



# STATEMENT OF ENVIRONMENTAL EFFECTS

## Consolidation of Units

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

*February 2020*

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## 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;

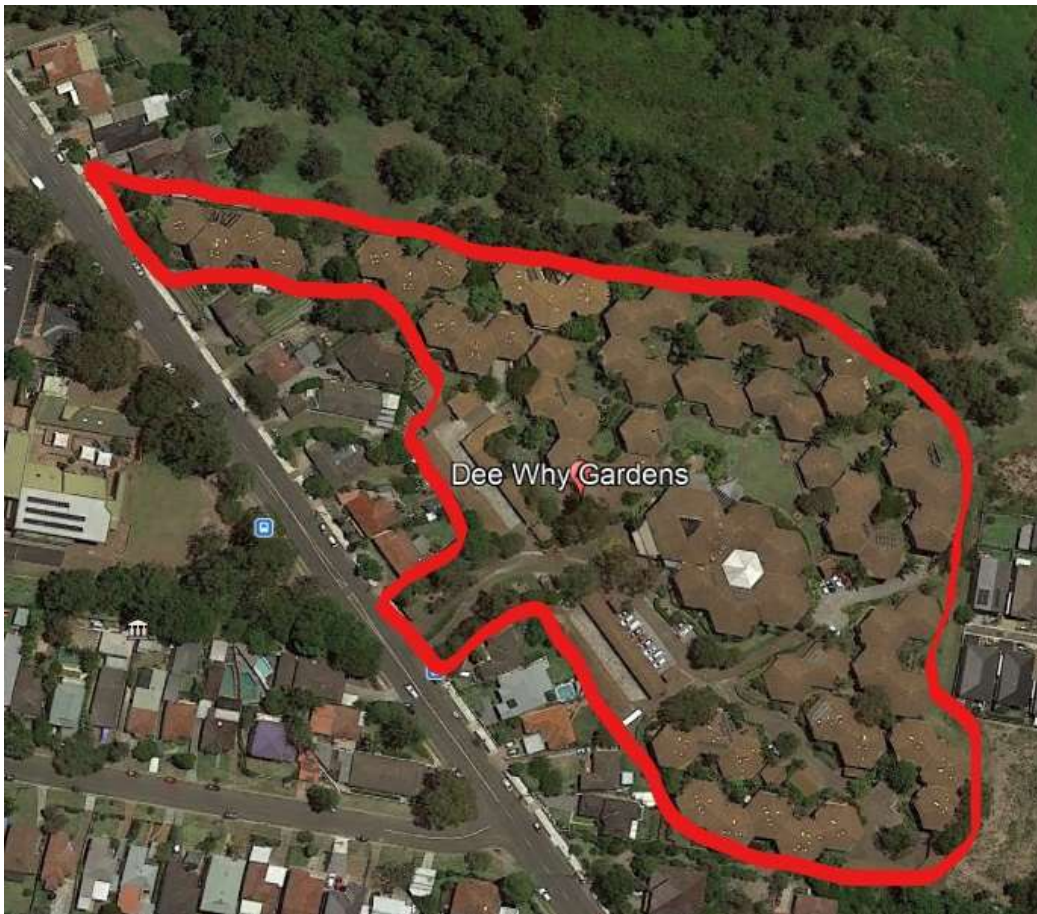


Figure 1: Aerial photo- Courtesy of Google Earth

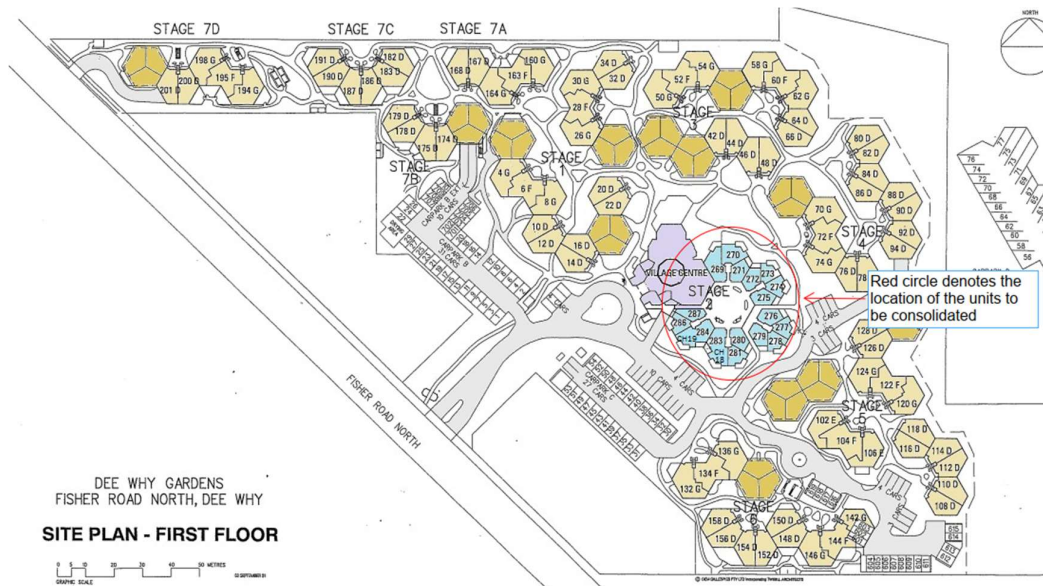


Figure 2: Site plan showing location of the works

## 2.0 BACKGROUND

The proposal seeks development consent to consolidate Serviced Apartments into larger Independent Living Apartments.

### 2.1 Supporting Documentation

This Statement of Environmental Effects should be read in conjunction with the supporting plans and documentation that is submitted as part of the DA package which includes;

- Appendix B – Development Plans, architectural drawings, prepared by Mostaghim & Associates

## 3.0 THE PROPOSED DEVELOPMENT

The development application seeks consent for the following;

- Carry out internal works to consolidate 4no. Serviced Apartments into 2no. Independent Living Apartments.
- The proposed works will be carried out to existing Serviced Apartments 260/ 261 and 276/ 277.

## 4.0 ENVIRONMENTAL ASSESSMENT

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

- 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

There are no draft environmental planning instruments relevant to this proposal.

### 4.1 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The proposed works are to a serviced apartment complex within an existing retirement village. The proposed development is consistent with the aims of the policy;

- The proposed development will make efficient use of the existing infrastructure.
- The proposed development will maintain its current visual and acoustic privacy of neighbours as there will be no change to the external walls or windows.

### 4.2 Warringah Local Environment Plan 2011 (WLEP)

The WLEP is the relevant Environmental Planning Instrument applying to the land.

The site is zoned R2 (Low Density Residential.) The proposed development does not introduce any additional land uses and is consistent with the approved use of the site and the objectives of the zoning- the proposal is therefore permissible with consent.

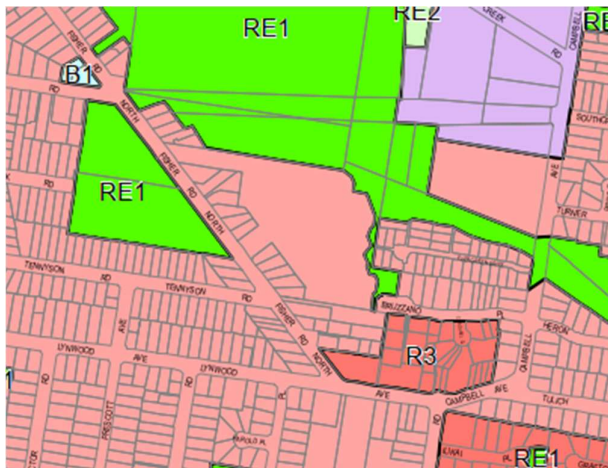


Figure 3: WLEP 2011 Zoning Map

The WLEP has limited applicability to the proposal due to the minor nature of the development, the relevant provisions of the WLEP are detailed below;

Clause 2.7- Demolition;

Consent for demolition of internal walls is sought

Clause 4.3- Height of buildings;

There will be no increase in height to the building

Clause 4.4- Floor space ratio;

The WLEP has not adopted Clause 4.4.

#### **4.3 Warringah Development Control Plan 2011**

The DCP primarily sets the built form parameters for new buildings and has limited applicability to the proposal due to the minor nature of the development. The relevant provisions of the DCP are detailed below;

#### **Part D – Design**

Part D2 – Private Open Space

The ground floor units have existing private courtyards and the first floor apartments have balconies, these areas are directly accessible from the living room of the proposed units.

### **5.0 KEY IMPACT CONSIDERATIONS**

The development proposal has been compiled with consideration to the desired character of the area, Council's planning controls and any potential impacts on the surrounding land.

The following addresses the key planning issues for the proposed development.

#### **5.1 Social and Economic Impact**

An assessment of potential social and economic impacts has been undertaken as follows;

- The proposed development is consistent with the approved residential use of the property.
- The creation of the larger units will provide accommodation suitable for couples who are less mobile, require assisted living and also providing them with a self-contained unit with cooking and washing facilities. These facilities are not available to the existing studio apartments.

#### **5.2 Design, Layout and Visual Impact**

An assessment of the design, layout and visual impact has been undertaken to ensure there will be no unreasonable impacts on the amenity of neighboring business's or residents and the public domain as follows;



- The impact of the proposed unit consolidation works when viewed from the surrounding area remain unchanged as the works are located inside the property.

There is no perceivable impact on surrounding areas caused by the design and layout of the proposed works.

### **5.3 Waste Management**

A waste management plan is submitted with this DA submission.

### **5.4 BCA and Accessibility**

The development will comply with the BCA and current applicable standards.

## **6.0 SUITABILITY OF THE SITE**

The proposed development is considered appropriate for the site for the following reasons;

- The site is located in a residential zone that permits the proposed development.
- The proposed development is consistent with the approved use of the site.
- The development will not have any adverse impacts on adjoining properties or surrounding lands and respects the objectives of the Heritage Conservation Area.

For the above reasons, the proposed development is considered suitable for the site.

## **7.0 CONCLUSION**

The proposal has been assessed in accordance with the relevant matters for consideration contained in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The assessment of the proposal identifies the following;

- The works are permissible with consent as the proposed development is consistent with Local and State Government planning controls
- The development will not result in any unacceptable impacts on the environment or surrounding property

The proposal is considered to be reasonable and appropriate, it is recommended that approval be granted for the proposed development.

### **Report Revision History**

| Revision | Date Issued | Prepared by | Reviewed by |
|----------|-------------|-------------|-------------|
| 1        | 25.02.20    | R Treloar   | R Treloar   |

## 8.0 APPENDIX A – Photographs



Photo 1: Ground floor unit, showing access to open space



Photo 2: First floor unit, showing access to open space





Photo 3: Internal view of the existing kitchenette



Photo 5: Internal view of the existing bedroom

## 9.0 APPENDIX B – Development Plans