

7th May 2024

The CEO
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Gareth David – Principal Planner

Dear Mr David,

**Development Application No. DA2023/1708
Issues response/ Supplementary Statement of Environmental Effects
Demolition and construction of a recreation facility (indoor) with signage
Lot 2743, DP752038, 431 Pittwater Road, North Manly**

Reference is made to Council's correspondence of 20 February 2024 and subsequent internal referral responses in which a number of issues were raised in relation to the development as submitted. Further information has also been requested by the Sydney North Planning Panel (SNPP) in relation to the detailing of the application. This submission details the considered response to the issues raised and is to be read in conjunction with the following amended/additional plans and documentation:

- Amended Architectural plans 100(1) to 102(1), 201(1), 202(1), 300(1) and 401 prepared by Carr Architects,
- Amended landscape plans 44_MGWC_01, 44_MGWC_02, 44_MGWC_03 and 44_MGWC_12 prepared by Terraneo Landscape Design, and
- Engineering referral response and associated plans dated 12 April 2024 prepared by Taylor Consulting Engineers.
- Operational Plan of management

The amended plans provide for the following built form changes:

1. Provision of a part increased setback to the northern boundary to facilitate the retention of Trees 19, 22 and 23.
2. Provision of a through site pedestrian link adjacent to the southern boundary of the lease area.
3. Amendments to the landscaping adjacent to the entrance foyer to provide casual seating and enhanced landscape outcome.

4. General co-ordination between landscape and Architectural plans.

We respond to the specific issues raised as follows.

1. Design and Sustainability Advisory Panel

Having regard to the recommendations contained within the minutes of the DSAP meeting of 1st February 2024 we respond as follows:

1. *Consider pedestrian access, waiting areas and how the proposal may interface to activate surrounding public spaces and read as an approachable public building.*

Response: The plans have been amended to enhance pedestrian access to and within the site with the existing Memorial Garden and associated entry gates and signage at the northern end of the site retained as a component of the development. A formalised pedestrian pathway has also been provided from the existing access road adjacent to the western boundary of the property with enhanced internalised pedestrian access and a through site link also introduced at the southern end of the development. This includes an accessible path of travel from Nolan Reserve into the development site.

2. *Consider how the cafe may legibly function to serve public patrons.*

Response: The café will be subleased and open to the public with a section of existing hedge removed to ensure that it is a visually prominent element as viewed from the adjacent reserve. Direct pedestrian access is afforded from the reserve by the proposed concrete pathway as nominated on the accompanying landscape plans with the outdoor seating providing a distinctive visual cue in relation to the café use located on the site. The landscape plans nominate 2 Sydney Red Gums immediately adjacent to the proposed café as feature landscape elements providing shade to café patrons.

3. *Develop legible pedestrian network on site to ensure clear access and wayfinding.*

Response: Clear and defined pedestrian pathways, including a through site link, have been provided.

4. *Develop bicycle access to site and parking near entry with consideration of e-bike charging.*

Response: A significant quantum of bicycle parking has been provided adjacent to the entrance of the development with clear access to such parking.

5. Reduce parking to allow for tree planting

Response: Carparking has been provided in accordance with the traffic report submitted in support of the application as supported by Council.

That said, additional tree plantings have been provided within and adjacent to the carparking area to ensure that the building sits within a landscape setting as detailed on accompanying landscape plans.

6. Carpark paving materials to be light coloured to reduce absorption of heat and decrease heat Island effect.

Response: Light grey concrete we utilised for the carparking areas.

7. Utilise permeable paving and WSUD design (eg. Bioswales) to manage and collect water on site for reuse and improve water quality of run off.

Response: This recommendation was considered however not adopted as it was deemed cost prohibitive.

8. Install rainwater tanks to collect roof water.

Response: This recommendation was considered however not adopted given the risk of tank floatation given the significant flood affectation on the land.

9. Plant considerably more tall native canopy trees in the car park including central aisles to improve amenity and decrease heat Island effect. This is critical alongside west and north facing blank facades and to shade the battery storage areas. This will significantly improve passive cooling on hot days.

Response: Where practical additional tree plantings have been provided within and adjacent to the carparking area to ensure that the building sits within a landscape setting as detailed on accompanying landscape plans.

10. Retain existing trees on site.

Response: The plans have been amended to facilitate the retention of Trees 19, 22 and 23. The majority of trees on site have been retained.

11. Design a more amenable pedestrian experience including at entry to the site and throughout the car park including provision of shade from canopy trees, understory planting and change in paving materials for improved wayfinding.

Response: These recommendations have been adopted as previously outlined.

12. Develop detailed scheme for adjacent outdoor area to the proposed café including detail planting, paving, outdoor seating and access to the greater Parkland.

Response: These recommendations have been appropriately addressed as previously outlined.

13. *Develop detailed scheme to the proposed memorial outdoor area including detail planting, paving, outdoor seating and access to the café and Park.*

Response: The plans have been amended to enhance pedestrian access to and within the site with the existing Memorial Garden and associated entry gates and signage at the northern end of the site retained as a component of the development.

14. *E charging for a number of car bays for parking lot.*

Response: We propose to provide 3 x E chargers which will be pole mounted to remove the risk of damage during a flood. No objection is raised to a suitably worded condition providing for such outcome.

2. Referral Comments

Landscape Referral Response

Response: In response to the landscape referral concerns a part increased setback to the northern boundary has been provided to facilitate the retention of Trees 19, 22 and 23 with no objection raised to a suitably worded condition in this regard.

Additional canopy tree plantings have been provided throughout the development with intrusions into the eastern 3m landscape setback limited to direct access/emergency egress paths to and from the adjacent reserve. We are also satisfied that the 3m setback will provide sufficient space for the establishment of scaffolding to enable the construction of the building whilst retaining the existing vegetation adjacent to this boundary.

We also confirm that all security fencing has been removed from the perimeter of the lease boundary with the exception of a lockable entry gate to the carparking area for afterhours security.

Natural Environment Referral Response – Biodiversity

Response: The landscape plans have been amended to address the issues raised in Council's Biodiversity referral including a clear distinction between proposed and retained/ existing trees and the preparation of a detailed plant schedule.

Parks, Reserves and Foreshores Referral Response

Response: As previously indicated, the plans have been amended to significantly enhance the visual and physical interface between the proposed development and the adjacent playing fields/ reserve with the development site appropriately accessible by members of the public including the provision of a through site link adjacent to the southern boundary of the lease area. The café has been visually and physically connected to the adjacent reserve.

Eastern setback between the lease boundary in the building is available for deep soil landscaping and is not encroached by unnecessary stairs, paths and utility services. With the exception of the small pathway intrusions between the development and the reserve the entire 3m eastern boundary setback is available for landscaping.

In relation to potential shadowing impacts on the adjacent playing fields, the amended Architectural bundle includes plan 401 prepared by Carr Architects which includes an overlay of the adjacent playing fields as depicted below.



Figure 1 – Playing field overlay (Source: Northern Beaches Council)

The accompanying shadow diagrams demonstrate that the majority of the western side line of the immediately adjacent playing field will continue to receive solar access between 9am and 3pm on 21 June which we consider to be a reasonable level of solar access.

Roads and Assets Referral Response

Response The plans have been amended to provide a separate pedestrian pathway and entrance adjacent to the driveway entrance with a separate pedestrian pathway to the development site from the Pittwater Road/ Kentwell Road frontage.

Water Management Referral Response

Response: The issues raised have been addressed in the accompanying engineering referral response and associated plans dated 12 April 2024 prepared by Taylor Consulting Engineers.

Natural Environment referral Response – Riparian

Response: The issues raised have been addressed in the accompanying engineering referral response and associated plans dated 12 April 2024 prepared by Taylor Consulting Engineers.

3. Planning Assessment

Plan of Management

Response: This submission is accompanied by an Operational Plan of Management which addresses the issue identified by Council.

Demolition

Response: We confirm that no works are proposed outside the lease boundary. Demolition is limited to the site structures identified on the survey submitted in support of the application and tree removal limited to that identified on the accompanying landscape plans.

Additional Information

The survey plan identifies a transmission easement through the site. It is not clear if the easement is being terminated or built over. Clarification is sought.

Response: Campbell Pfiesser from Council has advised that the easement relates to a historical tram connection that is now accepted as obsolete.

The north point on the architectural plans is incorrect and is to be amended.

Response: The Architectural plans have been amended accordingly.

The floor plans are to be amended to include RLs at key points, including but not limited to the car park, entry ramp, interface between the site and shared path to the east, the internal ground and first floor level.

Response: The Architectural plans have been amended accordingly.

An excavation/fill plan is to be submitted in accordance with the DA Guide.

Response: We confirm that no excavation is proposed on the site other than to accommodate proposed building footings and driveway/carparking slabs. The existing bowling greens are slightly elevated above the surrounding land and is proposed to recontour the land to ensure that the subfloor area of the building is free draining. Under such circumstances, we do not consider the provision of an excavation/fill plan necessary.

The waste room appears to be at the same level as the rest of the ground floor. There is no identified accessible entry point to the waste room as there is no internal door, and the external door appears to be to an elevated platform above the loading bay/car park. Clarification on the access to the bin room and waste collection method is required should the room be elevated.

Response: The waste room will include a hydraulic bin lift to lift the waste bins from carpark level to a storeroom floor above the flood level. The building produces only a small quantity of bag sized waste, which is easily manageable and accessible from the outside.

Clarification is sought on whether there is a demand for bulky waste and, if so, the location of storage and how it will be collected. The Waste Management Plan is to be amended to suit.

Response: No bulky waste is produced.

A signage plan is to be submitted which identifies the dimensions, projections and colours of the two (2) business identification signs proposed in accordance with the DA Guide.

Response: The following signage is proposed.

Building Identification signage

MANLY WARRINGAH GYMNASTICS CENTRE OF EXCELLENCE

Wall signage is to be placed on North, East and West elevations. Laser cut solid acrylic, illuminated from ground level during operating hours.

Laser cut solid acrylic, illuminated from ground level.

Font - Core Sans D67 CN Heavy

Letter size – 350mm high – Aspect ratio width.
Section size – 12.6m long x 350mm high.
Colour – Club options – Maroon or Navy Blue
Positioned 200mm above the precast concrete dado.
Club Logo



Laser cut solid acrylic, illuminated from ground level during operating hours.
Size – 2.5m wide x 1m high.
Colour – Club options – Maroon or Navy Blue
Positioned (top of logo) 1.0m down from the top of the precast concrete dado.

Driveway Entry Sign and Notice Board

Printed translucent acrylic, powder coat frame.
Internally lit. Ambient during operating hours.
Size – 2.0m high x 1.0m wide
Colour – Club options – Maroon or Navy Blue on White
Positioned in a prominent position right hand side inside entry gate.
Display – Logo, welcome and conditions of entry/use.

The staff bicycle parking is located within the building. While not required, it is questioned whether a better location may be on the external face of the building as this would likely result in a mess/slip hazard on rainy days or following rain events.

Response: This request has been considered with external undercroft parking at the southern end of the building provided for use during inclement weather. Secure staff bicycle storage remains within the building.

It is recommended that the shadow diagrams are amended to include the location of the share path and football field detail (e.g., sideline location) to assist in the assessment of the impact.

Response: These have been provided.

The traffic report has noted the need for 25 casual and 9 secure bicycle spaces. A total of 22 casual spaces are provided and an unclear number of secure spaces. The plans are to be amended to provide the required 25 casual spaces and clarify internal spaces.

Response: The plans been amended to nominate a total of 31 casual bicycle spaces and secure staff bicycle spaces within the building.

4.0 Sydney North Planning Panel

Discrepancies with description of the land.

Response: We confirm that the subject application relates to Lot 2743, DP752038, 431 Pittwater Road, North Manly. The lease area is identified on the survey submitted with the application.

Clarification with permissibility for the proposed “ancillary” café and Sports Medicine uses.

Response: We confirm that the café will be subleased and open to the public restaurants or cafés are permissible with consent in the RE1 Public Recreation zone. We confirm that the “sports medicine” will be used to treat athletes or persons utilising the Manly Warringah Gymnastic Club facilities, as necessary, and accordingly is an ancillary component of the permissible use.

District Park Plan of Management considerations.

Response: The subject property is identified within the District Park Plan of Management. Having regard to the provisions of this plan we provide the following commentary:

3.4 Values and Roles

The proposed gymnastics and multisport centre achieves the Lifestyle and Recreation outcome sought by Council in that it provides a multipurpose setting for a diverse range of competitive and informal sporting activities and for informal recreation.

4.4.2 Vibrant Community

The proposed gymnastics and multisport centre provides the opportunity for combined sports, recreation and community club buildings in the zone of the North Manly Bowling and Recreation Club in Nolan Reserve as anticipated by these provisions.

5.2.2 Scale and intensity of use and development

Buildings and structures

Express authorisation

This Plan of Management expressly authorises development of new buildings and redevelopment of existing buildings consistent with the scale and intensity of buildings and structures as shown on the Landscape Concept Plan and subsequent detailed Masterplans.

Design considerations

Building envelopes

District Park is zoned as RE1 Public Recreation. Therefore no height or building envelope controls relate to the site under WLEP 2011.

Access

Incorporate any relevant standards to new developments and refurbishment within the Park as per Australian Standard 1428 (Parts 1 – 4) Design for Access and Mobility.

Seating for people with disabilities should comply with the Disability Discrimination Act and the Building Code of Australia.

Sustainable development

All facilities, infrastructure (new and renewed), and maintenance in District Park will integrate sustainability in terms of energy use, life cycle costs, source material impacts, and Water Sensitive Urban Design (WSUD).

All new buildings and/or refurbishments in District Park are to be developed consistent with Council's Operational Management Standard 'Environmentally Sustainable Design and Management of Council Built Assets'.

In this regard, the analysis contained within the original SoEE and this Supplementary SoEE confirms that the proposed building is consistent with the scale and intensity of buildings and structures as shown on the Landscape Concept Plan with the development designed to be accessible for persons with a disability. Further, the proposal incorporates a number of sustainability initiatives as detailed within the accompanying correspondence prepared by Planet Arc and the Section J Energy Efficiency Compliance Report prepared by application Solutions.

5.3.3 Authorisation of future leases, licenses and other estates

Uses - Restaurants and café's are anticipated uses within District Park. The proposed café is consistent with this provision.

Subleases - these provisions indicate that community land leased by sporting club may be subleased for refreshment kiosks and the like. The proposed café is to be subleased.

The proposal is consistent with the District Park Plan of Management.

We are of the considered opinion that the amended documentation, the subject of this submission, comprehensively responds to the issues raised and provides for an overall refinement in the detailing and design quality of the development. Having given due consideration to the matters pursuant to Section 4.15(1) of the Environmental Planning and assessment Act, 1979, it is considered that there are no matters which would prevent Council from granting consent to modification sought in this instance.

Please not hesitate to contact me to discuss any aspect of this submission.

Yours faithfully

Boston Blyth Fleming Town Planners

A handwritten signature in black ink, appearing to read 'Greg Boston', written in a cursive style.

Greg Boston

B Urb & Reg Plan (UNE) MPIA

B Env Hlth (UWS)

Director