

27 August 2020



The General Manager
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Attention: Tony Collier

**RE: ADDITIONAL INFORMATION RESPONSE – DEVELOPMENT APPLICATION NO: DA2020/0705
CHANGE OF USE TO UNIT 3 AS A DWELLING HOUSE (SHOP TOP HOUSING)
3/1 SYDENHAM ROAD BROOKVALE**

Dear Tony,

This Letter has been prepared by Chipchase Planning on behalf of Bermagui Holdings Pty Ltd and is submitted to Northern Beaches Council to support a Development Application (DA) DA2020/0705 for the proposed change of use to unit 3 as a dwelling house (shop top housing) at 3/1 Sydenham Road, Brookvale (Lot 3 Strata Plan 72732).

Specifically, this letter responds to the matters raised within the Additional Information Request Letter from Northern Beaches Council dated 13 August 2020. The design amendments and updated documentation directly responds to the matters raised by Council.

Supporting this response are the following appendices:

- **Appendix 1** – Additional Information Request Letter
- **Appendix 2** – Updated Architectural Plans
- **Appendix 3** – Acoustic Assessment Report
- **Appendix 4** – Hazardous Materials Survey

The subsequent paragraphs outline our response to each matter raised by Council.

We trust the additional information enclosed addresses all matters raised by Council. If you have any further queries, please don't hesitate to contact the undersigned.

Yours faithfully,



Max Chipchase
Chipchase Planning

1.0 Private Open Space

In response to the existing arrangement (as submitted) not constituting dedicated and functional private open space, re-design of the layout has been considered and implemented. The amended design that entails Council’s desires are attached in **Appendix 2**. To achieve adequate private open space compliant with the minimum WDCP 2011 requirement, the roller door is proposed to be removed and replaced with new 1.4m height balustrade. This area does not define an enclosed area, using the existing confines of the building and new internal wall integrated with, and directly accessible from the principal living area of the dwelling. The proposed balustrade represents a rear open façade to this dedicated area, providing sufficient solar access and privacy. The area provides 12.7m² of private open space, enhancing the residential amenity for the re-purposed use.

2.0 Referral Responses from Environmental Health

2.1 Acoustic Assessment

An acoustic assessment report is provided by Acoustic Logic at **Appendix 3** to assess the potential of noise impacts from surrounding noise sources on occupants within the proposed residential premises.

The suitably qualified acoustic engineer conducted external noise monitoring on site during the period from Tuesday 18th August to Monday 24th August. Noise monitoring was conducted to assess the potential noise impacts on the proposed residential premises.

To assess the noise levels, noise monitors were located outside the windows to the residence. One was located on the Sydenham Road façade outside the bedrooms, and one in the rear car park outside the living room window. In this way noise on the main exposed façade was measured over the extended period from all noise sources (traffic and commercial emissions). External noise monitoring data (decibels) is graphed in the assessment.

The assessment adopted the provisions of the *Infrastructure SEPP* requirement to determine the noise at the site is acceptable without further treatment. The noise levels stipulated in the SEPP are to be measured within bedrooms (<35 decibels) and other habitable rooms (<40 decibels).

The results provide that the living, study and bedroom areas are compliant with the SEPP criteria as detailed in the table below.

Space	Noise Level dB(A)L _{eq}	Criteria dB(A)L _{eq}	Complies
Living	<37	40	Yes
Study	<37	40	Yes
Bedrooms	35	35	Yes

The report concludes:

The assessment indicates that ambient noise levels within the residence from local environmental sources are compliant with noise criteria determined using NSW Infrastructure without further treatment. Therefore, no additional treatment of the proposed dwelling is required.

It is considered that there is no potential for significant noise impacts on occupants within the proposed dwelling due to its location within an industrial area as demonstrated from the evidence of the acoustic report. No additional acoustic shielding is recommended to be required.

2.2 Hazardous Materials Survey

A Hazardous Materials Survey is provided by P. Clifton & Associates for building materials containing asbestos, synthetic mineral fibre (SMF) and polychlorinated biphenyl (PCB). The presence of settled dust and the condition of paint finishes, which may contain lead were also included in the survey.

The following conclusion and recommendations were drawn:

No asbestos, PCB or lead containing paints or dust were found to be present in accessible areas in the Unit.

SMF materials in the building are all good condition and require no corrective action at the present time. When these materials require removal, they are to be removed in accordance with the National Occupational Health and Safety Commission (NOHSC) National Standard and National Code of Practice for Synthetic Mineral Fibres, 1990 (archived). SMF waste material removed from the building are to be disposed of at NSW Environment Protection Authority (NSW EPA) licensed waste disposal facility.

Conclusion

The letter and supporting appendices have responded to the matters raised by Council and demonstrated the merits of the proposed development, having regard to private open space, potential of noise impacts and hazardous materials.

It is therefore considered that suitable information has been provided to inform the assessment and favourable determination of DA2020/0705. If you have any queries, please don't hesitate to contact the undersigned.

Yours faithfully,

A handwritten signature in black ink that reads "Max Chipchase". The signature is written in a cursive, slightly slanted style.

Max Chipchase
Chipchase Planning

Appendix 1 – Additional Information Request Letter

Appendix 2 – Updated Architectural Plans

Appendix 3 – Acoustic Assessment Report

Appendix 4 – Hazardous Materials Survey