

Strategic Planning Referral Response

Application Number:	DA2020/1198
Date:	09/10/2020
To:	Ashley Warnest
Land to be developed (Address):	Lot CP SP 87279 , 23 Howard Avenue DEE WHY NSW 2099

Officer comments

STRATEGIC PLANNING ASSESSMENT		
Discussion of reason for referral		
<p><i>The application (DA 2020/1198) is for a change of use from office use to residential use at 1/23 Howard Venue, Dee Why.</i></p> <p><i>The site is identified within the Dee Why town Centre under Warringah LEP 2011, and is zoned B4 Mixed Use.</i></p> <p><i>WLEP 2011, Clause 7.12(2) (c) identifies that buildings within the Dee Why Town Centre are to have at least two floor levels (including the ground floor level) of employment generating space.</i></p> <p><i>the proposed change of use from office to a residential dwelling on the second floor is inconsistent with this clause, and the application should be refused.</i></p>		
Comments on the status of LEP2009		
<p><i>Provide comments regarding the status of the Draft Warringah LEP2009.</i></p>		
Review of Strategic Documents		
<p><i>Review existing strategic documents (both Council or State) and provide discussion of proposal.</i></p>		
Other/Further Strategic Investigations		
Sydney Metropolitan Strategy 2036	Y / N	<Comment if applicable>
North-East Subregional Strategy	Y / N	
Draft Warringah LEP 2009 – strategic comments only*	Y / N	

Plans of Management	Y / N	
Warringah Strategic Community Plan	Y / N	
Warringah Council Social Plan	Y / N	
Draft Housing Strategy *	Y / N	
Dee Why Town Centre*	Y	clause 7.12(2)(c) of WLEP 2011
Draft Collaroy Master Plan	Y / N	
SEPP's* strategic only	Y / N	
SHOROC Regional Employment Study	Y / N	
NSW Draft Centres Policy	Y / N	
Further Comments		
<p>The proposal for a change of use from a commercial office suite to a residential dwelling on the second floor within the Dee Why Town Centre is inconsistent with clause 7.12(2)(c) of WLEP 2011 and should be refused.</p> <p>COMPLETED BY: Toby Philp</p> <p>DATE: 9 October 2020</p>		

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Strategic Planning Conditions:

Nil.