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SYDNEY NSW 2000**

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Mr Ray Brownlee
General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655
Attention: Planning Department

23 June 2023

Dear Sir/Madam,

STATEMENT OF ENVIRONMENTAL EFFECTS – NEW AMENITIES AT WARRINGAH MALL

This Statement of Environmental Effects (SEE) has been prepared by Urbis Pty Ltd on behalf of Scentre Group (the Applicant) in support of a Development Application (DA) for minor alterations and additions to Westfield Warringah Mall Shopping Centre ('Warringah Mall') located at 145 Old Pittwater Road, Brookvale ('the site') to facilitate new amenities on Level 1 of the northern car park.

The proposed works have an estimated cost of \$1,369,109 and development consent is sought in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This SEE is structured as follows:

- **Section 2 - Site Context:** identifies the site and describes the existing development and local and regional context.
- **Section 3 - Background:** outlines the approvals history and pre-lodgement discussions with key stakeholders.
- **Section 4 - Proposed Development:** provides a detailed description of the proposal including the demolition, construction and operational.
- **Section 5 - Statutory Context:** provides a detailed assessment of the State and local environmental planning instruments and plans relevant to the site and development.
- **Section 6 – Assessment of Key Issues:** identifies the potential impacts arising from the proposal and recommends measures to mitigate, minimise or manage these impacts.
- **Section 7 - Section 4.15 Assessment:** provides an assessment of the proposal against the matters of consideration listed in section 4.15 of the EP&A Act.
- **Section 8 – Conclusion:** provides an overview of the development assessment outcomes and recommended determination of the DA.

This report should be read in conjunction with the supporting documentation listed in **Table 1**.

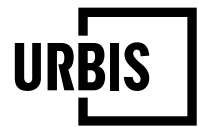


Table 1 Supporting Documentation

Document Title	Consultant
Cost Report	Scentre Group
Architectural Plans	Scentre Group
BCA Assessment	Steve Watson and Partners
Fire Engineering Statement	Fire Engineering Professionals Pty Ltd

1. SITE CONTEXT

The site is located in the suburb of Brookvale in the Northern Beaches Local Government Area (LGA). Brookvale approximately 18kms from the Sydney CBD and is identified in the North District Plan as a Strategic Centre.

The site is situated at the junction of several land use zones and therefore land use in the locality is varied. Along Pittwater Road land use is characterised by low scale commercial development. Beyond the subject site to the north, to the west and to the east, land use is characterised by industrial development. Low density residential development interspersed by public and private reserves is located at the perimeter of the above described commercial and industrial lands.

A locality diagram indicating the location of the site relative to Sydney CBD is provided at **Figure 1**.

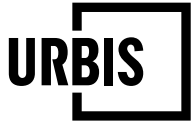
Figure 1- Locality Diagram



Source: Urbis

1.1. SUBJECT SITE

The site is situated on a large irregularly shaped parcel of land known as 145 Old Pittwater Road, Brookvale with a legal description of Lot 100 in DP 1015283. The site is bound to the north by Cross Street and adjacent industrial lands, to the south by Old Pittwater Road and to the east by Condamine Street and Pittwater Road. The site area is approximately 170,600sq.m.

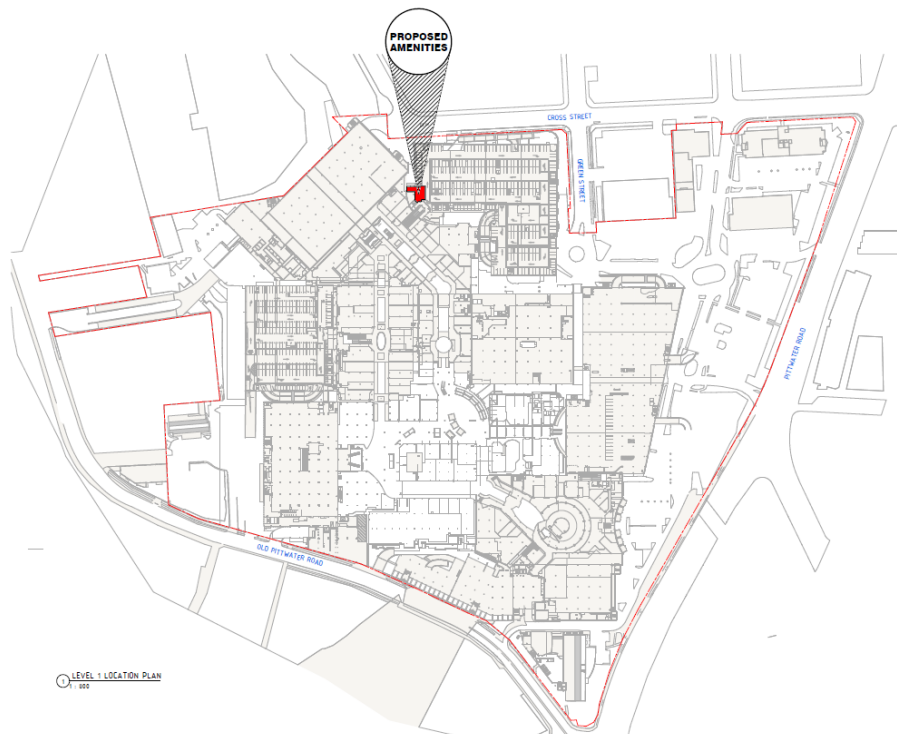


The site has a gradual natural slope that falls from the northwest to the southeast of the site and contains limited vegetation, with the only substantial planting located along the street frontages of the site and within the open-air car parking areas. Vehicle access to the site is currently available at several locations along the Old Pittwater Road, Pittwater Road and Cross Street frontages of the site. An aerial image of the site is provided at **Picture 1** The location of the subject DA is to the north of the site, on Level 1 of the northern car park shown in **Picture 2**.

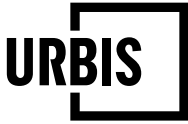
Figure 2 Aerial Image of site and proposal



Picture 1 Aerial Image of Site



Picture 2 Proposal location



2. BACKGROUND

2.1. DA2008/1741 – STAGE 1 EXPANSION

DA2008/1741 sought development consent for major alterations and additions to the western part of the existing shopping centre and the construction of a new multi-deck car park in the northern part of the site. These works comprised the first major expansion of the shopping centre and is known as the Stage 1 retail expansion.

DA2008/1741 was approved on 24 April 2010 and Stage 1 was opened in November 2016.

A Masterplan DCP was submitted concurrently with the Stage 1 DA (DA2008/1741) and came into effect on 19 December 2009 and is provided within 'Part G4 Warringah Mall' of the Warringah Development Control Plan 2011 (WDCP 2011).

2.2. DA2018/1514 – STAGE 2 EXPANSION

DA2018/1514 sought development consent for additions to Warringah Mall Shopping Centre including retail premises, food premises kiosks department stores and cinema complex with associated carparking and landscaping. Key elements of the proposal included:

1. 9,847m² additional GLA (net increase), including demolition and additions to the existing facility to enable 15 speciality retail tenancies, 35 food premises, 3 kiosks, 10 mini majors, 1 major tenant and a new upper-level cinema complex.
2. Modification of existing grade and multi-deck car parking and associated vehicle access to create 418 additional car spaces.
3. Associated public malls and amenities.

DA2018/1514 was approved on 10 December 2019. Given the implications of COVID and other factors, the works have not commenced.

The works proposed in this application will be undertaken in advance to satisfy immediate tenant needs.

2.3. DA2021/2226 – STAGE 2B WORKS

A DA was approved on the 30 March 2022 by Northern Beaches Council for alterations and additions to Warringah Mall including 4 new retail premises, reconfiguration of an existing loading dock and car park, Little Street pedestrian canopy, landscaping works and signage.

2.4. DA2022/1822 – STAGE 2D WORKS

A DA was approved on the 5th of April 2023 by Northern Beaches Council for the change of use from a existing retail premise to a recreation facility (indoor) and co-working space, new ground floor tenancy, demolition works and alterations and additions.

3. PROPOSED DEVELOPMENT

The subject development works are in the northern portion of the subject site. The purpose of the works is to provide additional amenities and improve the customer experience at Warringah Mall. Specifically, this application seeks approval for the construction of new amenities at Level 1 accessible from the Mall and proximate to Big W. An area of the Level 1 northern car park is being converted to floor space to enable the facilities. The proposal will result in the relocation of two accessible parking spaces and the loss of 2 parking spaces.

The proposed works are summarised as follows:

- Demolish and remove concrete upstand
- Relocation of fire hose reel approximately 200m to the north
- Construction of new amenities (128.1m²)
- Relocation of existing plant and construction of light weight steel pitched roof with a steel plant deck over the top of amenities.

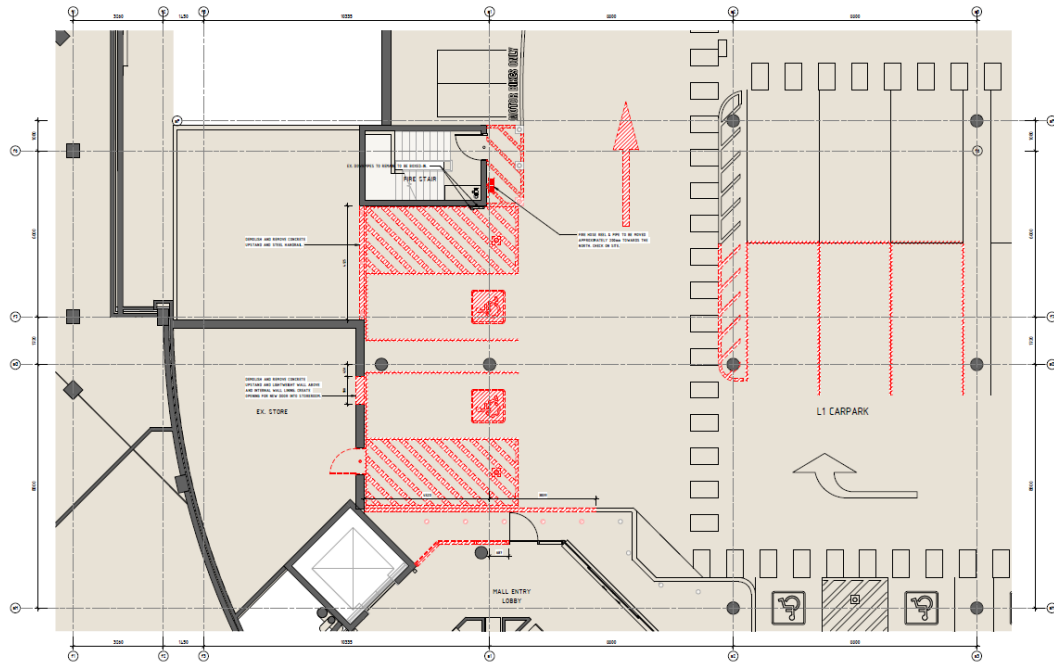
Key numeric aspects of the proposal are summarised below. The proposal is described in further detail within the following sections of this report.

Table 2 Numeric Overview of Proposal

Descriptor	Proposed
Gross Floor Area	Increase of GFA by 128.1m ² due the conversion of car parking space to mall space.
Maximum Height	No change to the existing height of Warringah Mall.
Minimum setbacks	No change to setback
Car Parking Spaces	The proposal will result in the relocation of two accessible parking spaces and loss of two parking spaces.

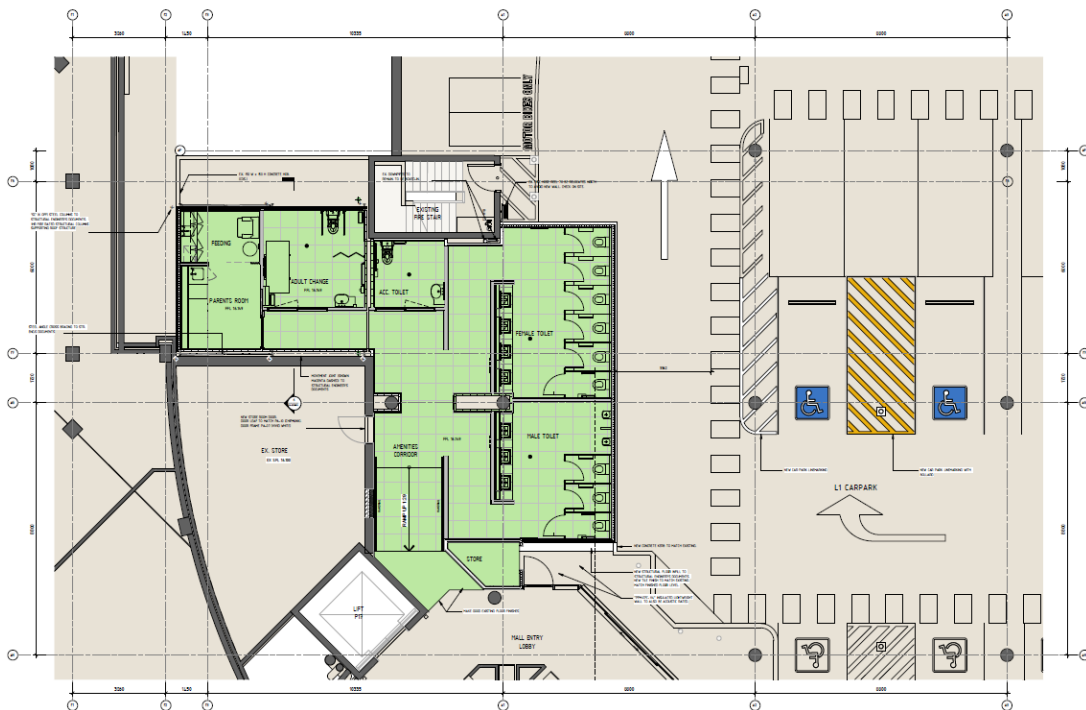
The estimated cost of the development is \$1,369,109. A Quantity Surveyor’s certificate has been submitted as part of this application.

Figure 3 – Level 1 demolition plans



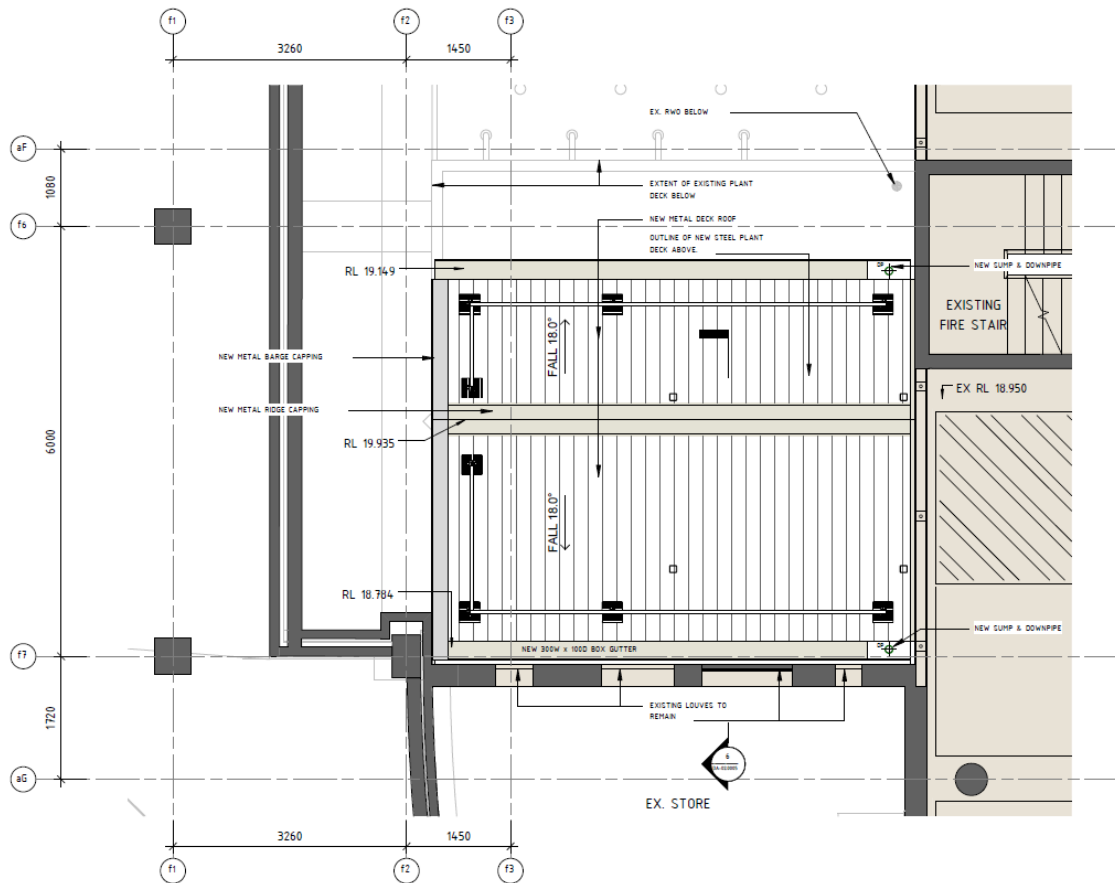
Source: Scentre Group (2023)

Figure 4 – Level 1 proposed layout



Source: Scentre Group (2023)

Figure 5 – New roof plan



Source: Scentre Group (2023)

4. STATUTORY CONTEXT

The following assessment has been structured in accordance with Section 4.15(1)(a) of the Environmental Planning & Assessment Act 1979 (**EP&A Act**).

The proposed development has been assessed in accordance with the relevant state, regional and local planning policies, as follows:

- *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&ISEPP)*
- *Warringah Local Environmental Plan 2011 (WLEP 2011)*
- *Warringah Development Control Plan 2011 (WDCP 2011)*

This SEE demonstrates that the proposed development is wholly compliant with the relevant statutory planning policies and achieves the objectives of the relevant provisions.

4.1. STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP) sets out requirements for various infrastructure works throughout the State. In addition, it requires the referral of certain development applications to Transport for NSW (formerly Roads and Maritime Services (RMS) during the DA assessment process.

Clause 2.118 of the TISEPP requires referral to TfNSW in relation to development proposals for land with a frontage to a classified road. Given the minor nature of the proposed modification including a net decrease of two car parking spaces, minor increase in GFA and no proposed changes to access arrangements to Pittwater Road and Condamine Street (as classified roads), a referral is not deemed required.

4.2. WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

The Warringah Local Environmental Plan 2011 (WLEP 2011) is the local environmental planning instrument applying to the site. The proposal aligns with the relevant zone objectives and complies with relevant development standards, noting that no height of building or floor space ratio development standards apply to the site.

4.2.1. Zoning and Permissibility

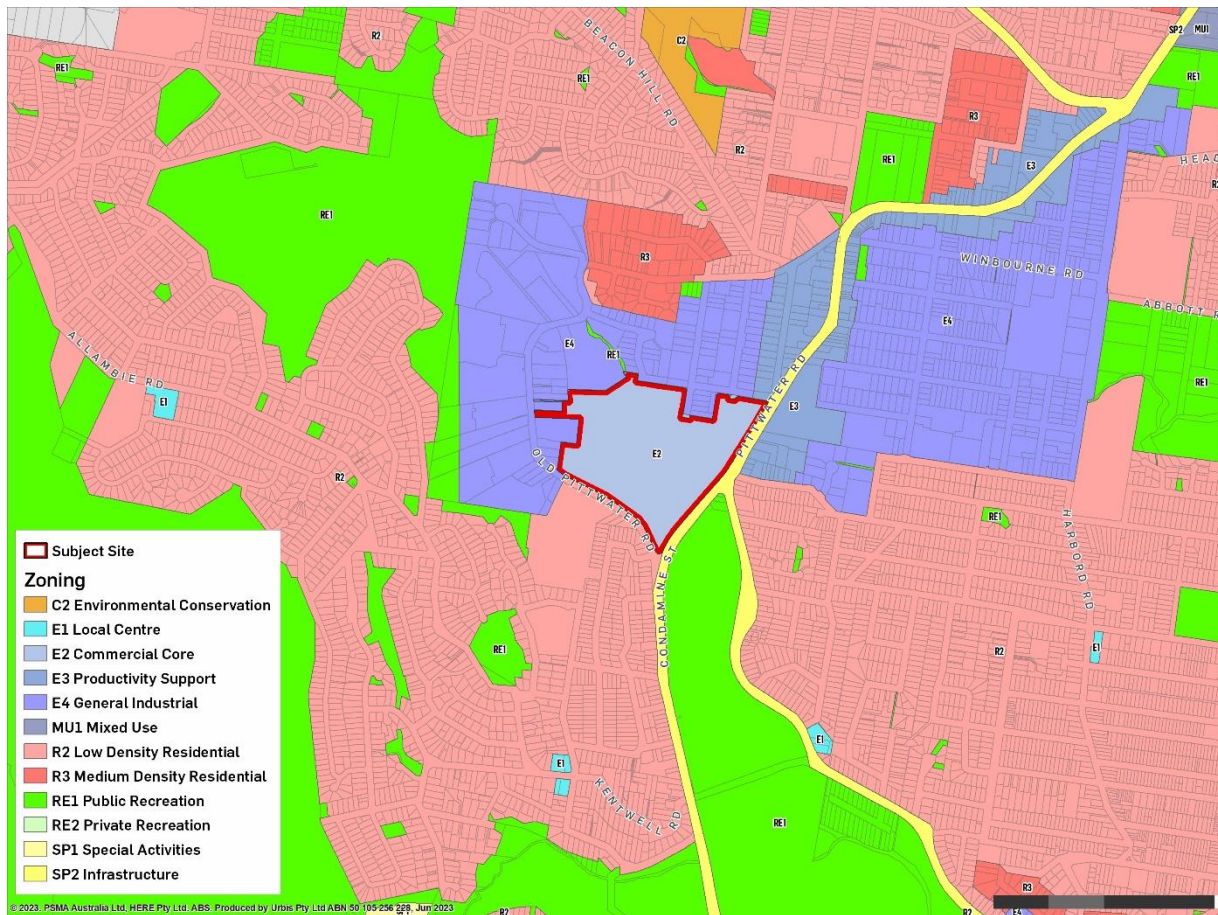
The site is zoned E2 Commercial Centre and commercial premises are permissible with consent. An extract of the zoning map is provided at **Figure 6**.

The zone objectives are as follows:

- *To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.*
- *To encourage investment in commercial development that generates employment opportunities and economic growth.*
- *To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.*
- *To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To recognise and support the role of Brookvale and Frenchs Forest as future employment centres for the Northern Beaches and the role of Warringah Mall as a retail centre of sub-regional significance.*

The proposed alterations and additions to Warringah Mall align with the above zone objectives in that the refurbishment will embellish the retail and business offering by securing and responding to key tenant requirements and improve the customer experience by providing extra amenities. The proposed works will reinforce Warringah Mall as a retail centre of sub-regional significance.

Figure 6- Zoning map extract



Source: WLEP 2011

4.2.2. Development Standards

There are no principal development standards that apply to the site under Part 4 of the WLEP 2011. The key development envelope controls for the site are contained within the Warringah DCP 2011. See **Section XX** below for a detailed consideration of the WDCP.

4.2.3. Acid Sulfate Soils

Under Clause 6.1 of the WLEP 2011:

(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.

The site is identified as being partly affected by acid sulfate soils class 4 and class 5. Excavation is not proposed as part of this application and therefore no acid sulphate soils will be disturbed as part of the works.

4.2.4. Flood planning

Under Clause 6.3 of the WLEP 2011:

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

(a) is compatible with the flood hazard of the land, and

(b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and

(c) incorporates appropriate measures to manage risk to life from flood, and

(d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses, and

(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

Cardno have undertaken an extensive analysis of the stormwater and flooding impacts of the Warringah Mall land over many years and have more recently assessed Stage 2B works as part of DA 2021/2226. The proposed works are minor in nature and will not cause any further stormwater and flooding impacts and therefore do not warrant a re-assessment.

4.3. WARRINGAH DEVELOPMENT CONTROL PLAN (WDCP 2011)

Part G4 of the Warringah Development Control Plan 2011 (WDCP 2011) contains the site-specific development controls for Warringah Mall. The proposal is assessed against the provisions of Part G4 in Table 3. It is considered that the proposal complies with the relevant provisions within the DCP.

Table 3 DCP Compliance Table

Clause	Provision	Proposed	Complies
Part G4 Warringah Mall			
Design quality and excellence	1. Future development on or adjacent to the perimeter of the site must be designed to positively address the street, relate to the natural environment and create a clear distinction between the public and the private domain.	The proposed refurbishment works are internal to the site and are not on or adjacent to the perimeter of the site.	Yes

Clause	Provision	Proposed	Complies
	2. Future development on the site is to incorporate design elements that optimise the use of natural light and the ambient environment to the pedestrian malls within the centre.	The use of natural light in the proposed amenities is not necessary.	Yes
	3. New development along the southern edge of the site must not result in any unreasonable impacts on the amenity of residential properties in Old Pittwater Road and Smith Avenue.	Development is not proposed along the southern edge.	N/A
	4. New development along the eastern frontage to Pittwater Road/Condamine Street must incorporate a legible pedestrian connection from the street into the centre that is conveniently located in relation to existing bus stops	The proposal is internal and will not impact on the pedestrian connectivity to the site.	Yes
	5. All future development must be designed to strongly and positively reinforce the corners of the site and street alignment and frame the street. Incorporating landmark or distinctive building elements on "Gateway" street corners is encouraged.	The proposed works are internal and do not impact on the corners of the site and street alignment.	N/A
	6. Long continuous walls are to incorporate design treatments to reduce their visual mass and bulk. Such design treatments may include the use of architectural treatments or	No changes to the external facades are proposed.	Yes

Clause	Provision	Proposed	Complies
	elements that serve to provide building articulation and modulation and the use of a variety of high-quality external colours and materials.		
	7. Views of the ground level car parking areas must be suitably screened from the street by either landscaping or an appropriate architectural building facade treatment	Works to the existing ground level car parking areas are not proposed.	N/A
	8. High quality, attractive and durable materials are to be used. The selection of colours is to respond to the natural landscape. A detailed schedule of external colours and finishes, a sample board and photomontages are to be submitted with any application to alter or extend the external façade and roof of Warringah Mall.	The proposal does not seek to alter or extend the external façade. The roof will be constructed from existing the same materiality as the existing roof.	Yes
	9. The roof is to be designed so that the visual impact of the roof form is minimised.	The proposal comprises the construction of a new roof over the proposed amenities. The roof will be hidden and constructed from the same materiality as the existing roof.	Yes
	10. Rooftop plant and equipment are to be integrated into the building/roof forms or screened in a manner compatible with the building design to minimise visual and	The relocated rooftop plant into the plant deck will be situated between car park levels, so will not be visible from public areas of the	N/A

Clause	Provision	Proposed	Complies
	acoustic impacts on the surrounding properties, including elevated properties which have views over the centre.	centre, as shown in the Architectural Plans	
Building Setbacks and Street Frontages	11. Setbacks are to be consistent with those shown in Figure 2.	No boundary adjustments are proposed	N/A
	12. In the event that there is a change to the current title boundary, the setback as nominated in Figure 2 is to be measured from the new boundary alignment.	No boundary adjustments in proximity to proposed building works.	N/A
	13. Corner of Condamine Street and Old Pittwater Road Future development at the corner of Condamine Street and Old Pittwater Road is to create a defined built edge to address the street. The existing mature trees along the eastern boundary of the site adjoining Condamine Street are to be retained. Any future development at the corner of Condamine Street and Old Pittwater Road is to be designed to strongly define the corner and reinforce the prominence of this “Gateway” site arrival point. An illustrative example of possible future development outcomes at this location is shown at Figure 3	The land at the corner of Condamine Street and Old Pittwater Road will not be redeveloped as part of this proposal.	N/A
	14. Junction of Condamine Street and Pittwater Road A	The proposed redevelopment works	N/A

Clause	Provision	Proposed	Complies
	<p>distinctive entry node is to be provided at the junction of Condamine Street and Pittwater Road which incorporates a high quality public space flanked by buildings, landscaping in scale with the building form and public art. The entry node will be the primary pedestrian entrance to the shopping centre. An illustrative example of possible future development outcomes at this location is shown at Figure 4.</p>	<p>do not expand into this location and therefore no opportunity to deliver the outcome described in the DCP as part of the proposed.</p>	
	<p>15. Pittwater Road: Future development along Pittwater Road is to create a defined built form edge to address the street. The built form is to be setback from the street to allow for the provision of a soft landscaped strip to soften and screen non-active building facades. Any future development at the corner of Pittwater Road and Cross Street is to be designed to strongly define and reinforce the prominence of this “Gateway” site arrival point. An illustrative example of possible future development outcomes at this location is shown at Figures 5 and 6.</p>	<p>Works are not proposed along Pittwater Road.</p>	<p>N/A</p>
	<p>16. Corner of Cross Street and Green Street Future development at the corner of</p>	<p>The existing multi-level car park at the corner of Cross and Green</p>	<p>N/A</p>

Clause	Provision	Proposed	Complies
	Cross Street and Green Street is to be designed to strongly and positively identify this location as a key “Gateway” entry to the centre. An illustrative example of possible future development outcomes at this location is shown at Figure 7	Streets will not be modified.	
Building Height	17. New development is to comply with the maximum building heights as shown at Figure 2 except where provided for in the following requirement.	The proposal does not seek to increase the height of the existing roof.	Yes
Floor Space	19. The existing centre currently provides 127,878m ² of Gross Leasable Floor Area (GLFA). The existing shopping centre may be expanded by 35,000m ² GLFA subject to compliance with all other relevant planning objectives and requirements	The proposal results in an increase in GFA 128.1m ² through the conversion of the car park to amenity but does not affect the GFLA of Centre.	Yes
Landscape	20. Landscaping is to be retained and enhanced and provided generally in the zones shown in Figure 8.	Landscaping is not proposed as part of this application.	N/A
	21. The existing mature landscaping at the junction of Pittwater Road/Condamine Street is to be retained where practical and functional for the future design of this precinct. An illustrative example of possible future development	The mature landscaping in this location will be retained.	N/A

Clause	Provision	Proposed	Complies
	outcomes at this location is shown at Figure 9.		
	22. New development along Condamine Street and Pittwater Road is to incorporate landscaping that screens or softens non-active facades or building elements.	The proposal does not propose works along Condamine Street and Pittwater Road.	N/A
	23. Landscaping treatments are to be integrated into the design of new entries to the centre.	Landscaping is not proposed as part of this application.	N/A
	24. Recycled water or harvested rainwater is to be used, where possible, to irrigate new landscaped areas	Landscaping is not proposed as part of this application.	N/A
	25. Water efficient plants and/or, locally indigenous vegetation should be used to minimise water consumption.	Landscaping is not proposed as part of this application.	N/A
Amenity of Surrounding Residential Properties	26. The overspill from artificial illumination or sun reflection is to be minimised. A 'Lighting Strategy' is to be submitted with any development application incorporating new or modified roof top parking or for new development which is adjacent to existing residential areas. The 'Lighting Strategy' is to demonstrate that the development will not result in lighting glare or overspill from artificial illumination	There is no change to the rooftop or ground level car parking areas that front residential areas.	Yes
	27. The development is to be designed and managed so that	The works are predominantly internal	N/A

Clause	Provision	Proposed	Complies
	it does not result in an unreasonable adverse acoustic impact on surrounding and nearby residential properties.	and are not on any frontage that adjoins residential development therefore an acoustic assessment is not required.	
Advertising and Signage	31. A 'Signage Strategy' is to be submitted with all development applications proposing a significant increase in floor area or change to external façades of the building. A Signage Strategy must also be submitted with any development application for the provision of signs. The Signage Strategy shall identify the number and location of proposed signs, and demonstrate how the signs will be integrated into the design of the development	Signage is not proposed as part of this application.	N/A
	32. All illuminated signs are to comply with any relevant Australian Standards.		N/A
Safety and Security	33. Development is to be designed to incorporate and/or enhance opportunities for effective natural surveillance by providing clear sight lines between public and private places, installation of effective lighting particularly in public spaces and carparks, and the appropriate landscaping of public areas.	The new amenities will provide clear site lines through the amenities corridor, only accessible at times when the centre is open and will be well lit at all times to ensure natural surveillance.	Yes

Clause	Provision	Proposed	Complies
	34. The need for technical surveillance which is achieved through mechanical/electronic measures such as the provision of closed circuit television (CCTV), help points and mirrored building panels, is to be addressed in future developments.	The centre currently has over 600 security cameras installed across the centre which will contribute to the security and safety of the new amenities.	Yes
	35. New development is to be designed to remove any opportunities for the concealment of crime	The design of the new amenities, including the amenities corridor, has considered that there will be no areas of concealment.	Yes
	36. The incorporation of crime prevention measures in the design of buildings and spaces is not to detract from the quality of the urban design of the development and the streetscape.	The proposed works involve the refurbishment of an existing site and are minor nature and therefore does not require the incorporation of new crime prevention measures.	N/A
	37. The development is to be consistent with CPTED principles. A report providing an assessment of the proposal against CPTED principles is to be submitted with all development applications for additions to Warringah Mall.	The proposed works involve the refurbishment of an existing site and are minor nature and therefore does not require an assessment against the CPTED principles.	N/A
	38. A draft Operational Plan of Management that outlines the	The proposed works involve the	N/A

Clause	Provision	Proposed	Complies
	potential measures to be implemented to ensure the safety and security of the public is to be submitted with any development application involving a major expansion of Warringah Mall.	refurbishment of an existing site and are minor nature and therefore does not require additional measures to ensure safety and security from what already exists within the centre.	
Social Impacts	39. A Social Impact Assessment (SIA) is to be submitted with a development application where there is the likelihood that the proposed development may significantly impact on the following matters:	The proposed works involve the refurbishment of an existing site and are minor nature and therefore does not require a social impact assessment.	N/A
Road Infrastructure	40. Significant additions to the floor area on the site will only be supported if traffic modelling is submitted with the development application which demonstrates that the surrounding road network can accommodate the additional traffic generated and that the network can continue to operate at a satisfactory level as determined by Council and the RTA.	The proposal results in a minor increase in GFA by 128.1m ² due to the conversion of the car park to common mall space. No changes are proposed to the GFLA. The minor increase in GFA does not trigger a reconsideration of parking provision and impact on surrounding road network.	Yes
	41. New development applications for the significant expansion of Warringah Mall are to identify road upgrades and traffic management works in areas adjoining and nearby to the site to adequately	The proposed refurbishment works are minor in nature and will not generate more traffic into the site, there road upgrades are not required.	Yes

Clause	Provision	Proposed	Complies
	accommodate growth in vehicle movements to and from the site.		
	42. Future development is to incorporate measures to improve vehicle circulation within the site, where relevant.	The proposal does not seek to change vehicle circulation through the site.	Yes
	43. Vehicle access points from surrounding roads shall be provided in accordance with Figure 10.	Vehicle access points remain unchanged from that approved. No other vehicle access points are proposed as part of this application.	Yes
	44. No additional vehicular entries are permitted from Pittwater Road or Condamine Street excluding any future access or egress arrangements for buses associated with the proposed new bus interchange.	No other vehicle access points are proposed as part of this application.	Yes
Pedestrian Access	45. Main building entry points are to be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high-quality architectural features that improve the clarity of a building's address and contribute to visitor and occupant safety and amenity.	The proposal does not seek to change the existing building entry points.	N/A
	46. New development is to ensure that existing pedestrian links from the surrounding area into the site are strengthened in	The proposed works are mainly internal and do not contribute to the pedestrian links from	N/A

Clause	Provision	Proposed	Complies
	the locations shown in Figure 11.	the surrounding area into the site.	
	47. New development shall incorporate measures to achieve safe and continuous paths of travel from existing or proposed bus stops to the Shopping Centre and throughout Warringah Mall.	The proposal does not seek to change the already existing continuous path of travel from the existing bus stop to Warringah Mall.	Yes
	48. New development along the Cross Street / Green Street frontage shall incorporate enhanced pedestrian link(s) through to the existing centre.	No new development is proposed at the Cross Street and Green Street frontages.	N/A
	49. Safe pedestrian access is to be provided through the car parks.	Safe pedestrian access through Level 1 of the northern car park will be maintained and not changed as a result of the proposal.	Yes
	50. Where new development is proposed along the Old Pittwater Road frontage of the site, an improved pedestrian link is to be provided from the TAFE site to the pedestrian entrance of the centre.	Development is not proposed along Old Pittwater Road, therefore no opportunity to improve pedestrian links along this frontage as part of this redevelopment proposal.	N/A
Public Transport	51. A single integrated bus interchange for the site is to be provided. The interchange is to be located on the eastern side of the site, generally north of the intersection of Pittwater Road and Condamine Street.	The proposal does not result in any changes to the integrated bus interchange.	N/A

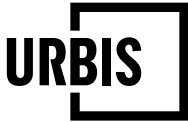
Clause	Provision	Proposed	Complies
	The interchange is to be capable of accommodating both the existing local and commuter bus networks and growth in the number of bus services to the Mall. The indicative integrated bus interchange zone is illustrated in Figure 11.		
Parking Facilities	52. Car parking is to be provided at the rate of 4.1 spaces per 100 square metres of Gross Leasable Floor Area unless it can be demonstrated that a lesser rate can still achieve sufficient parking provision to meet the needs of the shopping centre.	The proposal results in a minor increase in GFA by 128.1m ² . No changes are proposed to the overall GFLA of the Centre and therefore no additional parking is needed or proposed as part of this application. Changes to the existing motorcycle parking is not proposed as part of this application.	Yes
	53. Provision is to be made for the parking of motorcycles in easy to access and clearly visible locations.	Changes to the existing motorcycle parking is not proposed as part of this application.	N/A
	54. Car and motorcycle parking space dimensions must comply with the relevant Australian Standard. Note. AS/NZS 2890.1:2004 Parking Facilities - Off-street car parking applied at the time this DCP was adopted.	The proposal will result in the relocation of two accessible parking spaces which comply with the relevant Australian Standards.	N/A
	55. Bicycle parking and storage facilities shall be provided for	Additional bicycle parking is not proposed	N/A

Clause	Provision	Proposed	Complies
	<p>any additional floor area proposed to allow parking or storage of a minimum number of bicycles, in accordance with the following;</p> <p>Bicycle storage facility – 1 per 300sqm</p> <p>Bicycle parking facility – 1 per 500sqm</p> <p>This required provision may be reduced having regard to:</p> <p>(a) The expected number of employees, and their likely or desired use of bicycles for travel to and from work.</p> <p>(b) The expected number of visitors, and their likely or desired use of bicycles to visit the development.</p>	as part of this application	
	56. Bicycle parking and storage facilities shall be designed in accordance with the relevant Australian Standard. Note. AS2890.3 - 1993 Parking facilities – Bicycle parking facilities applied at the time the DCP was adopted.	Additional bicycle parking is not proposed as part of this application	N/A
	57. Adequate shower and change room facilities for staff shall be located close to secure bicycle storage facilities.	Works are not proposed to the existing EOT amenities.	N/A
Stormwater Management	58. Water quality control measures are to be provided in accordance with the adopted	There is no change to the stormwater	N/A

Clause	Provision	Proposed	Complies
	Northern Beaches Stormwater Management Plan and Council's Water Sensitive Urban Design Policy.	arrangement as a result of this proposal.	
	59. Ground level development is to be avoided in the locations of the proposed concept drainage augmentation system as conceptually illustrated in Figure 12 and in accordance with Council policy PAS – PL 130: Building Over or Adjacent to Constructed Council Drainage System and Easements.	Ground level development is not proposed in the locations indicated in Figure 12.	N/A
	60. Ensure that all new development on the site does not adversely impact upon the stormwater drainage system and any overland flow path through the site.	The proposed are minor in nature and will not impact on the stormwater drainage system.	Yes
	61. Ensure that all new development on the site does not adversely affect flooding conditions in existing development located both internal and external to the site.	The proposed refurbishment works are minor in nature and will not affect existing flood conditions.	Yes
	62. New buildings or extensions involving habitable areas are to be designed to prevent the entry of stormwater for floods up to 100 year ARI and all new habitable floor levels are to have a 500mm freeboard to the 100 year ARI flood.	No new buildings or significant extensions proposed	Yes

Clause	Provision	Proposed	Complies
	63. Structural measures are to be implemented on the site as part of any significant alterations to existing buildings that will ensure affected habitable floor levels have a 300mm freeboard to the 100 year ARI flood.	The proposal does not seek to make any significant alterations to the existing building.	N/A
	64. Structural measures are to be implemented on the site that ensure that overland flows are conveyed through the site in a low hazard nature for floods up to 100 year ARI. All new structural measures are to be confined, as far as is deemed practicable, to the site.	No structural measures are proposal.	N/A
Environmental Sustainability	65. Development involving an increase in floor space is to achieve a 'Green Star' rating (or equivalent) reflecting Australian 'Best Practice' in environmentally sustainable design and construction for retail centres.	The proposal results in a minor increase in the overall GFA by 128.1m ² and therefore is not required to achieve a 'Green Star' rating for the proposed works.	N/A
	66. Shading devices are to be incorporated where practical, to reduce solar energy loads.	The proposed development is for new amenities and will not have windows that require a shading device.	Yes
	67. Buildings are to be designed and oriented to maximise the use of daylight and solar energy for illumination. This may be	The proposed development is for new amenities and therefore solar optimisation through incorporating	Yes

Clause	Provision	Proposed	Complies
	achieved through the provision of light wells, skylights and voids.	skylights is not necessary.	
	68. The thermal performance of buildings is to be optimised by using efficient methods of heating and cooling such as insulation and passive solar access.	The proposed works involve the refurbishment of an existing site and are minor nature and therefore thermal performance of the building is within the existing footprint and not subject to change.	Yes
	<p>69. The following water saving measures are to be incorporated into all development:</p> <p>(a) Water fixtures (low flow shower heads and taps, dual flush toilets, low flush/waterless urinals, etc) are to be 3 stars (WELS Scheme) or better rated.</p> <p>(b) Stormwater capture and reuse, including water quality management to be in accordance with Council's Policy Water Sensitive Urban Design.</p> <p>(c) Select water efficient plants and / or locally indigenous vegetation.</p> <p>(d) Use recycled or harvested rainwater for watering new</p>	The proposed works involve the refurbishment of an existing site and are minor nature and therefore additional ESD measures are not proposed.	Yes



Clause	Provision	Proposed	Complies
	gardens and landscape features.		

5. 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 EP&A Act.

5.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development has been assessed in accordance with the relevant State and local environmental planning instruments in **Section 4**.

The assessment concludes that the proposal complies with the relevant provisions within the relevant instruments.

5.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft environmental planning instruments are relevant to this proposal.

5.3. DEVELOPMENT CONTROL PLAN

Warringah Development Control Plan 2011 provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in **Section 4.3**

5.4. PLANNING AGREEMENT

No planning agreements are relevant to this proposal.

5.5. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulations 2021*.

5.6. LIKELY IMPACTS OF THE PROPOSAL

5.6.1. Traffic and Parking

The proposal will result in the relocation of two accessible parking spaces proximate to their current location and the loss of two parking spaces from Level 1 of the northern car park. The overall GFA will increase by 128.1m² due to the conversion of car parking to common mall space. No increase in the GFLA is proposed therefore the proposal is not considered generate any discernible traffic impacts. Amenities is an ancillary component of the retail shopping centre and not a destination or new tenancy.

The loss of two parking spaces is not expected to result in any discernible parking impacts as the existing car park currently provides in the order of 4,600 car parking spaces. A Traffic and Parking Review was prepared by The Transport Planning Partnership (TTPP) for the Stage 2B Development Application (LDA 2021/2226) which assessed the impact of the loss of three (3) car parking spaces from a traffic and parking perspective and concludes that this change was minimal and satisfactory to cater for the proposed development and overall centre. A further reduction of two spaces still ensures there is ample car parking provision on site.

5.7. NATURAL AND BUILT ENVIRONMENT

The proposed new amenities in the existing mall are completely internal to the site and minor in nature, resulting in a minor increase of GFA by 128.1m². As such, the proposal will not generate any discernible traffic or acoustic impacts, as discussed in **Section 5.6.1**.

5.8. SOCIAL AND ECONOMIC

The social impacts of the proposal are positive with respect to strengthening the function of Warringah Mall as a sub-regional retail centre. The purpose of the works is to provide additional amenities and improve the customer experience at Warringah Mall.

5.9. SUITABILITY OF THE SITE

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

- The subject site is zoned E2 Commercial Centre. Ancillary works are permissible with consent in this zone.
- The proposal achieves a high level of compliance with the relevant State and local environmental planning instruments.
- The proposed refurbishment works aim to improve the built form of the existing centre and respond to market demands, whilst remaining consistent with the overall character of the area.
- The site is highly serviced by public transport with bus stops along Pittwater Road and an internal bus stop within the Warringah Mall site. The proposal will ensure connections with these links.

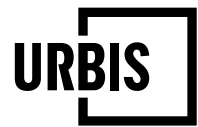
5.10. SUBMISSIONS

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

5.11. PUBLIC INTEREST

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

- The proposal constitutes a permissible form of development in the locality and therefore meets the intent for development. It is a form of development that meets what the community could reasonably expect as an outcome to respond to market demands and improve the customer experience.
- The proposal will benefit the wider community through providing access to non-retail land uses and enhancing the appearance, function, and internal amenity of the site, without causing any built form impacts to surrounding receivers.



- The architectural design and building material treatments proposed will ensure that the development positively contributes to the internal character of the area.

Having regard to the above, and the suitability of the site for the proposed development, we consider the proposal upholds the public's expectations for and modern shopping centre on the site.

6. CONCLUSION

The proposed refurbishment works have been assessed in accordance with section 4.15 of the EP&A Act and is considered appropriate for the site and the locality:

- The proposal satisfies the objectives of the relevant environmental planning instruments, including the E2 Commercial Centre and achieves a high level of planning policy compliance with the relevant instruments.
- The proposal will not result in any adverse environmental impacts or can be appropriately managed.
- The proposal will result in positive social and economic impacts.
- The proposal is permitted within the E2 Commercial Centre is consistent with the zone objectives.
- The proposal is in the public interest through responding to improving the shopping experience through the provision of an increase in amenities, without causing any built form impacts to surrounding development.

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.

Kind regards,

A handwritten signature in cursive script that reads "Kate Riley".

Kate Riley
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