

# **(Amended) Statement of Environmental Effects**

## **Development Application**

### **Dee Why Town Centre Site B**

### **Storage Units**

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#### **PREPARED BY**

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**Annexure 3: Waste Management Plan**

# 1 Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application for the introduction of storage within Level 1 of the eastern building contained within the approved Dee Why Town Centre Site B development. The proposed use would occupy space identified for commercial office space that has been unable to lease. The proposed use is ancillary to the existing uses contained within the development, which include a mix of residential, childcare, commercial and retail uses. It is intended for the sole use of tenants of the non-residential (shopping centre) component of the development.

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 (1) of the *Environmental Planning and Assessment Act, 1979*.

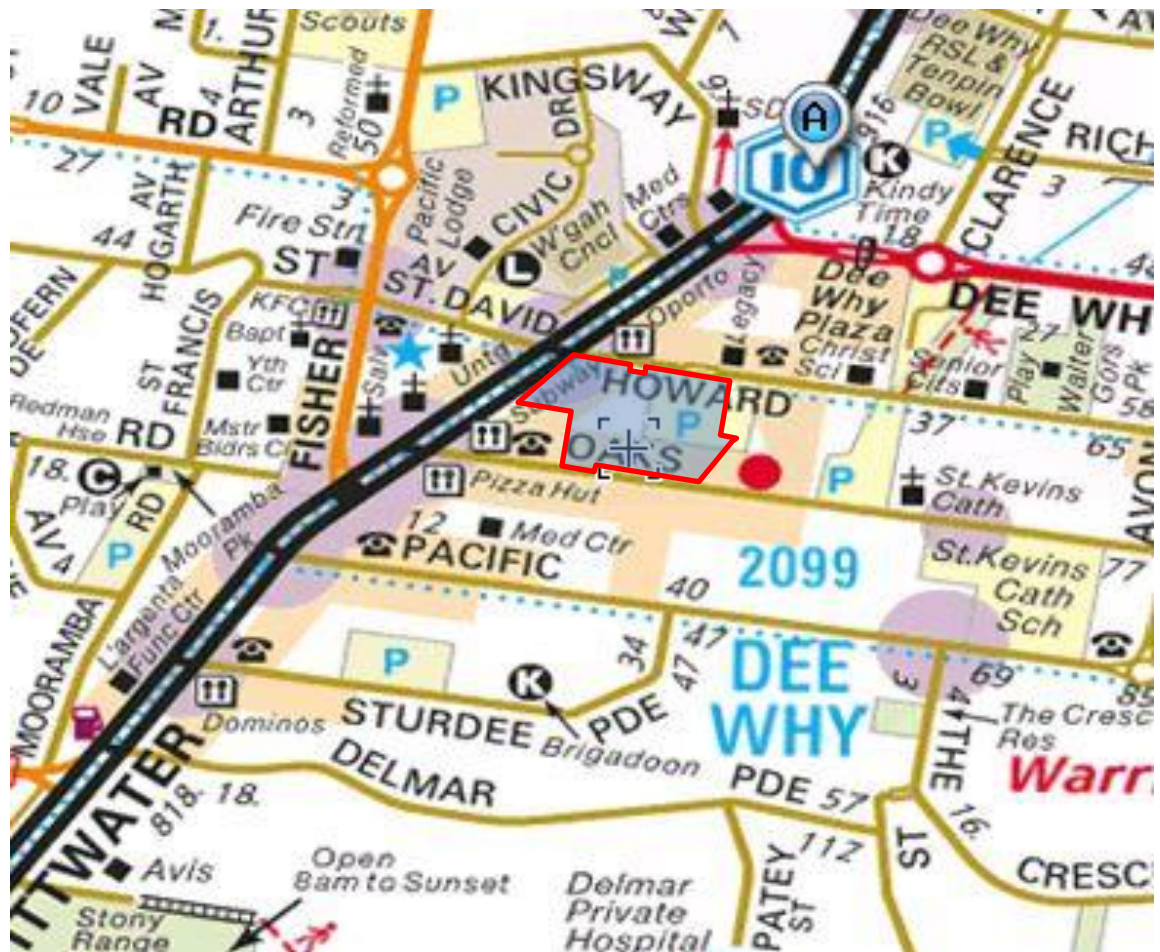
The conclusion is reached that the proposal is acceptable with regard to all relevant planning issues.

## 2 Site and Surroundings

### 2.1 The Site

The site comprises land bound by Howard Avenue, Oaks Avenue and Pittwater Road within the suburb of Dee Why in Sydney's Northern Beaches region, in the Warringah Local Government Area (LGA). Dee Why is located approximately 16km north of the Sydney CBD. The location of the site is shown in **Figure 1** below.

**FIGURE 1: SITE LOCATION**



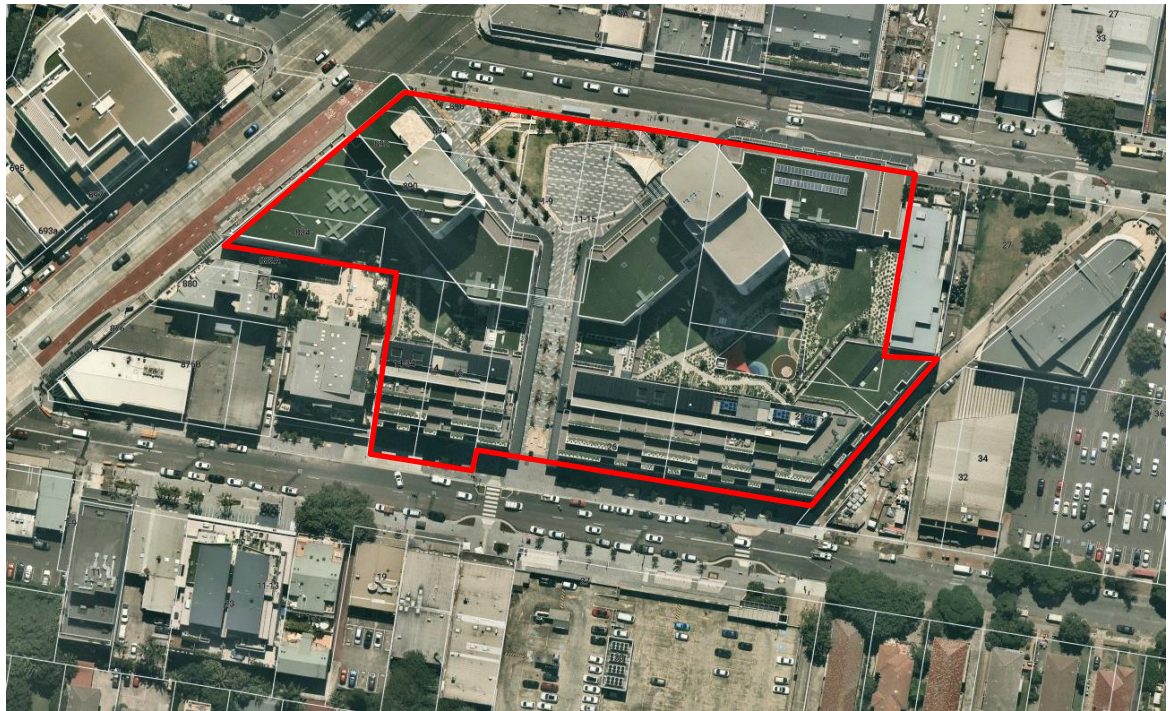
The site forms the western part of the defined boundary of the Dee Why Town Centre. It has direct frontage to Pittwater Road which is the main north-south arterial road running through the Warringah and Pittwater LGAs. Dee Why Town Centre comprises a linear centre which extends along Pittwater Road. The site is situated at the northern end of the town centre directly adjacent to its central spine (Pittwater Road).

The site is illustrated in **Figure 2** below.

The site is occupied by a recently constructed mixed use development comprising a shopping centre with residential towers above, approved under DA2016/0705 on 10 May 2017. The proposed development will occupy Level 1 of the development. Other uses within this level include a childcare centre, commercial gym and commercial office space.



FIGURE 2: SITE PLAN



## 2.1 Surrounding Context

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.

## 2.2 Planning History

Development Application DA2016/0705 to allow for the comprehensive redevelopment of the site for a mix of commercial and residential uses accommodated within two buildings was approved by the Sydney Planning Panel on 10 May 2017. The application involved the following:

- 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; and
- New publicly accessible plaza.

The consent has been variously modified by Section 4.55 applications and standalone development applications to allow for minor changes to the mix of uses and layout of the commercial component of the development. The relevant applications are summarised below.

APPLICATION REFERENCE	DETAILS	STATUS
DA2018/0257	DA for fit out of commercial gymnasium	Approved 8 June 2018
DA2017/0576	S4.55 modification application for fit out and operating hours of childcare centre	Approved 2 August 2017
DA2017/0326	S4.55 modification application to increase capacity of childcare centre to 159 children	Approved 23 March 2018
DA2018/1270	DA for revised shopping centre operating hours	Approved 11 September 2018

## 3 Proposed Development

### 3.1 Overview

The proposal involves the introduction of storage units within Level 1 of the eastern building of the approved Dee Why Town Centre Site B development. The storage facility will occupy floorspace approved for office use that is currently vacant and to date been unsuccessful in leasing. The location and layout of the proposed storage facility is shown on the plan at **Annexure 1**.

### 3.2 Proposed Use

The proposed use is complementary to the other uses contained within the Town Centre development. It will provide storage space (in addition to that already provided within the development in accordance with SEPP65 requirements) for tenants of the shopping centre development.

### 3.3 Fit Out

The storage facility has been designed to be seamlessly integrated into layout of Level 1 of the development, thereby ensuring that the visual appearance of the shopping centre is maintained. The frontage to the facility consists of a glazed shopfront. The individual storage units will be concealed behind a counter area at the front of the premises which will accommodate a trolley bay and counter area to manage arrivals/departure of people and security.

### 3.4 Staffing and Operations

The facility is proposed to operate in accordance with the approved hours of the shopping centre.

No additional staff will be employed to manage the facility; it will be operated and managed by the shopping centre's existing Building Management team who will be responsible for security, cleaning and maintenance of the facility. The facility will be inspected by Building Management at regular intervals throughout opening hours. Cleaning will be undertaken on a daily basis.

A Plan of Management is attached at **Annexure 2**.

#### 3.1 Access

Access to the storage facility will be available during the approved operating hours of the shopping centre only. Outside these hours the premises will be secured with roller shutters.

Access will generally be via the existing lift to Level 1 (lift B1-3). Should tenants need to access the premises by car or other vehicle, this will occur via the car park. Tenants will use the existing parking spaces available for use by the non-residential uses contained within the development and will be given instruction on how to access the spaces closest to the Level 1 lift.

A trolley bay will be provided within the reception area of the premises for use by tenants for transporting heavy items. It will be the responsibility of tenants to return trolleys to the premises.

### 3.2 Waste Management

A waste receptacle will be provided within the facility and will be emptied daily by Building Management who will transport any waste to the dedicated commercial waste area within the Building's basement.

A waste management plan is attached at **Annexure 3**.

### 3.3 Signage

Signage does not form part of this Development Application.



## 4 Environmental Planning Assessment

### 4.1 Section 4.15(1)(a)(i): Environmental Planning Instruments

#### 4.1.1 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.

The proposal involves the introduction of an ancillary use. The proposed storage facility is incidental to the occupation and use of the site as a shopping centre and will have a minimal environmental impact.

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

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

There are no draft environmental planning instruments that apply to the subject site.

### 4.3 Section 4.15(1)(a)(iii): Development Control Plans

#### 4.3.1 Warringah Development Control Plan 2011

The *Warringah Development Control Plan 2011* applies to the subject site. There are no provisions of the DCP that are particularly relevant in the assessment of the proposal. The proposal does not affect the compliance of the wider Dee Why Town Centre Site B development, as approved under DA2017/705, with the relevant provisions of the DCP.

### 4.4 Section 4.15(1)(a)(iiia): Planning Agreements

Section 7.11 of the EP&A Act enables the proponent to enter into a Voluntary Planning Agreement (VPA) with Council as an alternative mechanism for securing contributions (material and / or monetary) for the provision of public services and facilities to support new development.

The site is subject to a Voluntary Planning Agreement (VPA) negotiated by the former site owner and Warringah Council during the assessment of DA2007/1249. The VPA provides a mechanism for the delivery of significant public benefits to the locality. The current application does not affect the commitments required by this agreement.

### 4.5 Section 4.15(1)(a)(iv): Regulations

The Development Application has been made in accordance with the requirements contained in Clause 50(1A) of the *Environmental Planning and Assessment Regulation 2000*.

### 4.6 Section 4.15(1)(b): Likely Impacts

The proposal will not have any adverse impacts, given that the proposed use and fit out is contained entirely within the building envelope approved development under DA2016/0705. The operation of the storage facility will be a complementary addition to the approved commercial precinct approved within the site, providing additional storage for use by tenants of the shopping centre development. It will be visually integrated into the overall shopping centre development.

#### 4.7 Section 4.15(1)(c): Suitability of the Site

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

#### 4.8 Section 4.15(1)(d): Submissions

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

#### 4.9 Section 4.15(1)(e): The Public Interest

For the reasons set out in this Statement, it is considered that the public interest would be best served by approval of the Development Application under consideration, particularly, given the absence of any demonstrable adverse impacts resulting from the proposal.

## **5 Conclusion**

The proposal seeks Council's consent to introduce a storage facility to Level 1 of the eastern building contained within the approved Dee Why Town Centre Site B development. The use is ancillary to the use of the site as a shopping centre.

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

It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic development of the land.

Accordingly, the application should be recommended for approval.

**Meriton**

**August 2019**

## **Annexure 1: Proposed Plans**

## **Annexure 2: Plan of Management**

## **Annexure 3: Waste Management Plan**