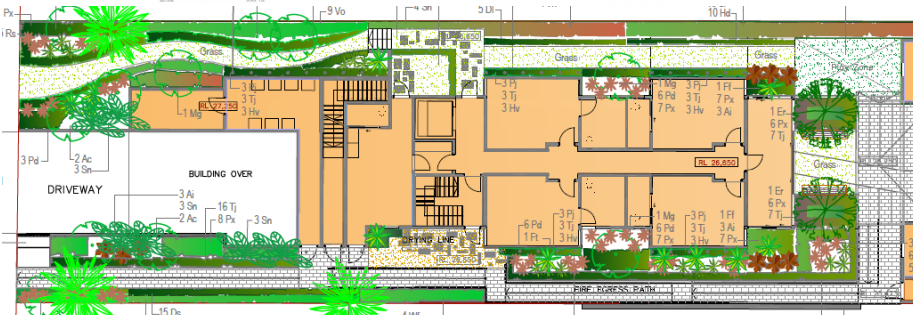
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PROVISION REQUIRED	PROVISION ADDRESSED IN DESIGN AND DOCUMENTS
Generally	
FSR	<p>The GFA of the project has been calculated using usual definitions. FSR complies across the entire integral site at 2.38/1 (2.9/1 allowable).</p>  <p>Calculated as a single lot, the total FSR of 2.38/1 easily peters the total allowable FSR of 2.9/1. However, when calculated as individual lots, 28 Fisher Rd exceeds the allowable FSR of 2.9/1 by an approximate 357m²</p> <p>PROPOSED FLOOR SPACE RATIO</p>
Roof space	<p>Roof space communal areas are diminished to maintenance access primarily to service area closest to the Fisher Rd (and below 16m height). Other on-roof planting is planned as a part of the sustainability approach to re-using stormwater in the development. Level 5 office and storage zone (on Fisher Rd end) is limited to a space below 16m height at the middle of the site. It is fully enclosable.</p> 
Site facilities – Mail boxes	<p>Main accommodation mail-boxes are noted at Francis St frontage as per the following visuals.</p>   <p>and are also to be located at Fisher Rd frontage</p>
Laundry and Clothes drying	<p>There are multiple laundry areas proposed throughout the facility, but there is a main laundry area proposed at the ground level Francis St end adjacent to the Managers Apartment and office as per the illustration below.</p>

PROVISION REQUIRED	PROVISION ADDRESSED IN DESIGN AND DOCUMENTS
	 <p>In addition, there are laundry facilities noted at the communal areas as a part of the central kitchenette facilities on each level of the Fisher Rd end of the development (w)</p>
Sustainability - Conservation of energy and water - Water harvesting & solar design	<p>Solar panels are located on the roof maintenance access (closest to Fisher Rd). This is in a maintenance only access area. These are ideally oriented toward the north, but can be addressed in a flatter manner if required. Green wall and planter</p>  <p>Roof stormwater catchment is detailed in the Civil Engineers stormwater design (refer to provided link). Water harvesting is proposed for reuse with the green walls and landscaping requirements for the facility. Also this can be used for toilet flushing and other grey water applications as may be required. An OSD system has been designed into the facility at the lower basement carpark level.</p>
Lifts	<p>There are three lifts spaced across the development at the major core points. These relate to the Francis St central core and also to the 2 main core areas relating to the Fisher Rd accommodation groupings. Secured lift lobby allows access to intended levels and zones of the facilities. The 3 lifts are noted on the typical Level 1 plan below in gold colour. All have access to the carparking facilities and garbage facilities.</p> 
<p>Traffic – Carpark</p> <p>Traffic Engineer to report to AS2890 requirements. Pre-DA Meeting requirements indicated 36 car spaces requested and also 19 bikes and 19 motorbikes requested</p> <div data-bbox="172 1760 443 1939"> <p>NOTES</p> <p>ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm</p> <p>SEPP 0.5/unit x 80 = 40 spaces Manager = 1 spaces Cafe = 3 spaces Church = 16 spaces = 60 spaces</p> <p>Motorcycle Parking = 16 spaces (80 / 5 = 16) Bicycle Parking = 16 spaces (80 / 5 = 16)</p> </div>	<p>The Traffic Engineer report is in the link provided. This illustrates that the indicated 40 Carparking spaces (including 2 disabled carparking spaces) comply with requirements to AS2890. This notes 40 carparking spaces directly accessible and this is in excess of the Pre-DA Meeting requirements noted at the left. The Current Church use has been recorded and this is included in the link provided. 19 Motorbike parking spaces are located around the central ramp and 19 bike parking spaces around the northern Fisher Rd stair.</p>  <p>BASEMENT</p>

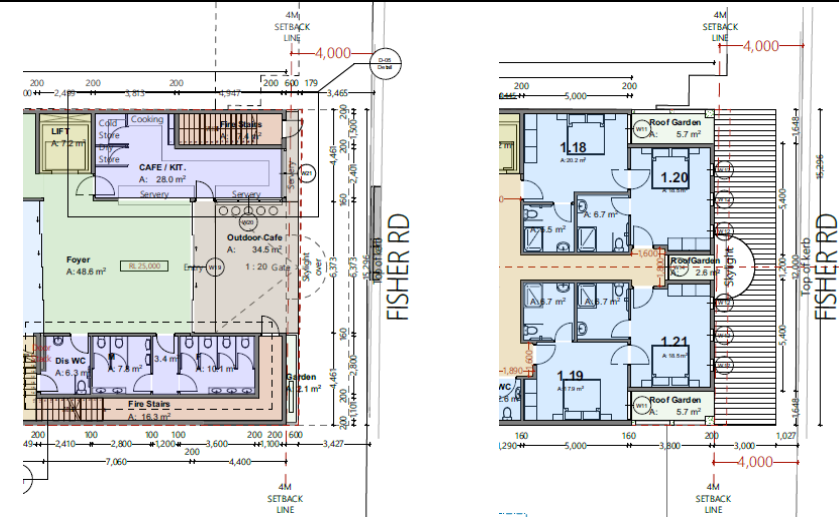
PROVISION REQUIRED	PROVISION ADDRESSED IN DESIGN AND DOCUMENTS
<p>Water Quality plus OSD Stormwater treatment to be provided for site to council water policy requirements Water Management Plan required with Treatment Train Approach. Reuse of water runoff for planter boxes and landscape and other elements required. Soil and water management plan required Bores to be drilled to greater depth than carpark</p>	<p>LOWER BASEMENT</p>  <p>Civil Engineering Consultants have provided reporting and documentation that is included in the link provided. A Geotech report is also included in the link provided. Roof top tanks with maintenance access have been employed to enable reuse for landscape irrigation and other elements.</p>  
<p>Environmental Health – Noise Noise – acoustic report required</p>	<p>An Acoustic Report has been completed by TTM and is included in the link provided. This illustrates noise impacts to and from the community auditorium areas, accommodations, café and carpark zones.</p> <p>ttm</p> 
<p>Waste Management – Garbage</p>	<p>A bin enclosure room is located in the basement carpark area and is nominated to be addressed from the Francis St exit point. An associated truck bay and turning will allow for garbage collection via private contractor. This negates the need for street bins and pickup. This ensures access at all times. Required bin numbers have been indicated and conform with councils previously stated requirements for numbers and size, including 17 x 600L bins in waste enclosure - To comply with Council codes 4.2 – 4.7. Access to these bins will be via lift from all levels. Accommodation garbage will be handled within each boarding room and either removed individually to the Bin Room or will be collected by management if required, negating the need for any garbage chute (undesirable for specialist disability needs).</p>

PROVISION REQUIRED	PROVISION ADDRESSED IN DESIGN AND DOCUMENTS																
	<p>The waste storage room is to accommodate 17x 660L bins for twice weekly service. The bin room is to be shown on plans submitted as part of the application.</p> <p>Council MGB Specifications</p> <div></div> <table><thead><tr><th>Bin Type</th><th>120L</th><th>240L</th><th>660L</th></tr></thead><tbody><tr><td>Height</td><td>800mm</td><td>1000mm</td><td>1200mm</td></tr><tr><td>Depth</td><td>360mm</td><td>730mm</td><td>880mm</td></tr><tr><td>Width</td><td>480mm</td><td>580mm</td><td>730mm</td></tr></tbody></table> <p>Commercial waste from the café will be very small and is proposed to be located in the same general area with access via a separate entry from the residential waste entry as per the part plan diagram above.</p> 	Bin Type	120L	240L	660L	Height	800mm	1000mm	1200mm	Depth	360mm	730mm	880mm	Width	480mm	580mm	730mm
Bin Type	120L	240L	660L														
Height	800mm	1000mm	1200mm														
Depth	360mm	730mm	880mm														
Width	480mm	580mm	730mm														
Flooding Low risk flooding	The Civil engineer has addressed a flooding report that is included in the Dropbox link provided. Council acknowledged in the PreDA meetings that there were no known issues related to this site.																
Landscaping – Landscape plan required. No arborist report required or provided.	<p>The Landscape Consultant has completed design and documentation that is included in the link provided. This indicates appropriate planting types for the development that will enhance the living conditions for the occupants as well as benefit the community.</p> <div></div> 																
Accommodation size Boarding House units areas to be noted	Each boarding house room noted internally as 5m x 3.8m = approx. 19m ² internal (less any small areas related to entry or other elements). In addition to this are additional individual bathroom areas ranging from 3m ² –7m ² dependent upon location. The area measurements mean that each Boarding room is between the required SEPP areas and are capable of having 2 persons in habitation. Each boarding house unit has an individual bathroom, with around 70%+ of these bathrooms designed to full disabled access standards complying with AS1428.1, but otherwise to confirm with BCA requirements. Each Boarding house room has a small kitchenette to enable self-contained living, but also there are communal facilities available.																
Communal areas Required to SEPP	Common areas have been provided on each level of the facility. These are targeted to deal with each grouping of accommodation and have been designed in a flexible manner with moveable walls to allow for flexible use. The contain kitchen/dining areas as well as sitting areas. They arranged with good outlook and sun access with green wall planting adjacent. Accommodation will have use of the ground level community facilities as well when required																

PROVISION REQUIRED

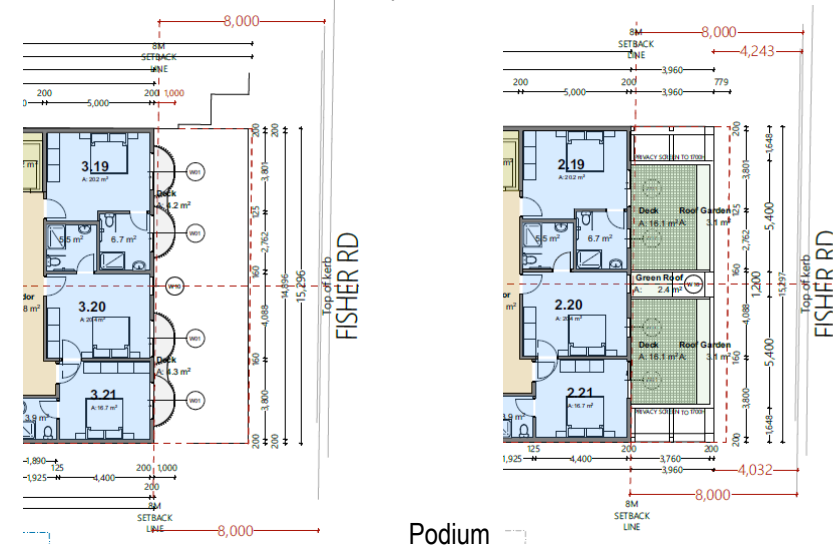
PROVISION ADDRESSED IN DESIGN AND DOCUMENTS

4m kerb setback at Fisher –
 Provided 4m plus provided
 (around 4159 at centre line)
 Diagram at right shows 4,243 –
 4,027mm setback at podium. It is
 noted that the kerb is not at right
 angles to the side boundaries of
 the site.



8m tower setback kerb setback at
 Fisher –
 Provided 8m plus provided
 (around 8029 at centre line), but
 suggestion of small Juliette
 balconies within the 8m
 marginally to help with articulation
 of the frontage. We are aware it
 is not a corner site, but this will
 help the building a lot.
 Diagram at right shows 8,069 –
 8,016mm setback at tower. It is
 noted that the kerb is not at right
 angles to the side boundaries of
 the site.

Complies – requesting small balcony articulation elements




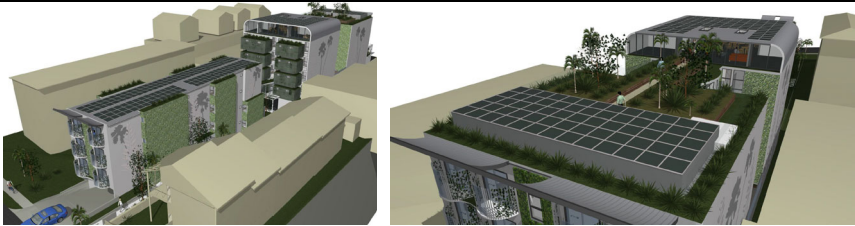

Podium

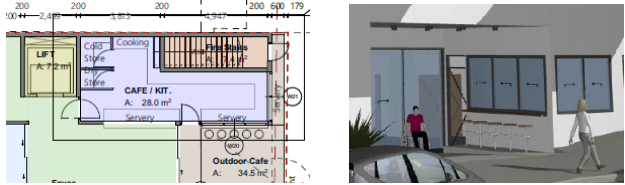
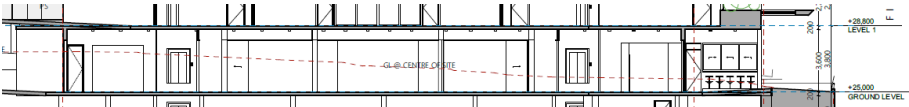
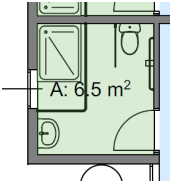
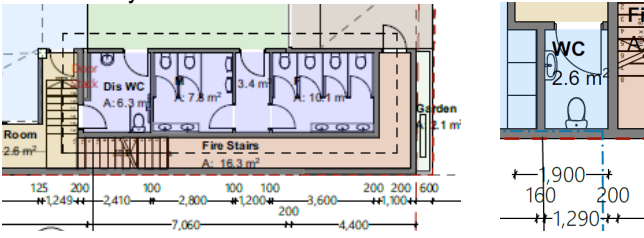
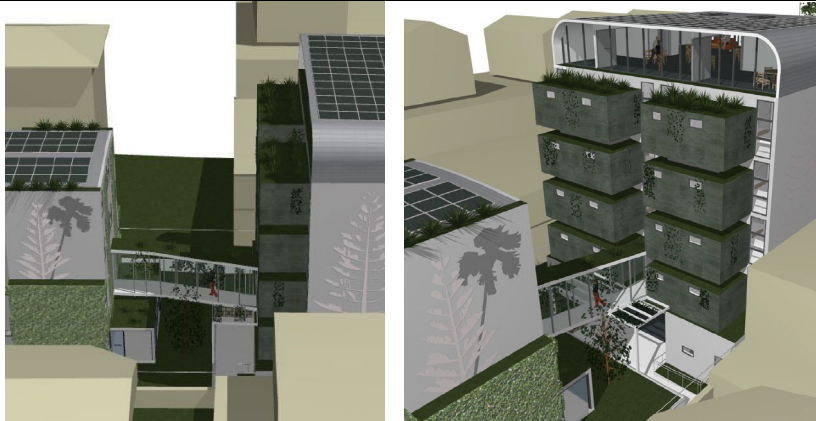
Podium - 2 levels at Fisher -
 2 podium levels noted to Fisher
 Rd.

Complies – requesting podium roof open deck recessed.

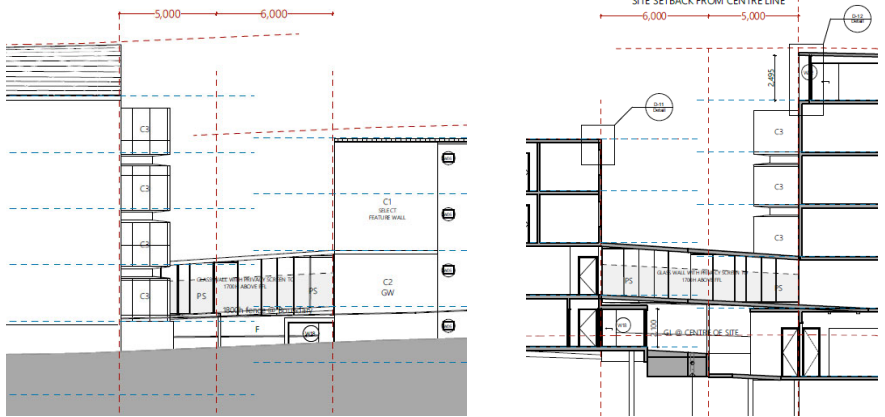



We are suggesting a possible recessed podium level deck or balcony extension off the front rooms at this level. Suggesting perimeter planting toward the street and sides and privacy screening to the sides to mitigate. We note that upper decks at this level are evident 4 doors to the east (around 16 Fisher Rd) and these run right out to the street as roofed deck areas (refer photo at right). This is a relatively new building.

PROVISION REQUIRED	PROVISION ADDRESSED IN DESIGN AND DOCUMENTS
Activated Foyer to the Street	 <p>The illustration indicates a large foyer to with openable glass shopfront (slightly recessed) to allow activation of the café zone to the street. The levels are arranged so that the footpath can flow directly into the facility. Signage is to be added to personalise the entry and space in a subsequent application. Landscape has been added to planters in front of the required fire escapes and toilet areas.</p>
Fire Stairs – Suggested to not be central at the Fisher St frontage	Have been moved to the sides to allow good internal access centrally. Note that the footpath slopes markedly from north down to south, so centralised access for street activation works well
Articulation of the skyline required with spaced buildings to break up the form Roof office zone buildings (spaced as requested) are located under 16m height.	 <p>Articulation is evident and similar in context to neighbouring building to the north. Large green wall slot centrally on the Fisher Rd end helps to add significant wall and skyline articulation at the side walls and to the side skyline. Roof office zone provides further articulation under the 16m height limit</p>
Fisher windows – Separations suggested Note that these are Boarding House rooms under the ARH SEPP and not apartments	<p>Rooms look out to green garden wall slots with green wall and privacy screening that will operate between rooms and to ensure privacy to neighbours. Bridge-style communal areas look into these garden slots as well to take the sense of openness through the building at regular intervals.</p> 
Fisher St awnings - 1m setback from kerb and continuous	Complies. No street trees evident
Façade treatment to common boundaries - Articulation required	<p>Large green garden wall slots and skylight difference indicated. At intervals along common built-to boundary walls</p> <p>Note the graphics at Fisher Windows section above</p>
Café zone	A Small café zone is located primarily to serve persons associated with the internal use of the facility (Church and communal conference centre). In addition some small patronage from external passers-bys is expected. As per current patronage, parents of children attending dance, drama and other classes within the centre are expected.

PROVISION REQUIRED	PROVISION ADDRESSED IN DESIGN AND DOCUMENTS
	
Church and communal zone – 3.6m ceiling required	<p>The entire ground level of the Fisher Rd end of the site has a 3,600mm ceiling height (RLs noted indicated this on the drawings). This has been provided to ensure good height from the entry foyer through the community areas. There is excellent light and air supply from either end of the open plan space as well as skylighting centrally into the main auditorium area.</p> 
Toilets and amenities – Required to BCA	<p>Each individual Boarding house room has its own toilet facilities, with the majority of these delivered to highest accessibility standard AS1428.1</p>  <p>All Communal Areas have access to ambulant or higher toilet facilities to AS1428.1 including the foyer, cafe and community facilities at the ground level and each communal facility at the Fisher Rd accommodation levels.</p>  <p>Typical communal toilets Ambulant Facilities at Fisher Rd end accommodation</p>
Treatment of the space between the buildings	 <p>A clear corridor of space between the Fisher Rd and Francis St ends of the development can be seen. This responds to councils request for a 6m Francis St Setback and a 5m Fisher Rd Setback. Articulation is achieved at the rear of Fisher Rd via use of cantilever style bathroom pods suspended off the rear of the Fisher Rd</p>

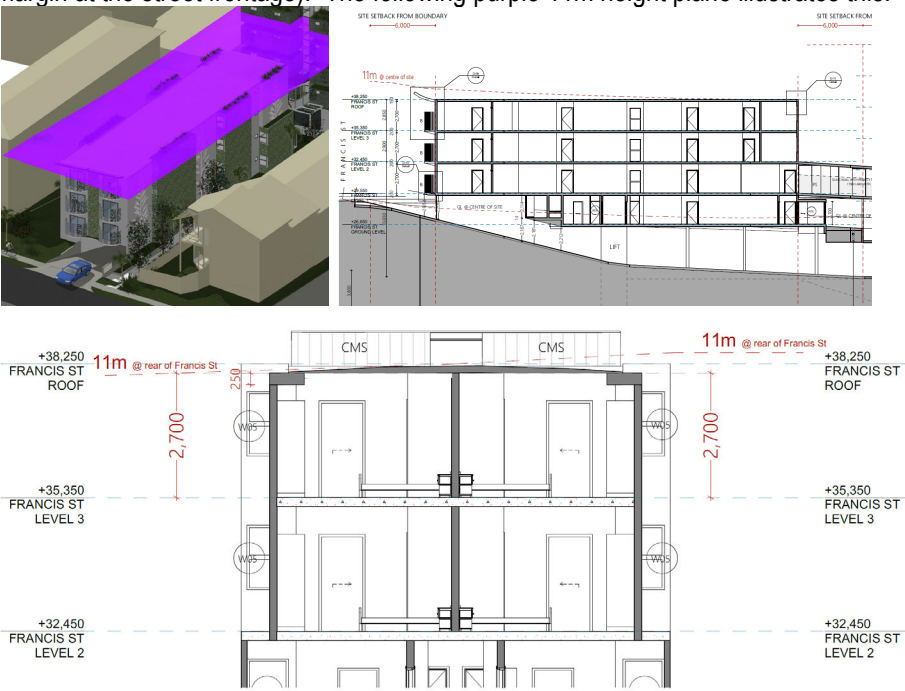
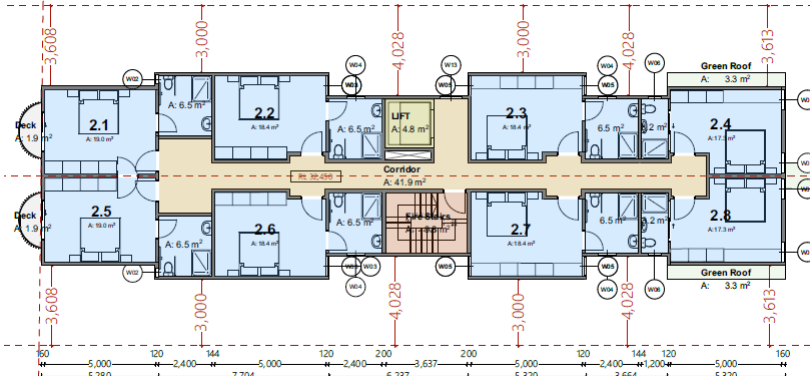
PROVISION REQUIRED	PROVISION ADDRESSED IN DESIGN AND DOCUMENTS
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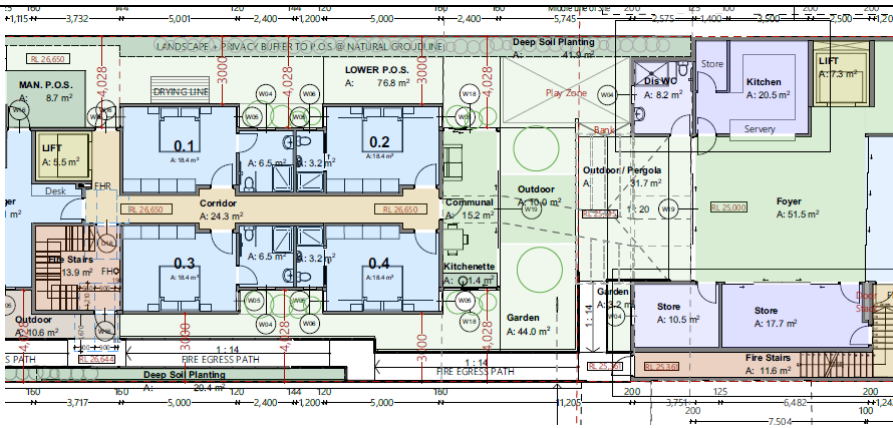
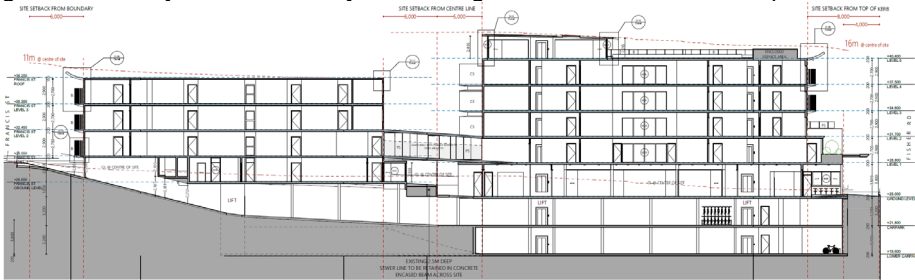
	<p>building. These are addressed as landscape garden wall elements with cascading planting. Lower level light-weight connection between the buildings at level 1 is provided with privacy screening and is indicated as a glass, see-through connection and is at an angle to the buildings to further break down any rectilinear appearance. It is intended to have a garden roof as a part of the landscape sculpture of the space. Although this is at level one of the building, it is barely above natural ground line in comparison with the neighbouring properties and does not present any shadow to the southern neighbour.</p> 
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Building side beautification	 <p>Local environmental landscape icons such as Norfolk Pines, Cabbage Tree Palms and black swans are the imagined motifs to help to beautify the built-to-boundary walls at Fisher Rd. It is intended to have a select local artist design in detail the representative artwork completed by locals.</p>
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PROVISION REQUIRED	PROVISION ADDRESSED IN DESIGN AND DOCUMENTS
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Francis St Items Generally	 <p>Generally, the Francis St proposal is characterised as a 3 storey residential accommodation building with large, articulated side setbacks (similar to the neighbours). The street façade is softened with small balconies and the road setback is similar to and in context with the neighbouring properties. Side setback is in excess of 3.6m at the frontage and averages in excess along the length of the Francis St building. Any areas that less than 3.5m setback are handled as green walls and have NIL windows facing toward to the side boundary (but rather have windows facing either toward the street or rear into the articulated building recesses. Basement carparking for the entire development is accessed from Francis St in a similar location to the current carpark driveway. This entry point is historic and expected in its pattern and is spaced well in relation to the neighbouring developments. Pedestrian entry is concentrated to the SW side adjacent to the driveway. This entry point also features the letterboxes and full pedestrian ramp access to all levels of the development with disabled access ramps to AS1428.1 standard.</p> 
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PROVISION REQUIRED	PROVISION ADDRESSED IN DESIGN AND DOCUMENTS
<p>11m height limit at the Francis St end of the site</p>	<p>11m height is fully complied with across the Francis St portion of the site (with large margin at the street frontage). The following purple 11m height plane illustrates this.</p>  <p>PROPOSED FRANCIS ST CROSS SECTION</p>
<p>Francis St setback - 6.5m setback required and/or drawn between neighbours</p>	<p>Setback matches adjacent neighbours and is noted as 5,916mm to main wall line when drawing a line between the frontage of the neighbouring properties. We have proposed small and light-weight Juliette balconies as articulation elements to the façade forward of this. This proposal is consistent with the streetscape and will provide a friendlier frontage.</p>
<p>Side boundary Setback – 3.5m side boundary setback requested with side wall articulation</p>	<p>Proposed articulated side setbacks ranging from 3,000mm (min) up to 4,028mm (and this averages in excess of 3,500 for the full length of the Francis St side setback on both sides. (average 3, a.5. particularly larger setbacks on the southern side, with average in excess of 3.5m on both sides and a very articulated side frontage.</p> 
<p>Recreation area and Private Open Space</p>	<p>Located primarily at the Francis St end of the site. Primary focus to the north side adjacent to the central communal area. South side zone as well.</p>

PROVISION REQUIRED	PROVISION ADDRESSED IN DESIGN AND DOCUMENTS
	
3 storey building - 3 levels storeys noted	<p>Basement rooms at the Francis St end of the site are located primarily sub- natural ground level adjacent to the entry and turning areas of the basement carpark</p> 
Documentation to accompany DA	
Cost of works	Architect and Builder quotes / estimate attached
Plans	Site plans, floor plans, elevations and sections included in drawing sets
Statement of Environmental Effects	Provided by the Town Planning Consultant.
Geotech	Provided
Architects Statement	Provided
Flood Risk Assessment Report	Provided
Construction / Site Management Plan	Provided
Construction Traffic Management Report	Provided
Access Report	Provided
BCA Report	Provided
Traffic and Parking report	Provided
Shadow Diagrams	Provided. These indicate sun access to the southern neighbours in the morning and the afternoon for a total of more than 3 hours

PROVISION REQUIRED	PROVISION ADDRESSED IN DESIGN AND DOCUMENTS
	 <p>SITE PLANS 9AM 12PM 3PM</p> <p>NORTH EAST 9AM 10AM 11AM 12PM</p> <p>NORTH WEST 9AM 12PM 3PM 4PM</p> <p>PROPOSED SUN SHADOW PLANS JUNE 21</p>
View Impact Analysis	Provided
3D Model	Only 3-D Drawings provided – physical model not required
Colour photo montages	Provided
Landscape Plan	Provided
Sample Board	Provided
Stormwater Management	Provided
Soil and Water Management	Provided
Waste Management Plan	Provided
Erosion and Sediment Control Plan	Provided
BASIX	Provided
Boarding House Operational Management Plan	Provided
Public Domain Treatment Report	Provided
Wind Loading Report	Provided
Acoustic Report	Provided
Water sensitive urban design report	Provided
QS report verifying the cost	Provided