

# Statement of Environmental Effects

S96 (1A) Application

884-896 Pittwater Road, 9-17 Howard Avenue, 14-16 and  
28 Oaks Avenue, Dee Why

Additional unit, manager's office and study room

30 January 2018

## PREPARED BY

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# 1 Introduction

## 1.1 Overview

This Statement of Environmental Effects (SEE) describes and considers a modification to Development Consent DA2017/0705 for the comprehensive redevelopment of land at 884-896 Pittwater Road, 9-17 Howard Street, 14-16 and 28 Oaks Avenue, Dee Why to accommodate a mixed use development. The site is known as Dee Why Town Centre "Site B".

## 1.2 Background

Development Application DA2016/0705 to allow for the comprehensive redevelopment of the site for mixed use accommodated within two buildings was approved by the Sydney Planning Panel on 10 May 2017. The application involved the construction of:

- Construction of two buildings of 18 storeys and 16/17 storeys
- 350 residential apartments
- Three levels of basement car parking to accommodate 1,035 car parking spaces;
- Ground and first floor level retail and commercial floor space including a supermarket tenancy
- Child care centre for 130 children at first floor level
- New publicly accessible plaza

## 1.3 Purpose of the Modification

As the detailed construction design of the development has progressed opportunities to refine and enhance the functioning and amenity of the approved development have been explored. This has resulted in some internal spaces being rationalised and reconfigured. In this regard the proposed modification seeks to amend the approved plans to allow for the following:

- Reduction in the size of the resident's gym at Level 2 of the western building to allow for the introduction of 1 x 1 bed unit.
- Erection of a partition wall to create a study room within an existing one bed unit at Level 2 of the eastern building.
- Introduction of a manager's office at ground level within the eastern building accommodated within space currently identified as commercial lobby.

## 1.4 Structure of the Report

This Statement:

- Describes the site and its surrounding area;
- Details the nature of the proposed development; and
- Undertakes an assessment of the proposal under the heads of consideration in Section 79C (1) of the *Environmental Planning and Assessment Act, 1979*.

The conclusion is reached that the proposal is acceptable with regard to all relevant planning issues.

## 2 Site and Surroundings

### 2.1 The Site

#### 2.1.1 Property Description

The site is known as 884-896 Pittwater Road, 9-17 Howard Street, 14-16 and 28 Oaks Avenue, Dee Why. **Figure 1** shows the general location of the site and **Figure 2** shows an aerial view of the site and its boundaries. The table below provides a list of the site details and a site survey is included at **Annexure 1**.

Land Title	Address
Lot 1, DP 307937	896 Pittwater Road, Dee Why
Lot 3, DP 307937	896 Pittwater Road, Dee Why
Lot A, DP 416469	894 Pittwater Road, Dee Why
Lot 1, DP 504212	892 Pittwater Road, Dee Why
Lot 10, DP 231418	890 Pittwater Road, Dee Why
Lot 11, DP 231418	888 Pittwater Road, Dee Why
Lot A, DP 339410	884 Pittwater Road, Dee Why
Lot 7, Section 16, DP 8172	9 Howard Avenue, Dee Why
Lot 1, DP 209503	11 Howard Avenue, Dee Why
Lot 1, DP 212382	15 Howard Avenue, Dee Why
Lot 2, DP 212382	17 Howard Avenue, Dee Why
Lot A, DP 371110	14 Oaks Avenue, Dee Why
Lot B, DP 371110	16 Oaks Avenue, Dee Why
Lot 3, DP 212382	28 Oaks Avenue, Dee Why

#### 2.1.2 Existing Development

The site was previously occupied by a mix of non-residential buildings that have been demolished. DA2016/0705 for the construction of a new mixed use development including a shopping centre was approved on 10 May 2017. Construction has commenced.

### 2.1 Surroundings

The surrounding area comprises the Dee Why Town Centre. It consists of a mix of land uses with a focus on small scale retail and commercial development with newer residential flat buildings occurring on the western side of Pittwater Road.

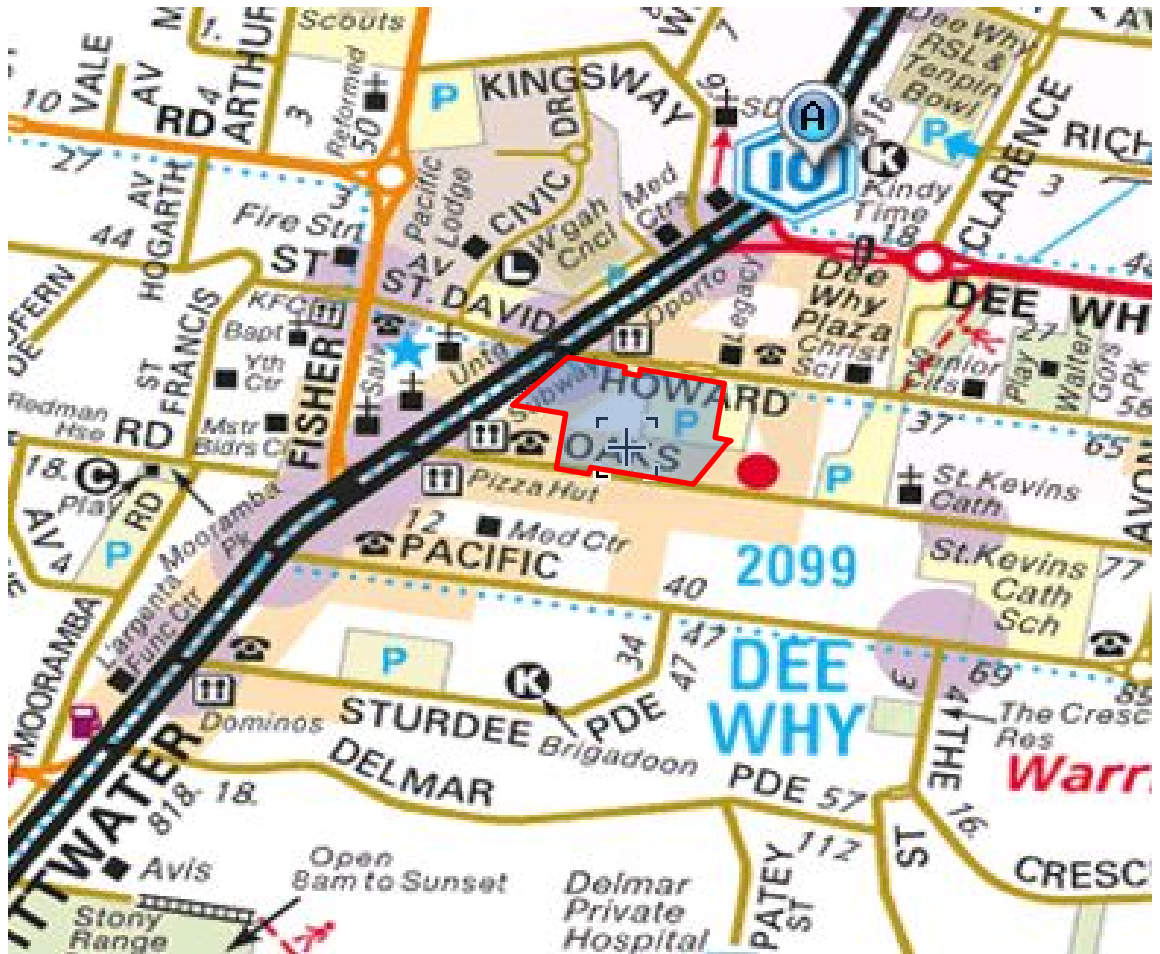


Figure 1: Location of subject site marked with red star



Figure 2: Aerial view of subject site - outlined in red

### 3 Proposed Modification

#### 3.1 Reason for the Modification

The intention of the modification is to allow for an additional 1 bedroom unit to be accommodated within the development through the reconfiguration space at Level 2 of the western tower previously identified as resident's gym.

The objective of the proposal is to make more efficient use of the internal space of the development.

The new unit has been designed with regard to the requirements of current State Government policy as set out in SEPP65 and the Apartment Design Guide.

#### 3.2 Proposed Modification

The proposed modification involves an amendment to Condition 1 of DA/620/2016 as follows:

Condition 1: replace plans identified in the table below.

~~Strikethrough~~ denotes text to be deleted, new text shown in **bold**:

Architectural Plans – Endorsed with Council's Stamp		
Drawing No.	Dated	Prepared By
0007 – GA Ground Level – Rev <del>L</del> <b>M</b>	<del>19/04/2017</del> <b>07/11/2017</b>	Crone Architects
0009 – GA Level 02 – Rev <del>J</del> <b>K</b>	<del>19/04/2017</del> <b>07/11/2017</b>	Crone Architects

No changes to any of the other conditions of consent are proposed by this application.

#### 3.3 Proposed Works

The proposed works include the internal reconfiguration of internal space as follows:

- Ground Level:
  - Eastern Tower (Block B): Convert existing commercial lobby space to create a new manager's office.
  - Western Tower (Block C): New partition walls to create store room within retail tenancy.
- Level 2:
  - Eastern Tower (Block B): Introduce new partition walls to create study room to enclose an existing study nook.
  - Western Tower (Block A): Introduce an additional one bedroom unit. This will involve the relocation of partition walls reducing the size of the resident's gym and changing facilities.

The works are shown in the revised architectural plans at **Annexure 1**.

## **4 Section 96 Assessment**

The application has been assessed in accordance with the relevant requirements of Section 96(1A) of the EP&A Act as set out below.

### **4.1 Environmental Impact**

The potential environmental impacts of the proposed amendments are negligible and can be considered under the provisions of Section 96(1A).

The proposed modifications involve internal design changes to better utilise approved floorspace. They will not result in any impacts that extend beyond the confines of the existing site by virtue of changes to the character, physical appearance of the building, scale or intensity of use of the development.

The physical appearance of the development when viewed from surrounding streets will not be impacted by the proposal.

### **4.2 Extent of Modification**

The proposed modifications will result in substantially the same development as originally approved under DA/2016/0705. The proposed modifications will not have any impact on the nature, scale, location or form of the approved buildings.

## 5 Environmental Planning Assessment

### 5.1 Section 79C(1)(a)(i): Environmental Planning Instruments

#### 5.1.1 Warringah Local Environmental Plan 2011

Part 2 of the Warringah Local Environmental Plan 2011 (LEP) identifies that the subject site is zoned B4 Mixed Use.

There are no other clauses of the LEP that are particularly relevant in the assessment of the proposal.

### 5.2 Section 79C(1)(a)(ii): Draft Environmental Planning Instruments

Not applicable.

### 5.3 Section 79C(1)(a)(iii): Development Control Plans

#### 5.3.1 Warringah Development Control Plan 2011

*Warringah Development Control Plan 2011* applies to the subject site. The proposal does not affect compliance of the development with the relevant provisions of the DCP.

### 5.4 Section 79C(1)(a)(iiia): Planning Agreements

None applicable.

### 5.5 Section 79C(1)(a)(iv): Regulations

The modification has been made in accordance with the requirements contained in Clause 50(1A) of the *Environmental Planning and Assessment Regulation 2000*.

### 5.6 Section 79C(1)(b): Likely Impacts

The Dee Why Town Centre "Site B" development was approved under DA2016/0705. No changes are proposed to the built form approved under that DA. The proposal will not alter the architectural character or appearance of the approved buildings.

The proposed alterations will not result in any discernible environmental impacts. Amenity impacts on sensitive land uses in the vicinity of the site such as increased noise and traffic are not anticipated.

The minor changes proposed will provide better amenity to future residents and increase the functionality and constructability of the development. This will have a positive impact on the development.

Overall, the proposal will have a positive social and economic impact through the provision of a good quality mixed use development that will provide new housing opportunities.

### 5.7 Section 79C(1)(c): Suitability of the Site

There are no environmental constraints on the site that would impede the modification or render it unsuitable for the site.



## 5.8 Section 79C(1)(d): Submissions

Council will consider submissions at the close of the exhibition period.

## 5.9 Section 79C(1)(e): The Public Interest

For the reasons set out in this Statement, it is considered that the public interest would be best served by approval of the modification under consideration, to remove any risk to private or public land holdings.

## 6 Conclusion

The modification is to change internal floorspace to allow for an additional one bed unit at Level 2, a new manager's office within space previously identified as commercial lobby and to enclose a study nook to create a study room.

The proposal satisfies the relevant heads of consideration under Section 79(C) of the *Environmental Planning & Assessment Act, 1979*.

Accordingly, the application should be recommended for approval.

**Meriton**

**January 2018**

## **Annexure 1: Revised Plans**

## **Annexure 2: BASIX Report**

## **Annexure 3: Waste Report**

## **Annexure 4: Traffic Statement**

## **Annexure 5: Access Report**