

## SYDNEY NORTH PLANNING PANEL COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2018SNH012
<b>DA Number</b>	Mod2018/0119
<b>LGA</b>	Northern Beaches Council
<b>Proposed Development</b>	Modification of Development Consent DA2017/0244 granted for demolition works and redevelopment of part of an existing Registered Club (Dee Why RSL Club)
<b>Street Address</b>	Lot 1 DP 706230, 932 Pittwater Road, Dee Why
<b>Applicant</b>	Dee Why RSL Club Ltd
<b>Owner</b>	Dee Why RSL Club Ltd
<b>Date of DA lodgement</b>	14 March 2018
<b>Number of Submissions</b>	Nil
<b>Recommendation</b>	Approval
<b>Regional Development Criteria (Schedule 7 of the SEPP) State and Regional Development) 2011</b>	Section 4.55(2) Application to modify a consent determined by the Sydney North Planning Panel (SNPP)
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979</li> <li>• Environmental Planning and Assessment Regulation 2000</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy – Infrastructure 2011</li> <li>• Warringah Local Environmental Plan 2011 (WLEP 2011)</li> <li>• Warringah Development Control Plan 2011 (WDCP)</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Attachment 1 –Amended Conditions of Consent</li> <li>• Attachment 2- Architectural Plans, as amended</li> </ul>
<b>Report by</b>	Melissa Messina – Acting General Manager for Planning Place & Community
<b>Responsible Officer</b>	Lashta Haidari - Principal Planner
<b>Report date</b>	13 June 2018

### Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? **Yes**

### Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed and relevant recommendations summarized, in the Executive Summary of the assessment report?  
*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* **Yes**

### Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **N/A**

### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?  
*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* **Not Applicable**

### Conditions

Have draft conditions been provided to the applicant for comment? **Yes**

*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*

## **Executive Summary**

The proposal seeks to Modify Development Consent No.DA2017/0244 issued for the partial redevelopment and expansion of the existing registered club, additional parking and associated landscaping at 'Dee Why RSL Club' on the site known as No. 932 Pittwater Road, Dee Why ('the site').

The site has three street frontages; Pittwater Road to the west, Hawkesbury Avenue to the north and Clarence Avenue to the east. Surrounding development includes a disused childcare centre (Dee Why Kindergarten) directly to the south and a seniors living development ("Oceangrove") to the south-west, which are owned by the Dee Why RSL Club.

The Sydney North Planning Panel (SNPP) granted development consent on 31 July 2017 to DA2017/0244 for the demolition works and redevelopment of part of an existing Registered Club (Dee Why RSL Club). As such, the SNPP is the relevant consent authority as per the provisions of Section 4.55 (2) of the Act and Section 118 of the *Environmental Planning and Assessment Regulation 2000*.

This Section 4.55 (2) Application seeks to rationalise the approved scheme for construction without compromising the original design concept. The modifications proposed are generally consistent with the relevant planning controls which apply to the site. The overall use on the site, being a Registered Club (Dee Why RSL), remains unchanged and remains permissible under the WLEP 2011.

The proposed development has been assessed against the relevant matters for consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979, including likely impacts, the suitability of the site for the development and the public interest, and the proposed development as modified is considered appropriate.

Consequently, this report concludes that the amended development proposal is sound in terms of design, function and relationship to the existing streetscape and surrounding sites. This report recommends that consent be granted to this application in accordance with amended conditions provided in Attachment 1.

## **ASSESSMENT INTRODUCTION**

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the Associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice provided by relevant Council / Government / Authority Officers on the proposal.

## SITE DESCRIPTION

The subject site is No. 932 Pittwater Road, Dee Why and is legally identified as Lot 1 in DP 706230, but is more commonly known as the Dee Why RSL site.

The site is irregular in shape and has a site area of approximately 14,830m<sup>2</sup>.



**Figure 1 - Site Map**

The site has 3 street frontages being:

- Northern boundary (Hawkesbury Avenue frontage): 100.585 metres
- Eastern boundary (Clarence Avenue frontage): 178.435 metres
- Western boundary (Pittwater Road frontage): 109.73 metres

The site is currently occupied by the Dee Why RSL Club building that includes the AMF bowling centre and a multi-level carpark. Vehicular access to the site is off Clarence Avenue which provides the entrance to the onsite carpark. Pedestrian access to the site is via entrances from both Clarence Avenue and Pittwater Road.

The surrounding developments are generally characterised by residential flat buildings to the north, east and west. A disused childcare centre (Dee Why Kindergarten) adjoins the site to the south and senior's living development ("Oceangrove") adjoins the site to the south/west, both are operated by the DYRSL Club. Some other commercial uses including a service station, bike shop and real estate agent exist near the north-west corner of the site fronting Pittwater Road.

## RELEVANT BACKGROUND

Development Application No. DA2017/0244 (Original Development Consent)

DA2017/0244 was granted Development Consent by the SNPP on the 31 July 2017 for the following works:

- Demolition works that includes part the existing southern carpark;
- Excavation works to accommodate a 4 level basement carpark with an additional 2 levels of car parking above, providing a total of 406 new car spaces, 12 bicycle spaces and 6 motorbike spaces. The proposal also included a new loading dock.
- The expansion of the existing club by adding an additional floor (Level 2) above the proposed carpark with a total GFA of 2,722m<sup>2</sup> which includes:
  - Expansion and refurbishment of the existing Sports Bar;
  - An open-facade smokers terrace adjacent to the central bar area;
  - Refurbishment to part of the existing bistro and bistro kitchen; and
  - Expansion and refurbishment of food and beverage venue options including the central bar, casual food area and restaurant.
- An additional car park entrance from Clarence Avenue to the existing car park.
- Modification to the current entrance on Clarence Avenue, including changes to the existing facade.
- The introduction of skylights and plant equipment to the existing club roof.
- Landscaping treatment along Clarence Avenue and around part of the perimeter of the retained car parking structure.

## **PROPOSED DEVELOPMENT IN DETAIL**

The applicant seeks to modify Development Consent No. DA2017/0244 in the following manner (as stated within the Statement of Environmental Effect, prepared by Urbis):

- Amendment of Level 2 (Main Trading Level) to be reduced by 8.33m from the southern boundary and Level 2 restaurant reduced by 135sqm in GFA
- Modify the roof opening above the main entrance
- Relocate the plantroom at roof level
- Modify the approved skylight in relation to the sharp and reduction in the height
- Modified courtyards to have two open areas and one covered area instead of large glass roof
- Reduction in skylights above Asian Restaurant from six to two
- Modified exit stair positioning and removal of metal roof above
- Replace metal deck roof with concrete roof for building extension
- Removal of slab above exposed Level 2 car park to south
- New acoustic metal roof above reconfigured loading dock
- Eastern Facade – removed louvres and vertical fins, due to mechanical riser no longer required and revised location for egress doors
- Modified facade curtain wall fins
- Reduced height and length for façade concrete blade wall
- Modify the loading dock entrance and location
- Modified egress paths from existing carpark Level 1
- Relocated electrical substation and new landscaped area

- Median strip added at entry to provide place of refuge and ensure width of access is less than 8m (in accordance with DA Conditions)
- Reduce the excavated area for basement car parking by 8,000m<sup>3</sup>
- Basement reduced by 14.4m from the western boundary. Minor extension of basement towards the southern boundary by 0.28m
- Carpark configuration altered from flat plate to split level and depth increased from RL -3.6 to RL -5.7 on the eastern side and RL -4.35 on the western side
- Addition of half level (5a) to basement car park level
- Car park entry/exit moved toward north by 3.04m
- A reduction in car parking from 687 to 680 (reduced by seven (7) car parking spaces)
- Relocated overland flow path and outlet location
- The landscaping scheme has been amended to account for the changes to the built form

The changes relating to the Gross Floor Area (GFA) and the car parking numbers of the Club is summarised in the tables below

**Table 1 - Gross Floor Area (GFA)**

Existing Approved GFA	Proposed Modified GFA (Reduction)	Total GFA
15,344m <sup>2</sup>	135m <sup>2</sup>	15,208m <sup>2</sup>

**Table 2 – Car Parking**

Existing Approved Car parking	Proposed Modified Car parking (Reduction)	Total Car parking Spaces
687 spaces	7 spaces	680 spaces

In consideration of the application a review of (but not limited) documents as provided by the applicant in support of the application was taken into account detail provided within Attachment C.

## **ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (EPAA)**

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

- An assessment report and recommendation has been prepared and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal.

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA2017/0244, in full, with amendments detailed and assessed as follows: The relevant matters for consideration under Section 4.55(2) of the Environmental Planning and Assessment Act, 1979, are:

Section 4.55 – Other Modifications	Comments
A consent authority may, on the application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations,	

modify the consent if:	
(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	The proposed modifications to the approved development will result in substantially the same development, and will not have any major impact on the operation and form of the approved development or the surrounding environment.
(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and	The proposed modification does not require amendment of a condition requiring concurrence.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, and Warringah Development Control Plan 2011.
(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	See the discussion on "Public Exhibition" in this report.

## Section 4.15 Assessment

In accordance with Section 4.55(3) of the Environmental Planning and Assessment Act 1979, in determining a modification application made under Section 4.55 the consent authority must take into consideration such of the matters referred to in section 4.15 as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, are:

Section 4.15 'Matters for Consideration'	Comments
Section 4.15C (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on "Environmental Planning Instruments" in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	Not Applicable
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan 2011 applies to this proposal.
Section 4.15 (1) (a)(iiia) – Provisions of any planning agreement	None Applicable.
Section 4.15 (1) (a)(iv) – Provisions of the regulations	All relevant provisions of the EP&A Regulation 2000 have been taken into consideration during the assessment of the development application and this modification application.

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report</p> <p>(ii) The proposed development will not have a detrimental social impact on the locality.</p> <p>(iii) The proposed development will not have a detrimental economic impact on the locality.</p>
Section 4.15 (1) (c) – the suitability of the site for the development	The proposed modifications do not alter the site's suitability for the development
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See the discussion on "Public Exhibition" in this report.
Section 4.15 (1) (e) – the public interest	<p>The amendments are considered to be in the public interest as it is consistent with the relevant planning controls. Assessment of this application has not identified any significant compliance issues, unresolved matters or amenity impacts for adjoining development which would warrant further design amendments or refusal of the application.</p> <p>The modified development will remain in the public interest</p>

## EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

## NOTIFICATION & SUBMISSIONS RECEIVED

The subject application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and Warringah Development Control Plan.

As a result of the public exhibition of the application, Council received no submissions to the proposed development.

## REFERRALS

### Internal Referrals

Referral Body Internal	Comments Received	Consent Recommended
Building Assessment - Fire and Disability upgrades	The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development.	Yes
Environmental Health (Industrial)	No objection to the proposed modification.	Yes
Environmental Health (Food Premises, Skin Pen.)	No objection to the proposed modification.	
Development Engineering	The modification is recommended for approval subject to amended conditions of consent.	Yes
Stormwater & Floodplain Engineering – Flood risk	The only proposed modification which is potentially flood affected is the moving of the car park entry / exit north by 3.04m. This is not considered to increase flood risk.	Yes



	No flood related objections.	
Water Management	No objection to the proposed modification.	Yes
Strategic & Place Planning (Urban Design)	The modified proposal can be supported as it will reduce shadow and view impacts compared to the approved development.	Yes
Traffic Engineer	The traffic report prepared by PTC was reviewed and concurred. Therefore, no objection is raised on the proposal on traffic grounds.	Yes

#### External Referrals

Referral Body External	Comments	Consent Recommended
Ausgrid	The proposal was referred to Ausgrid. No response has been received within the 21 day period and it is therefore assumed that no objections are raised and no conditions recommended.	Yes
Concurrence - NSW Roads and Maritime Services - (SEPP Infra. Traffic generating dev)	The Application (as amended) was referred to Roads and Maritime Services (RMS) for comments in accordance with Clause 104 the State Environmental Planning Policy (Infrastructure) 2007.  RMS by dated 10 April 2018 raised no objection to the proposed development.	Yes
Department of Industry	The Department has advised by letter dated 11 April 2018 that a revised controlled activity approval is not required.	Yes

#### **ENVIRONMENTAL PLANNING INSTRUMENTS (EPIS)\***

All Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

#### **STATE ENVIRONMENTAL PLANNING POLICIES**

##### **State Environmental Planning Policy (Infrastructure) 2007**

##### **Clause 45**

Clause 45 of the SEPP Infrastructure requires the consent authority to consider any DA (or an application for modification of consent) for any development carried out

- *Within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists);*
- *Immediately adjacent to an electricity substation; or*
- *Within 5 metres of an overhead power line.*



The amended application was referred to Ausgrid and no reply was received. However, it should be noted that the proposed modification is not seeking to alter the conditions as it relates to Ausgrid requirement imposed in the original consent.

#### **Clause 106**

The original application was referred to the RMS under Clause 104 of the SEPP as the proposal provides more than 200 car parking spaces. The RMS previously advised it had no objection to the proposed.

The amended application was also referred to RMS who provided their comments on 10 April 2018 in which no objection was raised.

#### **State Environmental Planning Policy No. 55 – Remediation of Land**

State Environmental Planning Policy No. 55 (**SEPP 55**) provides that Councils must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated and/or requires remediation for the intended land use.

The original application included a Preliminary Site Investigation prepared by Douglas Partners, which was found to be satisfactory with respect to addressing the requirement of this SEPP.

#### **STATE REGIONAL ENVIRONMENTAL PLANS**

There are no SREPs applicable to the site.

#### **LOCAL ENVIRONMENTAL PLANS**

##### **WARRINGAH LOCAL ENVIRONMENT PLAN 2011**

The Warringah Local Environmental Plan 2011 is applicable to the development.

<b>Is the development permissible with consent?</b>	Yes  Clause 9 of Schedule 1
<b>After consideration of the merits of the proposal, is the development consistent with:</b>	
<b>Aims of the LEP?</b>	Yes
<b>Zone objectives of the LEP?</b>	Yes

#### **Principal Development Standards**

<b>Relevant Development Standard</b>	<b>Requirement</b>	<b>Approved</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Clause 4.3 Height of Buildings</b>	12m (maximum)	14.5m  Non-compliances related to Skylights being 2.5m above the height limit and plant room being 1.9m above the height limit	12m  All elements of building under the proposed development comply	Yes

## Compliance Assessment Summary

Relevant Clauses	Compliance with Requirements
<b>Part 1 Preliminary</b>	
1.2 Aims of the Plan	Yes
<b>Part 2 Permitted or prohibited development</b>	
2.1 Land Use Zones	Yes
2.7 Demolition requires consent	Yes
<b>Part 4 Principal development standards</b>	
4.3 Height of buildings	Yes
4.6 Exceptions to development standards	Yes
<b>Part 5 Miscellaneous Provisions</b>	
5.9 Preservation of trees or vegetation	Yes
<b>Part 6 Additional Local Provisions</b>	
6.2 Earthworks	Yes
6.3 Flood planning	Yes
6.4 Development on sloping land	Yes

## WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The Warringah Development Control Plan 2011 is applicable to the development.

## Compliance Assessment Summary

Clause	Compliance with Requirements	Consistency Aims/Objectives
<b>Part A Introduction</b>		
A.5 Objectives	Yes	Yes
<b>Part C Siting Factors</b>		
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C3(A) Bicycle Parking and End of Trip Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C6 Building over or adjacent to Constructed Council Drainage Easements	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
<b>Part D Design</b>		
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D18 Accessibility	Yes	Yes
D20 Safety and Security	Yes	Yes
D21 Provision and Location of Utility Services	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
<b>Part E The Natural Environment</b>		
E1 Private Property Tree Management	Yes	Yes
E10 Landslip Risk	Yes	Yes
<b>Part G6 Dee Why RSL Club</b>		
Built Form	Refer to Built Form Control below	Yes
Safety and Security	Yes	Yes
Views	Yes	Yes
Landscaping and Civic Improvement	Yes	Yes
Economic and Social Sustainability	Yes	Yes
Traffic Generation, Car Parking and Vehicular access	Yes	Yes

## Detailed Assessment of Part G6 – Dee Why RSL Club

### Built Form Control – Part G6

Standard	Requirement	Approved	Proposed	Complies
Side Boundary Envelope	East: 5.0 x45° South: 5.0 x 45°	Within	Within	YES
Boundary Setback	Northern Boundary (Hawkesbury Ave) - must not extend at any point beyond the existing building	No changes proposed to this frontage	No changes proposed to this frontage	N/A
	Southern Boundary – 5m	20m	Increased 28.3m	YES
	Eastern Boundary (Clarence Avenue) – 6.5m	<u>Primary Wall (Level 2)</u> 9.050m  <u>Projecting Blade Walls</u> 5.450m	<u>Primary wall (Level 2)</u> 7.982m (reduced by 1.07m)  <u>Projecting Blade Walls</u> 4.2m – with ingress stairs inserted behind) (reduced by 1.25m)	YES  <b>NO</b>
	Western Boundary (Pittwater Rd) - 6.5m	No changes proposed to this frontage	No changes proposed to this frontage	N/A
Setback for any storey above the second storey	2.5m	The proposed development does not exceed 2 storeys on the Clarence Ave frontage	No changes proposed	N/A

## Eastern Boundary Setbacks (Clarence Avenue)

Part G6 requires development for the RSL Club to maintain a minimum of 6.5m front setback to the Clarence Avenue frontage.

The approved development allowed for an encroachment within the Clarence Avenue frontage, providing a setback of 5.45m from the boundary which related to vertical blade walls (refer to figure 2). The proposed modification seeks to lower the height of blade walls and slightly change the shape of the screens to be convex or curved towards the street. Therefore, the proposed modified design reduces the setback to the primary wall on Level 2 to 7.982m (still complies) and a minimum of 4.2m to projecting blade walls. (Refer to figure 3).



Figure 2- Approved Blade walls



Figure 3 – Modified Blade Walls

(Source: Photos from design statement, prepared by Altis Architecture)

The amended non-compliance with this frontage is found to be acceptable on the following grounds:

- The proposed amended design by reducing the overall height of the blade wall will reduce the shadow impact on public domain (Clarence Avenue);
- The proposed amendment will further improve the Clarence Avenue street frontage, and contribute towards the articulation of the front facade and, therefore, add visual interest to the built form;
- The proposed amendment does not add any unreasonable building bulk such that these features would impact upon the sense of openness to the street or neighbouring properties;
- The proposed amended design will continue to provide landscaping at the ground floor level. The amended landscape design will provide adequate screening the development from the public domain.

Therefore, having regard to the above, it is considered that the proposed development is consistent with the relevant objectives of WDCP 2011 and the objectives specified in section 1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the variations to the boundary setbacks control as it relates to the amended is supported, in this particular circumstance.

## **TRAFFIC, ACCESS AND PARKING**

A Traffic Report has been prepared by Ptc to address the proposed modifications to DA2017/0244. In summary, the report concludes that

- Using the same method for calculating car parking demand based on total GFA as DA 2017/0244, the assessment found a total of 680 car parking spaces should be provided. Compared to the approved development, the proposed modification reduces the car parking provision from 687 to 680 (a reduction of 7 spaces).
- The proposed modification to parking numbers is acceptable and will not have any unreasonable impacts on the surrounding area and the amended car parking layout is in compliance with the relevant Australian standards.
- The proposed changes to the driveway access arrangements separate the loading dock traffic from customer and visitor traffic via a segregated loading dock access way. This loading dock access way is also separated from the childcare centre carpark via a full height masonry wall to prevent pedestrian access and improve safety. The loading dock use has been modelled and the largest vehicle servicing the dock can be accommodated and undertake the relevant manoeuvres. The amended loading dock is compliant with the Australian Standards.
- The slight reduction in floor area does not greatly alter the amount of traffic generated by the development because there is no change proposed to staff or patron numbers.

Therefore, the proposed traffic, parking and access modifications are considered to be appropriate and will not create any additional adverse impacts to the surrounding area.

## **THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES**

The proposal, as amended will not result in any impact on threatened species, populations or ecological communities or their habitats.

## **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

The proposal, as amended is consistent with the principles of Crime Prevention through Environmental Design.

## **POLICY CONTROLS**

### **Warringah Section 94A Development Contribution Plan**

Section 94 contributions were levied on the Development Application.

## **CONCLUSION**

The proposal has been assessed in accordance with Section 4.55(2) and the heads of consideration listed in Section 4.15 of the Environmental Planning & Assessment Act 1979 (as amended) and is considered to be satisfactory.

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan 2011 ;
- Warringah Development Control Plan 2011; and
- Codes and Policies of Council.

The amended proposal is assessed as being generally consistent with the applicable planning controls that apply to the site under WLEP 2011 and WDCP 2011. The assessment of the application has demonstrated that the proposed development (as amended) is found to be satisfactory with regard to traffic impacts, number of car parking spaces, streetscape and its impact on the adjoining and nearby development.

Accordingly, it is recommended that approval be granted to the modification application subject to the conditions detailed in attachment 1.

## **RECOMMENDATION**

That the Sydney North Planning Panel (SNPP) as the consent authority grant approval to Modification Application No. Mod2018/0119 for Modification of Development Consent DA2017/0244 granted for Demolition works and Redevelopment of part of an existing Registered Club (Dee Why RSL Club) on land at Lot 1 DP 706230,932 Pittwater Road, Dee Why, subject to modified conditions as detailed in attachment 1.