

Statement of Environmental Effects

S4.55 Application

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

Minor internal alterations and podium roof plant

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PREPARED BY

Meriton Property Services Pty Ltd
ABN 69 115 511 281

Karimbla Constructions Services (NSW) Pty Ltd
ABN 67 152 212 809

Level 11 Meriton Tower
528 Kent Street, Sydney NSW 2000

Tel (02) 9287 2888
Fax (02) 9287 2835

meriton.com.au



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Annexure 1: Revised Architectural Plans

Annexure 2: Landscape Plan

1 Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) describes and considers a modification to Development Consent DA2016/0705 for the comprehensive redevelopment of land at 884-896 Pittwater Road, 9-17 Howard Street, 14-16 and 28 Oaks Avenue, Dee Why to accommodate a mixed use development. The site is known as Dee Why Town Centre "Site B".

1.2 Background

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

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

1.3 Purpose of the Modification

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

- The introduction of air conditioning condensers to the podium roof level of Building C and resulting changes to the landscaped garden at this level.
- Reconfiguration of internal areas within Level 8 of Building A to allow for reduced plant room and introduction of a new storage area in its place.
- Enclosure of a balcony within Unit 801 (Level 8) to create a study.
- Reconfiguration of Unit 802 (Level 8) resulting in relocation of balcony and bedroom.

1.4 Structure of the Report

This Statement:

- Describes the site and its surrounding area;
- Details the nature of the proposed development; and
- Undertakes an assessment of the proposal under the heads of consideration in Section 4.15 of the *Environmental Planning and Assessment Act, 1979*.

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

2 Site and Surroundings

2.1 The Site

2.1.1 Property Description

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

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

2.1.2 Existing Development

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

2.1 Surroundings

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

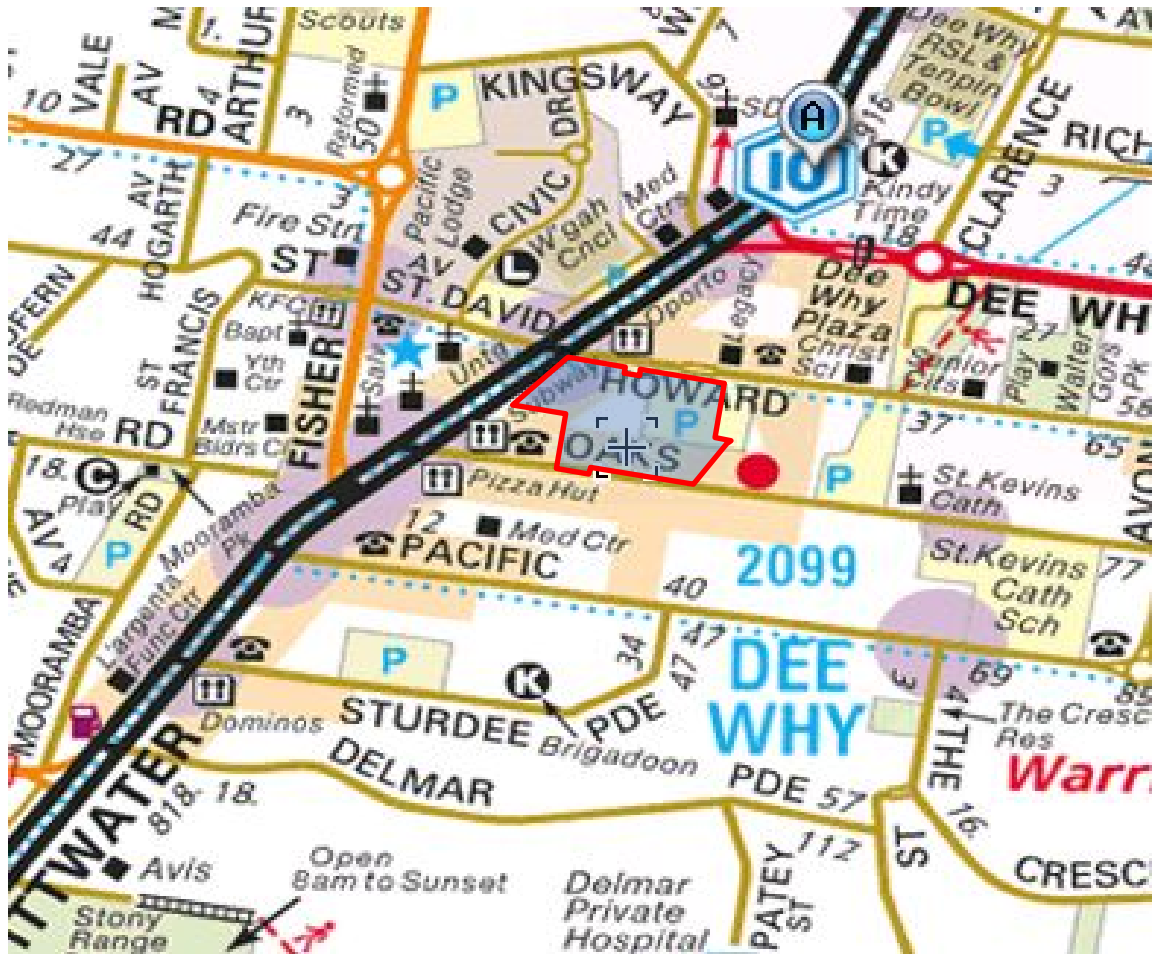


Figure 1: Location of subject site marked with red star



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

3 Proposed Modification

3.1 Reason for the Modification

The intention of the modification is to allow for minor internal changes to respond to the functional requirements of the development and to maximise the efficiency in the use of space. The proposal also includes the addition of air conditioning units at podium roof level.

3.2 Proposed Modification

The proposed modification involves an amendment to Condition 1 of DA/620/2016 as follows (~~Strikethrough~~ denotes text to be deleted, new text shown in **bold**):

Condition 1: replace plans identified in the table below.

Architectural Plans – Endorsed with Council’s Stamp		
Drawing No.	Dated	Prepared By
0011 – GA Level 04 – Rev G H	19/04/2017 16/03/2018	Crone Architects
0015 – GA Level 08 – Rev G H	19/04/2017 16/03/2018	Crone Architects
0025 – GA Roof Plan – Rev E F	04/04/2017 16/03/2018	Crone Architects
0042 – Section FF – Rev C D	16/09/2016 16/03/2018	Crone Architects

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

3.3 Proposed Works

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

Level 4:

- The introduction of air conditioning condensers to the podium roof level of Building C and resulting changes to the landscaped garden at this level.

Level 8:

- Reconfiguration of internal areas within Level 8 of Building A to allow for reduced plant room and introduction of a new storage area in its place.
- Enclosure of a balcony within Unit 801 (Level 8) to create a study.
- Reconfiguration of Unit 802 (Level 8) resulting in relocation of balcony and bedroom.

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

4 Section 4.55 Assessment

The application has been assessed in accordance with the relevant requirements of Section 4.55 of the EP&A Act as set out below.

4.1 Environmental Impact

The potential environmental impacts of the proposed amendments are negligible and can be considered under the provisions of Section 4.55.

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

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

4.2 Extent of Modification

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

5 Environmental Planning Assessment

5.1 Section 4.15(1)(a)(i): Environmental Planning Instruments

5.1.1 State Environmental Planning Policy No 65 – Quality of Residential Apartment Buildings

The proposal does not affect the compliance of the development with the provisions of SEPP65. Units 801 and 802 continue to meet the minimum unit and balcony sizes specified by the Apartment Design Guide.

5.1.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The proposed unit layout changes do not affect the development's ability to meet the relevant requirements.

5.1.3 Warringah Local Environmental Plan 2011

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

Clause 4.3 Height of Buildings: The proposal involves the introduction of new plant equipment at Level 4. A height limit of RL32 metres applies within the selected locations. The new equipment will not exceed this height limit.

Clause 7.10 Allowance for external ancillary plant and roof access:

The clause makes provision for the installation of roof top plant equipment subject to certain design criteria. No rooftop equipment is permitted on the two towers. Rooftop plant has been designed to meet the requirements of the Clause. No equipment is proposed to the roofs of the tower elements.

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

5.2 Section 4.15(1)(a)(ii): Draft Environmental Planning Instruments

Not applicable.

5.3 Section 4.15(1)(a)(iii): Development Control Plans

5.3.1 Warringah Development Control Plan 2011

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

5.4 Section 4.15(1)(a)(iiia): Planning Agreements

None applicable.

5.5 Section 4.15(1)(a)(iv): Regulations

The modification has been made in accordance with the requirements contained in the *Environmental Planning and Assessment Regulation 2000*.

5.6 Section 4.15(1)(b): Likely Impacts

The proposed modifications will not result in any discernible environmental impacts. The proposed modification does not alter the character of the approved development. Amenity impacts on sensitive land uses in the vicinity of the site such as increased noise and traffic are not anticipated.

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

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

5.7 Section 4.15(1)(c): Suitability of the Site

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

5.8 Section 4.15(1)(d): Submissions

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

5.9 Section 4.15(1)(e): The Public Interest

The proposed modification will contribute to the expedient delivery of the development. It is strongly in the public interest as it will shorten the timeframe involved in the delivery of the project thereby reducing the duration of disruption to the Dee Why town centre, its occupants/users and the surrounding road network.

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

6 Conclusion

The modification is for minor internal changes to selected units and plant rooms and the introduction of plant equipment to the podium roof.

The proposal satisfies the relevant heads of consideration under Section 4.15 of the *Environmental Planning & Assessment Act, 1979*.

Accordingly, the application should be recommended for approval.

Meriton
March 2018

Annexure 1: Revised Architectural Plans

Annexure 2: Landscape Plan