

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 27/04/2022 8:30:56 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

27/04/2022

MR Jonathan GORMLEY  
23 Wareham Crescent ST  
Frenchs Forest NSW 2086

**RE: Mod2022/0076 - 10 Naree Road FRENCHS FOREST NSW 2086**

I refer to Modification Number: Mod 2022/0076 - DA2018/0849 at Lot 16 DP 23317, 10 Naree Road, Frenchs Forest, NSW 2086.

As a resident of an adjacent property to the above site I would like to raise my concerns and objections to the proposed modifications at roof level and the north elevation.

**North Elevation:**

**Modification 03 - Sliding Door.** The drawings indicate that the sliding door will have opaque glazing, will this opaque glazing be full height? We do not support the introduction of an additional door to the north elevation of the proposed development as the door will open towards and overlook the property of 23 Wareham Crescent.

**Modification 05 - Windows.** The modification proposes to increase the height of the windows to the north elevation at ground level, however when compared against the drawing number A-246 used in the Land & Environment Court (LEC) Proceedings No. 2018/332566, the proposed change also increases the window width from the original width of 1.7 m to 3.0 m. The increase in both the width and the height will increase the glazed area of Units 14 & 15 from 1.36 sqm to 5.4 sqm within the north elevation. We object to these modifications on the basis that the windows will overlook our property to the rear boundary of the proposed development.

**Roof Level:**

**Modification 07 - Plant.** As an adjoining resident our preference would be to have no plant at roof level. The drawings provided for the DA application and the subsequent LEC Proceedings provided the plant space at basement level. We request that the applicant consider an alternative plant, equipment choice or increase the size of the basement plan room to accommodate the additional plant.

**Modification 08 - Solar Panels.** How will the panels be positioned on the northern flat roof section? Will they be angled to face the rear property (23 Wareham Crescent)? Would appreciate the opportunity to review the details when they become available.

**Other Points:**

**Easement for Stormwater**

Between 2018 and 2020 the Development Application (DA) process received a number of submissions from the past and current owners of 23 Wareham Crescent. These submissions objected to the overall development and also objected to the proposed stormwater design

which directed the stormwater via an easement across 23 Wareham Crescent.

The drawings submitted as part of the Section 4.56 Modification no longer show the easement or stormwater passing across 23 Wareham Crescent. It is assumed that the easement across 23 Wareham Crescent is no longer required.

#### BCA Compliance

Based on the drawings provided for the Section 4.56 Modification it is unclear how several areas will comply with the Performance Requirements of the National Construction Code (NCC) - Building Code of Australia (BCA), Volume One. The items list below are a few examples.

Based on the drawings provided in the Section 4.56

BCA Clause D 2.4. The south fire stair (FS1) serves the basement and upper levels. BCA Clause D2.4 outlines the provisions for the fire separation of rising and descending stairs. The proposed drawings do now show this physical separation for the ascending and descending stairs. If a design change at a later date is required would this then trigger another Section 4.56 modification application to accommodate the changes.

BCA Clause D1.7 (b). The north fire stair (FS2) does not have an exit leading direct to outside to a road or open space. The current arrangement directs occupants discharging from ground and level 1 back into common corridor within the building at lower ground level. The drawings provided with the application do not display West elevation to identify the door out of the stair. If a design change at a later date is required would this then trigger another Section 4.56 modification application.

BCA Clause D1.7 (c). The external egress route to the west side of the building is within 6 m of the west elevation. In the event of a fire within a room along the west elevation occupants would be forced to egress past the radiant heat from the fire source before they would reach a place of safety on Naree Road. The external path of egress also then requires occupants to travel up an external set of steps before a place of safety is reached at Naree Road. Would this external route be suitable of occupants with reduced mobility?

BCA Clause E1.3. As the floor area of the building exceeds 500sqm Clause E1.3 would require the provision of a fire hydrant system to serve the building. The current drawings do not show or demonstrate how the internal hydrant outlets will be configured or how the booster layout will be accommodated into the design.

Performance Requirement DP 6 contains the BCA requirements for the paths of travel to exits. The submitted plans indicate that Unit G02 at Lower Ground Floor (LGF) is proposed to be an accessible unit. Has there be consideration for evacuation of mobility impaired occupant in an emergency. At the LGF occupants would need to ascend to Naree Road via Fire Stair 1 or the external west egress route. Both these routes involve the use of stairs to access Naree Road. Will these egress routes be usable for occupants with impaired mobility?

We do not support the proposed modifications at roof level or to the north elevation at 10 Naree Road.

Regards

Jonathan Gormley

