



STATEMENT OF ENVIRONMENTAL EFFECTS

Consolidation of Units
S4.55 (1A) Modification to DA2020/0180

LOCATED AT;

Dee Why Gardens Retirement Village
151-171 Fisher Road North, DEE WHY

Prepared for;

Lendlease Retirement Living Holding Pty Ltd
As trustee for the Lendlease Retirement Living Trust

October 2020

Table of Contents

1.0	SITE LOCATION AND DESCRIPTION	1
2.0	BACKGROUND.....	2
3.0	THE PROPOSED MODIFICATION	2
3.1	Description of the Proposed Modification.....	2
3.2	The Amended Drawings	2
4.0	ENVIRONMENTAL ASSESSMENT.....	3
4.1	Environmental Impact.....	3
4.2	Design, Layout and Visual Impact.....	3
4.3	Section 4.55 (1A)	3
5.0	PLANNING ASSESSMENT	3
5.1	Environmental Planning Instruments	3
5.2	Zoning and Permissibility	3
6.0	SUITABILITY OF THE SITE	4
7.0	STAGED CONSTRUCTION AND OCCUPATION CERTIFICATES	4
8.0	CONCLUSION	4
9.0	APPENDIX A – Development Plans	5

1.0 SITE LOCATION AND DESCRIPTION

The subject site has the following characteristics;

- The property address is 151 – 171 Fisher Road North, Dee Why
- The legal description of the site is Lot 61 DP869675.
- The site has an area of 3.14 hectares.
- Dee Why Gardens Village is a retirement village containing independent living and serviced apartments, associated common amenities and facilities.
- The area of the subject work is denoted on the enclosed drawings.
- The development site is identified on the locality and site plans below;



Figure 1: Aerial photo- Courtesy of Google Earth

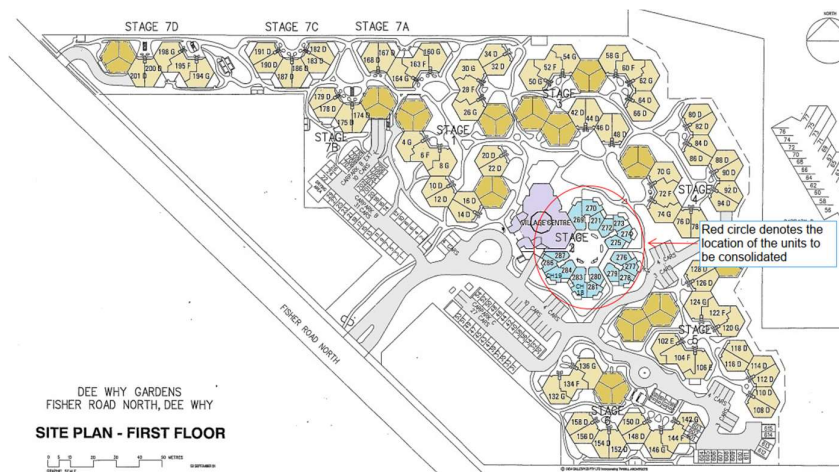


Figure 2: Site plan showing location of the works

2.0 BACKGROUND

The site has the following approval relevant to the subject approval;

- DA2020/0180, “*Alterations and Additions to the existing Retirement Village*” approved on 30th April, 2020.

3.0 THE PROPOSED MODIFICATION

3.1 Description of the Proposed Modification

1. Design Amendments

The proposed design amendments pertain to unit 276 only, there are no proposed amendments to unit 260. The amendments are clouded in red on the drawings and summarised below;

- Relocate the main bathroom to the other side of bedroom 2 so it has its own access
- Swap the location of the laundry and dining room with each other
- New location of front entry door

2. Staged Construction

The amended development consent to include a condition so the works can be carried out in two stages. Refer section 7.0 for commentary regarding this.

3.2 The Amended Drawings

The amended set incorporates the revised floor plan as follows;

Drawing	Rev	Date
DA 00	B	19th October, 2020
DA 03	B	19th October, 2020
DA 05	B	19th October, 2020

4.0 ENVIRONMENTAL ASSESSMENT

4.1 Environmental Impact

The proposed modification will have no additional environmental impacts to the approved DA works as the proposed amendments are considered minor.

4.2 Design, Layout and Visual Impact

The proposed amendments are suitable for the context of the development and consistent with the approved DA plans, below are matters that are relevant to the proposal;

- There are minor amendments to the floor plans however, the overall floor layout will not be impacted by the proposed amendments as there is no decrease in the amenity from the approved design
- The same design intent will be achieved with the proposed amendments

4.3 Section 4.55 (1A)

Council may modify a development consent under provisions of Section 4.55 (1A) of the Environmental Planning and Assessment Act if it is satisfied that the amendment is of minimal impact and the development remains substantially the same as originally approved.

The proposed amendments have no environmental impact from the current approval and the development is substantially the same as originally approved.

5.0 PLANNING ASSESSMENT

The following section addresses the relevant matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979. Given the nature of the proposal being limited to replacement works, the provision of the relevant Planning Instruments and development policies have limited applicability. The proposal will meet the relevant statutory and policy provisions as detailed below;

5.1 Environmental Planning Instruments

- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- Warringah Local Environmental Plan (WLEP) 2011
- Warringah Development Control Plan (DCP) 2011

Refer to the approved Statement of Environmental Effects prepare by Lendlease for commentary on this matter.

5.2 Zoning and Permissibility

The site is zoned R2 (Low Density Residential).

Refer to the approved Statement of Environmental Effects prepare by Lendlease for commentary on this matter.

6.0 SUITABILITY OF THE SITE

The proposed development is considered appropriate for the site.

Refer to the approved Statement of Environmental Effects prepare by Lendlease for commentary on this matter.

7.0 STAGED CONSTRUCTION AND OCCUPATION CERTIFICATES

The works are proposed to be undertaken in two stages as follows;

Stage 1: Unit 276

Stage 2: Unit 260

Consent is sought from Council that a condition is included in the amended DA consent permitting that a Construction Certificate and Final Occupation Certificate can be issued separately for each stage.

8.0 CONCLUSION

The proposed scheme, as modified is considered to be substantially the same development approved under the original development consent as satisfies Section 4.55 (1A) of the Environmental Planning and Assessment Act 1979.

The modified scheme as demonstrated in this Statement of Environmental Effects, is considered to be satisfactory under Section 4.15 of the Environmental Planning and Assessment Act 1979.

It is recommended that approval be granted to the proposal as modified.

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by
1	22.10.20	R Treloar	R Treloar

9.0 APPENDIX A – Development Plans