

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

2 November 2020

Mr Ray Brownlee
Chief Executive Officer
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Mr Brownlee,

STATEMENT OF ENVIRONMENTAL EFFECTS - 2 DEE WHY PARADE, DEE WHY

1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Urbis Pty Ltd on behalf of Dee Why RSL Club (**the applicant**) to support a development application (**DA**) for the demolition of a disused building and associated works at 2 Dee Why Parade, Dee Why.

The demolition is in preparation for the future use of site as a proposed extension to the existing Oceangrove seniors housing which will be submitted as a separate development application. This application seeks development consent for the demolition of the existing vacant chemist building at 2 Dee Why Parade and construction of fencing.

This Statement of Environmental Effects report includes:

- Identification of site and locality
- Description of the proposed development
- Assessment of the proposal against all relevant state and local controls.

This application is accompanied by:

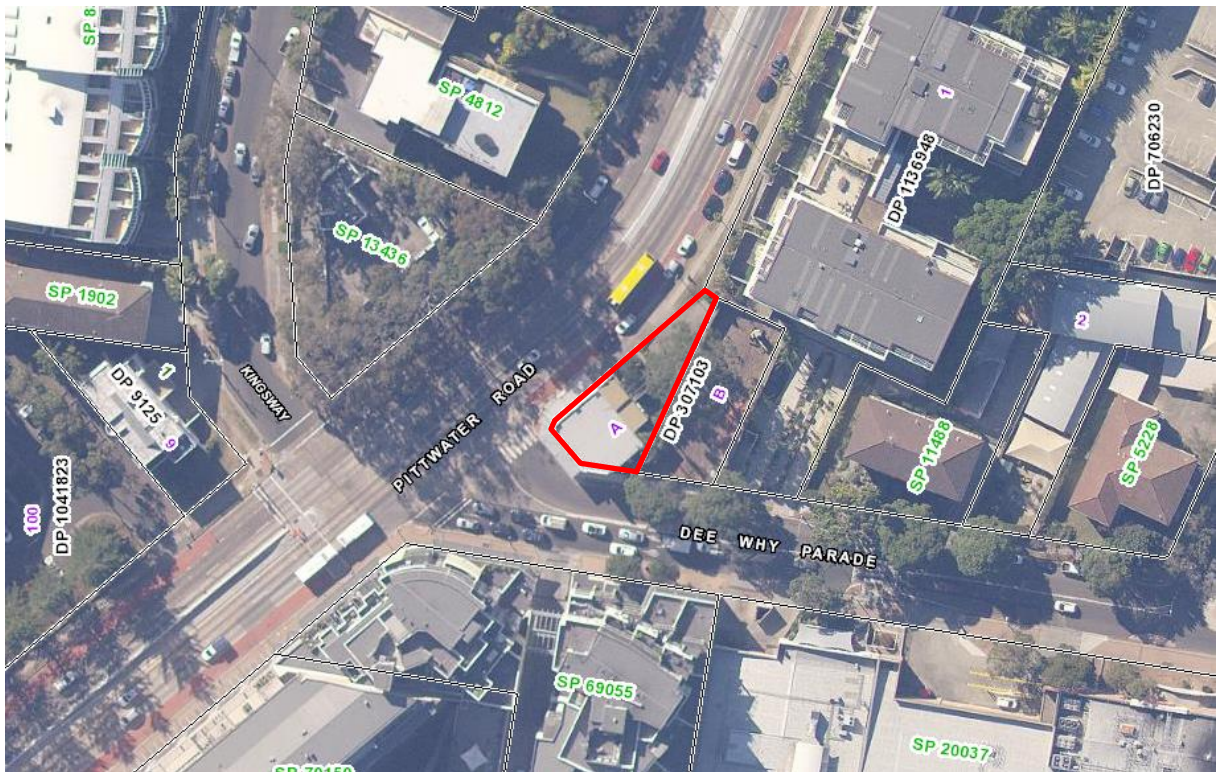
- Land owner's consent
- Builder's Quote prepared by Active Demolition
- Demolition Plans prepared by Altis Architecture
- Concept architectural drawings for potential future use prepared by Altis Architecture
- Specialist technical reports including:
 - Waste Management Plan prepared by Dee Why RSL Club
 - Hazardous materials assessment prepared by Douglas Partners

2. SITE AND SURROUNDING CONTEXT

The site is located at 2 Dee Why Parade, Dee Why and is legally described as Lot A in DP 307103. The site is approximately 450sqm.

The site currently accommodates a two (2) storey building that is currently vacant, disused and derelict. The site forms a corner block with two street frontages to Pittwater Road to the west and Dee Why Parade to the south.

Figure 1 Aerial Image



Source: SIX Maps

The site is located just outside the northern end of the Dee Why Town Centre and is located within 250m of a bus stop which services 10 routes. The surrounding land uses generally comprise commercial, retail and residential uses as listed in **Table 1**.

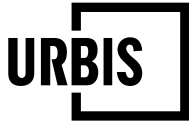


Table 1 Surrounding Land Uses

Direction	Land Uses
North	Directly adjacent is the medium density, Oceangrove Seniors Living Village, and further north is the Dee Why RSL Club
South	On the opposite side of Dee Why Parade is an 6-8 storey mixed-use development with retail uses on the ground floor.
East	Immediately adjacent is a vacant lot that is being used as a car park then the entrance to the underground car park of the Oceangrove Senior Living Village. Further east is a three (3) storey residential flat building.
West	On the opposite side of Pittwater road is a three (3) storey commercial building and a mix of medium density residential buildings.

3. DEVELOPMENT DESCRIPTION

3.1. OVERVIEW

The Club is wishing to demolish the building due to the following:

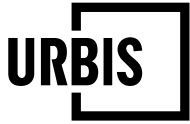
- The building has asbestos and as such its safe removal is desired
- The ongoing maintenance of the building is costing more than income (not tenanted at present)
- The building is derelict and does not positively contribute to the appearance of the streetscape

The longer term objective for the club is to prepare a development application following the gazettal of the new comprehensive LEP for a proposed extension to the adjoining Oceangrove seniors development. Conceptual plans for extension accompany the DA to provide Council with the Club's future vision.

3.2. PROPOSED DEVELOPMENT

The DA seeks approval for the following:

- Demolition of the existing two storey building at 2 Dee Why Parade
- Construction of a 2-metre-high full timber painted hoarding around the site boundary on Dee Why Parade and Pittwater Road
- Ancillary works including security fencing
- Construction is intended to take 4 weeks and be undertaken by a qualified demolition company. Site will be accessed via the adjacent vacant block owned by the Club. The awning will be removed with appropriate pedestrian controls in place. Once removed a demolition hoarding will be construction for safe removal of the building façade.



- The site will be secured and only accessible via the locked gate on the hoarding
- The site will be maintained ongoing by the Club to ensure it is no unkempt in appearance

The key attributes of the proposal are summarised below.

Table 2 Numeric Overview

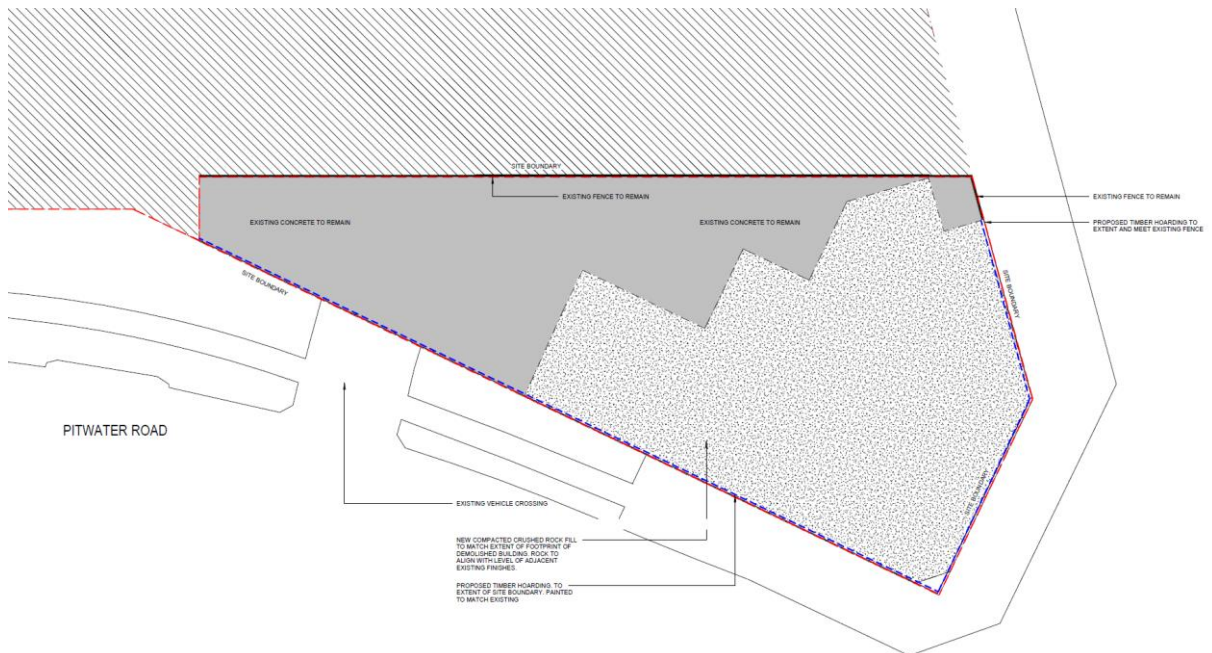
Descriptor	Proposed
Land Use Activity	No land use is proposed at this stage (including Club use) and will be temporarily vacant until its integration into the proposed extension of the Oceangrove seniors housing in the coming year or so
Height of Building	N/A – No construction of a building is not proposed within this DA.
Floor Space Ratio	N/A – No construction of a building is not proposed within this DA.
Car Parking Spaces	N/A - The site will not be utilised as car parking.

A set of architectural drawings accompany the application. A reduced sized extract of the site plan is provided below.

Figure 3 – Building proposed for demolition



Figure 4 – Proposed site plan



4. SECTION 4.15 ASSESSMENT

The proposed development has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the Environmental Planning and Assessment Act (EP&A Act).

4.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development has been assessed in accordance with the relevant State and local environmental planning instruments, including:

- *State Environmental Planning Policy No 55—Remediation of Land*
- *Warringah Local Environmental Plan 2011*; and
- *Warringah Development Control Plan 2011*

4.1.1. State Environmental Planning Policy No 55—Remediation of Land

State Environmental Planning Policy No 55—Remediation of Land (SEPP 55) requires the consent authority to consider whether the land is suitable for the proposed use prior to issuing consent. The site is currently occupied by one detached building, which has formally been used as a chemist and shop top housing. It is noted however that there is not proposed change in land use as part of this application.

Douglas Partners Pty Ltd (DP) was engaged by Dee Why RSL Club to conduct a hazardous building materials (HBM) survey of 2 Dee Why Parade, Dee Why 2099 (the site). The survey was undertaken to assess the location, extent and condition of the following HBM prior to demolition:

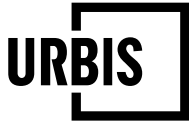
- Asbestos containing materials (ACM);
- Synthetic mineral fibre (SMF) insulation;
- Polychlorinated biphenyls (PCBs) in fluorescent light fittings;
- Lead paint systems; and
- Lead dust in ceiling cavities

The report contains a number of recommendations that are to be adhered to in demolition/construction works. It found:

The presence of identified and assumed HBM at the site, and the potential presence of any as-yet undetected HBM, should be considered during the risk assessment for any proposed work at the site or site use. Additional targeted inspection, sampling and analysis for HBM should be considered prior to any work that may result in the disturbance of such HBM.

All work involving substantive disturbance of building materials, particularly demolition and refurbishment work, should be supervised by Competent Person(s) who are able to identify, in a timely manner, any additional HBM that may be encountered

The stated recommendations will be implemented at construction stage.



4.1.2. Warringah Local Environmental Plan 2011

Warringah Local Environmental Plan 2011 (WLEP) is the primary environmental planning instrument applying to the site and the proposed development.

The site is zoned R3 Medium Density Residential in accordance with the LEP. The proposed development is consistent with the zone objectives as outlined below:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that medium density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*
- *To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.*

The proposed development is defined as demolition in accordance with the LEP. The demolition of a building or work is permitted with development consent pursuant to Clause 2.7 of the WLEP in the R3 zone.

The following table assesses the compliance of the proposed development with other relevant clauses in the LEP.

Table 3 WLEP Compliance Table

Clause	Provision	Complies
2.7 Demolition requires consent	This DA seeks consent to demolish the existing building on the site.	Yes
4.3 Height of buildings	12m	N/A – The construction of a building is not proposed within this DA.
4.4 Floor space ratio	No FSR identified for the site.	N/A – The construction of a building is not proposed within this DA.
5.10 Heritage conservation	The proposed works will not impact upon the heritage significance of the nearby local heritage items; Dee Why Public	The subject is not identified as a heritage item and there are no immediately adjoining items. The proposed will not impact

Clause	Provision	Complies
	Library, and Civic Centre landscaping	upon the heritage significance.
6.2 Earthworks	Earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land	The proposal does not involve any excavation or filling as part of this application, only minor surface levelling as part of the demolition process.
6.4 Development on sloping land	Area A - Slope <5°	Stormwater and soil and erosion measures will be appropriately managed during construction to minimise any impact on adjoining land, including stability of that land.
Part 7 Dee Why Town Centre	The site is not within the Dee Why town centre boundary	N/A

Based on the above, it is considered that the proposal complies with the relevant provisions within the LEP.

4.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft environmental planning instruments are relevant to this proposal.

4.3. WARRINGAH DEVELOPMENT CONTROL PLAN 2011

Warringah Development Control Plan 2011 (**WDCP**) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in the table below. Given the proposed works are for demolition only, there are limited applicable guidelines.

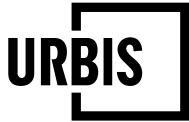
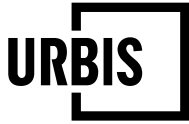


Table 4 DCP Compliance Table

Clause	Provision	Complies
Part B Built Form Controls		
	N/A	N/A
Part C Siting Factors		
C2 Traffic, Access and Safety	Location of vehicle access must minimise traffic hazards, vehicle queuing on public roads, the number of vehicle crossings in a street, pedestrian conflict, interference with public transport facilities and loss of kerbside parking.	The existing vehicle access at Pittwater Road will not be accessible due to the proposed fence around the site boundary on Dee Why Parade and Pittwater Road and therefore not applicable.
C3 Parking Facilities	Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses.	N/A- No parking is proposed on the subject land. This will be subject to reassessment for the future use of site as the proposed extension to Oceangrove seniors housing which will be submitted as a separate development application.
C3(A) Bicycle Parking and End of Trip Facilities	Bicycle parking facilities must be provided for new buildings and for alterations or additions to existing buildings	N/A – the proposal does not seek any new built form on the site. This is subject to reassessment for the future use of site as the proposed extension to Oceangrove seniors housing which will be submitted as a separate development application.
C4 Stormwater	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure,	Construction management of stormwater will be appropriately managed.



Clause	Provision	Complies
	watercourse, stream, lagoon, lake and waterway or the like.	
C5 Erosion and Sedimentation	All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised.	Appropriate soil and erosion control measures will be implemented during construction.
C7 Excavation and Landfill	Excavation and landfill works must not result in any adverse impact on adjoining land.	N/A - The proposal does not involve any excavation or land fill as part of this application, only minor surface levelling will occur as part of the demolition process.
C8 Demolition and Construction	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	The proposed demolition complies with the Waste Management Guidelines as specified in the Waste Management Plan prepared by Dee Why RSL Club and accompanying the DA.
C9 Waste Management	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	See above.
Part D Design		
D1 Landscaped Open Space and Bushland Setting	The required minimum area of landscaped open space is 40%	N/A- This application is for the proposed demolition of the existing building only. The landscaped open space will be assessed in a future application

Clause	Provision	Complies
		for the extension to Oceangrove seniors housing.
D2 Private Open Space	<p>The minimum area and dimensions of private open space are as follows:</p> <ul style="list-style-type: none"> • A total of 10m² with minimum dimensions of 2.5 metres for multi dwelling housing (not located at ground level) 	N/A- This application is for the proposed demolition of the existing building only. The private open space will be assessed in a future application for the extension to Oceangrove seniors housing.
D3 Noise	Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.	No future land use is being sought as part of the DA. Appropriate construction measures will be employed to minimise noise impacts associated with construction.
D7 Views	Development shall provide for the reasonable sharing of views	N/A- There are not trees in the site that require priority over views. The site does not form part of a key view corridor/lines.
D8 Privacy	To provide personal and property security for occupants and visitors.	The site will be locked and Club security already patrol the block.
D13 Front Fences and Front Walls	<ul style="list-style-type: none"> ▪ Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character. ▪ Solid fence to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence. ▪ Fences are to be constructed to allow casual surveillance, except where there is excessive noise. 	<p>The proposal involves the construction of a temporary 2-metre-high full timber painted hoarding around the site boundary on Dee Why Parade and Pittwater Road. The fence is on the lot boundary and therefore within the street setback area.</p> <p>The temporary fencing material is painted timber and</p>

Clause	Provision	Complies
		complements the neighbourhood character.
D15 Side and Rear Fences	<ul style="list-style-type: none"> ▪ Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites ▪ All fencing materials are to complement the existing neighbourhood. 	The proposed fence is 2 metres in height but is temporary in preparation for the future application for the extension to Oceangrove seniors housing. The fencing material is painted timber and complements the existing neighbourhood character.
D20 Safety and Security	There is to be adequate lighting of entrances and pedestrian areas.	No lighting is proposed.
D23 Signs		No signage is proposed on the fencing/hoarding.
Part E The Natural Environment		
E1 Preservation of Trees or Bushland Vegetation	N/A	No vegetation or trees will be cleared from the site.
E10 Landslip Risk	<p>Area A</p> <p>Council may decide that a preliminary assessment of site conditions is required</p>	Appropriate construction management measures will be implemented to ensure landslip does not occur.

Based on the above, it is considered that the proposal complies with the relevant provisions within the DCP.

4.4. PLANNING AGREEMENT

No planning agreements are relevant to this proposal.

4.5. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the Environmental Planning and Assessment Regulations 2000.

4.6. LIKELY IMPACTS OF THE PROPOSAL

4.6.1. Demolition and Construction management

The proposal involves the demolition of the existing two storey building at 2 Dee Why Parade and construction of a 2-metre-high full timber painted hoarding around the site boundary on Dee Why Parade and Pittwater Road. The demolition will have minimal impact on the surrounding and adjoining sites, although some short term impact will occur such as noise and truck movements during construction.

The existing building has no setback form boundary and an awning over the public domain. The awning will be removed using mobile plant and pedestrian diversion in place.

Once awning is removed a demolition scaffold will be erected on the footpath to facilitate safe removal of the façade. If there is not enough space for a demolition scaffold a class "b" overhead hoarding will be used to protect public while work are carried out overhead

Built Form and Visual Impact

The proposed removal of the disused building on site will improve the unkempt condition of the site and provide a temporary site solution ahead of a future built form on site.

4.6.2. Traffic and Parking

The existing vehicle access at Pittwater Road will not be accessible due to the proposed fence around the site boundary on Dee Why Parade and Pittwater Road and therefore vehicle access to the site will be reduced and will have no adverse impacts on traffic.

The site will be accessed via the adjacent vacant block on Dee Why parade. This will mean minimal disruption to Pittwater rd. Materials will be stockpiled on the vacant block prior to being sorted and taken offsite. This adjacent block will also provide parking for contractors and site amenities.

4.7. SUITABILITY OF THE SITE

The site is considered highly suitable for the proposed development for the following reasons:

- The site is zoned R3 Medium Density Residential and the proposed is compliant with the objectives of the zone by preparing for the future proposed use of the site as an extension to Oceangrove seniors housing concept which will be submitted as a separate development application.
- The proposed temporary fencing is of an appropriate scale being 2 metres in height and the fencing material is painted timber and complements the neighbourhood character.

4.8. SUBMISSIONS

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council.

4.9. PUBLIC INTEREST

The proposed development is considered in the public interest for the following reasons:

- The proposal to demolish the existing two storey building is in preparation for the future proposed use of the site as the extension to Oceangrove seniors housing which will be submitted as a separate development application which will provide for the housing needs of the community and ageing population.
- The proposal substantially complies with the relevant Warringah Development Control Plan 2011 and Warringah Local Environmental Plan 2011 planning controls.
- No adverse environmental, social or economic impacts will result from the proposal or can be adequately managed or mitigated through construction.

5. CONCLUSION

The proposed demolition of the existing two storey building and ancillary works at 2 Dee Why Parade has been assessed in accordance with Section 4.15 of the EP&A Act and is considered appropriate for the site and the locality as summarised below:

- The proposal satisfies the applicable planning controls and policies
- The proposal will not result in any adverse environmental impacts
- The proposal is highly suitable for the site: the proposal is permitted within the R3 Medium Density Residential zone and is compliant with the objectives by preparing for the future proposed use of the site as an extension to Oceangrove seniors housing concept which will be submitted as a separate development application.
- The proposal is in the public interest as it will remove an unkempt building, including potentially hazardous materials and prepare the site for a future development application which seeks to provide for the housing needs of the community and ageing population.

Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

Please do not hesitate to contact Naomi Daley or the undersigned, should you wish to discuss our application in greater detail.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Naomi Daley".

Kate Riley
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