



Mr Simon Ferguson Tuor
Planner
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

DATE: November 20th 2024

YOUR REFERENCE: DA2024/1222

Alterations and additions and use of premises as a food and drinks premises and business identification signage.

SUBJECT PREMISES: 145 Old Pittwater Road, Brookvale NSW 2100

Dear Mr Ferguson Tuor

In reference to Councils RFI on this application, please find below our response.

The RFI was dated by Council as 6th November 2024 as such our response is required within 14 days, with the latest date to be received by Council being the 20th November 2024.

For clarity, councils RFI are noted in.

BOLD

El Jannah responses are noted in the following format.

RESPONSE:

Then detailed in italics



Warringah Development Control Plan 2011

D23 Signs

The control states:

**14. The following signs are not considered appropriate and are discouraged:
...Signs on or above the roof or parapet of a building.**

**Sign 02 is not supported in its proposed location above the roof line.
Please amend the plans to relocate sign 02 or delete it from the proposal.**

RESPONSE:

Please refer to revised architectural drawings in response to this request.

Following discussions with our Landlord.

Landlord has provided centre approval to revise the external proposal in response to councils RFI, to provide for the following.

1. *Remove the above the roof signage proposed, previously.*
2. *Provide for new external wall mounted illuminated signage, below the existing wall mounted signage.*
3. *Update the external non-illuminated graphic to be illuminated signage, on the shopfront.*
4. *Additional of a non-illuminated graphic to the proposed roller shutter.*

SHEET NUMBER	SHEET NAME	CURRENT REV.	19/07/2024	23/07/2024	06/08/2024	12/08/2024	09/10/2024	01/11/2024	18/11/2024
500	COVER SHEET	DA7	DA1	DA2	DA3	DA4			DA7
501	3D VIEWS - EXTERNAL	DA7	DA1	DA2	DA3	DA4	DA5		DA7
502	3D VIEWS - EXTERNAL	DA7	DA1	DA2	DA3	DA4			DA7
503	3D VIEWS - EXTERNAL	DA7	DA1	DA2	DA3	DA4			DA7
504	3D VIEWS - EXTERNAL	DA7	DA1	DA2	DA3	DA4			DA7
505	3D VIEWS - EXTERNAL	DA7	DA1	DA2	DA3	DA4			DA7
506	3D VIEWS - EXTERNAL	DA7	DA1	DA2	DA3	DA4			DA7
507	SCHEDULE - EXTERNAL SIGNAGE	DA7	DA1	DA2	DA3	DA4			DA7
508	SCHEDULE - EXTERNAL SIGNAGE	DA7	DA1	DA2	DA3	DA4			DA7
509	SITE - LOCALITY	DA4	DA1	DA2	DA3	DA4			
520	FLOOR PLAN - EXISTING CONDITIONS & DEMOLITION	DA4	DA1	DA2	DA3	DA4			
521	FLOOR PLAN - PROPOSED	DA7	DA1	DA2	DA3	DA4		DA6	DA7
522	ROOF PLAN	DA7			DA3	DA4			DA7
530	ELEVATIONS - EXTERNAL	DA7	DA1	DA2	DA3	DA4		DA6	DA7
531	ELEVATIONS - EXTERNAL	DA7	DA1	DA2	DA3	DA4			DA7
532	ELEVATIONS - EXTERNAL	DA7	DA1	DA2	DA3	DA4			DA7
533	SECTIONS - BUILDING DETAILS	DA4	DA1	DA2	DA3	DA4			



Insufficient information

The SEE indicates that the proposal is for:

- Fit out and use of the existing commercial tenancy as a food and drink premises,
- 42 seats in total (30 internal seats and 12 external seats),
- The restaurant is to be part of the El Jannah franchise,
- Business identification signage as shown on the architectural drawings and including illumination and graphics for El Jannah, and
- Alterations and additions to the tenancy as shown on the architectural drawings including new roller shutter, new doors, lighting and shop front decals.

However, the plans indicate that the internal fitout is covered under a CDC. Also, note that outdoor seating cannot be approved under this DA and approval needs to be sought via a Outdoor Dining Area Approval Application.

It is presumed that the plans are correct and the SEE is incorrect. However, please confirm what exactly is proposed under this application.

Options Available to the Applicant

Council is providing you with two (2) options to progress the handling of your application:

1. Prepare and submit further supporting information/amendments to address the above issues. Please read carefully the below advice if you choose this option.
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application.

RESPONSE:

Please refer to revised architectural drawings and revised SEE in response to this request.

1. *We confirm that the internal fitout is covered by a CDC, CDC-239180*
2. *External seating has been noted within the architectural drawings as the subject of a separate 'Outdoors Dining Area Approval Application', and as such we request that they not form part of this development applications consideration.*
3. *The development application plans submitted advising that the internal fitout will be the subject to a separate CDC application are correct and as such the revised SEE is attached for Councils review.*





- 3.1. *Within the SEE, Sections 1, 3, 4 and 4.1 (LEP clause and Compliance with Requirements, 4.3) have been amended to address DA and internal CDC fitout proposals.*
4. *Regarding councils advice providing two options were available for the handling of the application. We wish to advise Council that we will avail of Option 1. Prepare and submit further supporting information/amendments to address the above issues.*
5. As such a copy of the revised SEE and drawings have been issues to Council via email to **simon.fergusontuor@northernbeaches.nsw.gov.au** for review prior to our formal reply via the NSW planning portal.

Please do not hesitate to contact myself on 0431 282 153 or jasonb@eljannah.com.au if I can provide any further information or answer any additional queries.

With thanks,

Jason Byrne

Design and Construction Manager

EL Jannah

102/6 Parkview Drive

Sydney Olympic Park NSW 2127

ENCL.

Revised Architectural Drawings

Revised SEE

