
Sent: 28/04/2021 7:50:36 AM
Subject: DA2020/1167 - Exhibition Submission
Attachments: 210427 DA2020-1167 28 Fisher Dee Why.pdf;

Dear Lashta Haidari,

Please find attached submission in regards to DA 2020/1167 at 28 Fisher Rd, Dee Why.

Regards



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Wherever there is hardship or injustice, Salvos will live, love and fight, alongside others, to transform Australia one life at a time with the love of Jesus.

Through our commitment to reconciliation, The Salvation Army acknowledges the First Nations peoples of Australia as the traditional custodians of this land. We further acknowledge and pay our respects to past and present Elders, giving thanks for their wisdom that has sustained their people since the beginning of time, and we pledge to support emerging and future generations.

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27 April 2021

Attn: Lashta Haidari
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Lashta Haidari,

Re: DA2020/1167 (as amended) – Proposed Mixed-Use Development at 28 Fisher Road & 9 Francis Street, Dee Why

Introduction

This letter is submitted by The Salvation Army Australia in response to the amendment and re-exhibition of DA2020/1167 on 28 Fisher Road & 9 Francis Street, Dee Why for the Demolition and Alterations to the existing building and development of a part 4 and part 6 storey mixed-use building.

The Salvation Army write this letter as a neighbor at 1 Fisher Road, Dee Why and as a member of the community we serve. The Salvation Army are supportive of increased, diverse and affordable housing provided in a responsible and considered way. Further, we support meeting the needs of the community through both community services and housing. We appreciate this consultation and below feedback is provided in relation to the submitted Development Application documentation.

The amendments made to the proposal in consideration of the feedback received are acknowledged, however many of the previously raised issues are still highlighted for consideration in the assessment of this DA.

Street Activation, Streetscape and Visual Impact

With the site having frontages to both Fisher St and Francis St, with two separate zonings and differing character it is important that both of these are reflected in the urban design and architectural response. Provided below are comments on each frontage for Council consideration:

Fisher Road

Fisher Road presents as a commercial frontage reflecting the B4 zoning. The development provides an opportunity to continue the existing commercial frontage including active street frontage, awning continuation and to create a pleasant footpath environment. It is also considered important to create an inviting frontage to the street. It is requested that the Applicant and Council consider this through the design and uses including

- ensuring sufficient floor to ceiling height is provided;
- appropriate materials are used for the façade treatments; and
- consideration of the adjoining properties and interface.

Francis Street

Francis Street presents as a medium density residential including predominantly 3-4 storey residential flat building's in the R3 zoning. Despite the proposal appearing to exceed the DCP's requirement for a 3 storey limit, with the proposal indicating a 4 storey frontage to Francis St, this does appear to be generally consistent with the existing built form, although the existing building height reduces along Francis Street towards Pittwater Road to being circa 2 storeys.

It is additionally important to ensure the finishes are appropriate and due consideration is given to the existing streetscape. Visually, the proposal presents as large and bulky to Francis St and will likely be detrimental to the streetscape and have a negative impact on the adjoining properties.

Bulk, Height and Setbacks

The side setbacks seek to reduce from the controls. In assessing this deviation, it is important to consider the existing character and impact on the surrounds and community. The side setbacks to surrounding buildings on the western side of Fisher Road are generally minimal in the immediate vicinity, however the scale is substantially less than what is proposed. It is therefore considered important that the shadow, overlooking and privacy impacts are considered carefully by Council, with the current proposal not considered to satisfactorily respond to these concerns.

Local Impact

The Salvation Army support meeting the needs of the community through both community services and housing. It is however important that due consideration is given to the current community, users and owners of the buildings and future rights of land owners. It is therefore requested that Council consider in their assessment of this proposal the impacts of:

- Traffic;
- Acoustics;
- Overlooking;
- Shadow; and
- Privacy.

Whilst creation of new housing and services is important, it is also important to ensure an appropriate balance is met.

Building Users Amenity

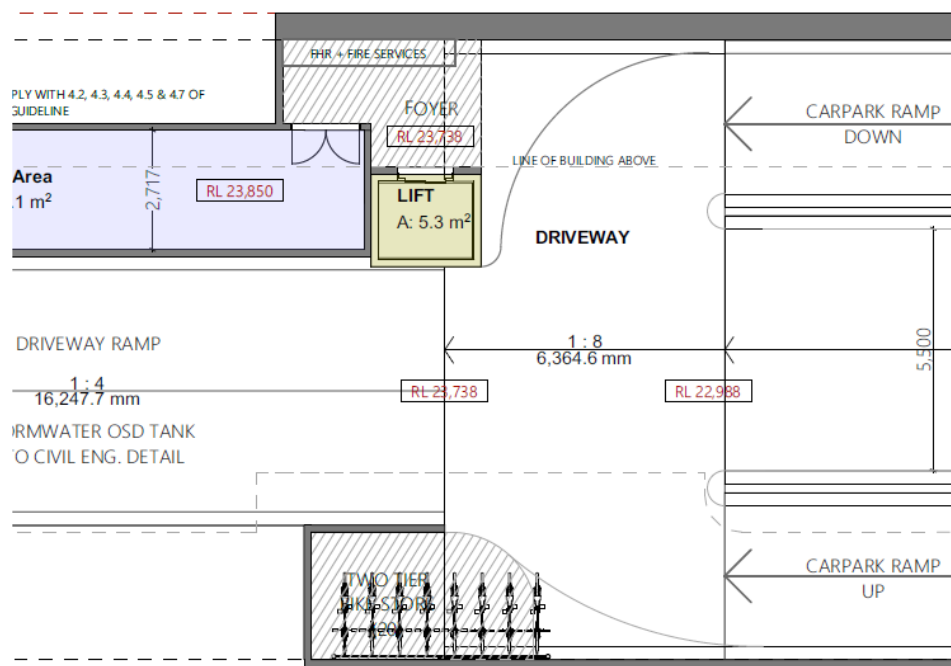
The users environment created by this new building is a significant consideration. The shorter term uses of church, café and conference center are dependent upon the proposed function by the applicant, however more critical are the longer-term occupants and the amenity and environment they live in. Whilst the Apartment Design Guideline does not apply to the proposal, it does highlight the key considerations for the occupants of dwellings for the purpose of long-term accommodation. Therefore, it is important to consider the below:

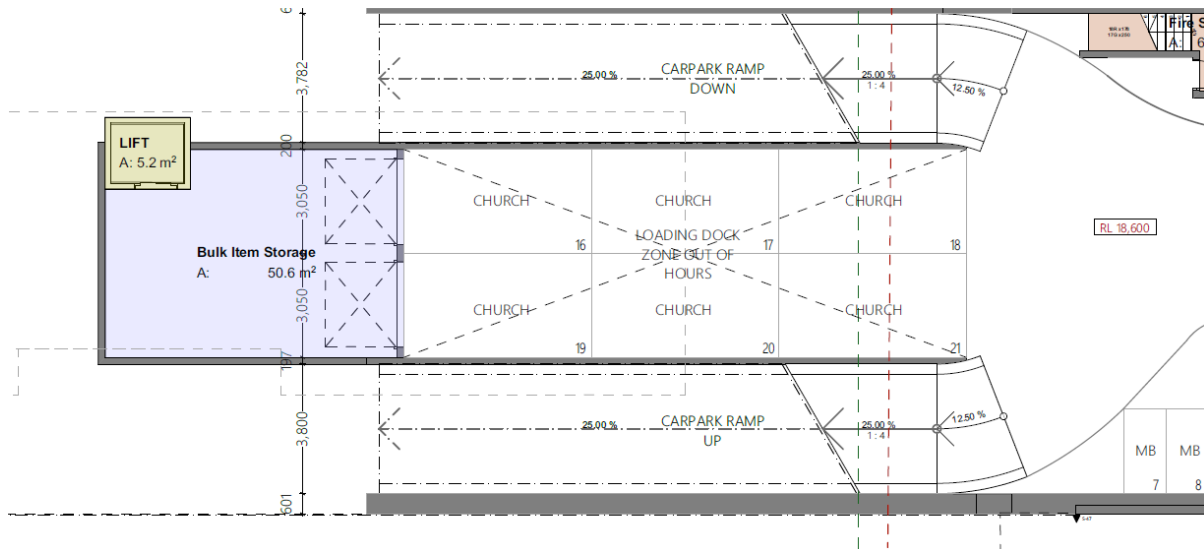
- Facilities provided within the boarding house rooms;
- Private Open Space
- Common Open Space
- Solar Access of Living Spaces;
- Cross Flow Ventilation;
- Visual and Acoustic Privacy;
- Access and Entry

- Car and Motorbike Parking;
- Ceiling Heights; and
- Storage.

Given the above considerations, the below are highlighted:

- The proposal provides many boarding rooms with minimal access to natural light due to the small / no windows, setbacks and positioning lower in the building. Further, many of the windows are looking into adjoining properties or other boarding rooms;
- The floor to floor height is 2.9m. There is not sufficient detail to confirm the floor to ceiling height, however with the concrete slab, services reticulation, floor finishes and ceiling void, a low ceiling height is likely (circa 2.5-2.6m);
- The shared internal and external common space appears to be minimal for the large amount of residents / boarding rooms. Further, they appear to have limited access to natural light;
- There are a large amount of tandem carparking and motor bike parking spaces, limiting the usability; and
- Natural and / or mechanical ventilation could not be confirmed to the boarding rooms as no plant is located. It is also noted that should this plant be required, it is not currently located on the plan;
- The basement appears to be unsafe with clashing car, bike and pedestrian points and bulk item storage provides no entry / exit apart from through a lift or via 6 car parking spaces (3 tandem)(images below)





Proposed Lowest Floor Plan Plan at 28 Fisher Rd + 9 Francis St, Dee Why Source: The George Group Pty Ltd Development Application Plan

It is requested that the applicant and council consider the safety, user amenity and design to ensure a good outcome for the future users of the building.

Conclusion

We appreciate the consultation undertaken by Council in relation to the submitted Development Application at 28 Fisher Road and 9 Francis Street, Dee Why. The Salvation Army write this letter as a neighbour at 1 Fisher Road, Dee Why and as a member of the community we serve. The Salvation Army are supportive of increased, diverse and affordable housing provided in a responsible and considered way. Further, we support meeting the needs of the community through both community services and housing. We do not wish to stand in the way of change however want to ensure an equitable and considered development outcome for all.

The amendments made to the proposal in consideration of the feedback received are acknowledged, however many of the previously raised issues are still highlighted in this submission for consideration in the assessment of this DA.

Should you require any further information please don't hesitate to contact the undersigned.

Yours Sincerely



Oliver McGeachie
Senior Development Manager
The Salvation Army