

---

**Sent:** 22/10/2020 1:26:10 PM  
**Subject:** DA2020/1167  
**Attachments:** 201022 DA2020-1167 28 Fisher Dee Why - The Salvation Army.pdf;

Hi,

Please see submission in regards to DA2020/1167.

Lashta Haidari is the officer looking after this, apologies for missing the date by a day.

Please feel free to contact the undersigned if you have any questions.

Thanks

**Oliver McGeachie**  
Senior Development Manager  
**Property**  
**The Salvation Army**  
[salvationarmy.org.au](http://salvationarmy.org.au)



**Email:** [oliver.mcgeachie@salvationarmy.org.au](mailto:oliver.mcgeachie@salvationarmy.org.au)  
**Address:** 261-265 Chalmers St, Redfern, NSW 2016

**Mobile:** +61 432 717 963

This email including any attachments is intended only for the intended addressee(s). It is confidential, subject to copyright, and may be the subject of legal or other privilege, none of which is waived or lost by reason of this transmission. If you are not the intended recipient of this message, please accept our apology, notify the sender immediately, and delete the message and any attachments. Any disclosure, reproduction, distribution or other use of this message or any attachments by an individual or entity other than the intended recipient is prohibited.

22 October 2020

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

Dear Lashta Haidari,

**Re: DA2020/1167 – 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 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.

**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.

### **Bulk, Height and Setbacks**

The building appears to be in line with the LEP height controls and the Fisher Rd setbacks appear to meet Council requirements however, the side setbacks seek a merit assessment approval. Given they do not strictly apply, 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 in their assessment.

### **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 long 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;
- 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;
- With no kitchens provided within the boarding rooms, the communal kitchen space appears to be minimal for the amount of proposed residents. Additionally, there are no kitchens in the Francis Street building, apart from at Ground level, therefore limiting access and the ability to cook in this part of the proposal;
- The shared internal and external common space appears to be minimal for the large amount of residents / boarding rooms;
- There are a large amount of tandem carparking 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 requested that the applicant and council consider the 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 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 do not wish to stand in the way of change however want to ensure an equitable and considered development outcome for all.

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

Yours Sincerely

**Oliver McGeachie**  
Senior Development Manager  
**The Salvation Army**