



MINUTES

For: **Warringah Mall Stage 2 DA (D2018/1514)**
Held at: Northern Beaches Council (Dee Why offices)
On: Tuesday 30 April 2019
Attendees: Louise Kerr - Northern Beaches Council (NBC) Anthony Iannuzzi – Scentre Group
Steve Findlay – NBC David Brennan – Scentre Group
Lashta Haidari – NBC Tim Blythe – Urbis
Kathryn Fadeev - NBC Naomi Daley - Urbis
Paula Moretti - NBC

Notes	Actions
1. Introduction This meeting was convened to seek a resolution on the way forward in progressing the assessment of the Stage 2 DA, specifically in relation to planning approval process and the key planning issues with the DA.	Note
2. Deferral of the DA/Item from the Sydney North Planning Panel (SNPP) It was discussed that the 1 May 2019 SNPP date was deferred and a future date not yet determined at this stage.	Note
3. RMS Status Scentre provided an update on the latest discussions with the RMS as being: <ul style="list-style-type: none">Discussions as of 29 April was that RMS was anticipating finalising their referral to Council to align with the originally scheduled 1 May SNPP meeting.Supplementary modelling and consideration of alternative access arrangements (as requested by RMS) have been provided to RMS to assist in facilitating their comments.	Scentre and NBC to continue to make approaches to RMS to obtain a referral response
4. Height non-compliance against the DCP Scentre and Urbis provided an overview of the recent work undertaken to review and reduce/re-distribute (where possible) the building mass associated with the proposed cinema complex. Of note: <ul style="list-style-type: none">The height is determined by the cinema tenant requirements specifically the different types of screens being “Standard”, “Lux” and “Extreme” format screens of which the Extreme format requires the greatest height.A movement of the Extreme cinema box to the north is possible to present the highest form more internally on the site.	Scentre to review the potential for any height and mass reduction in the new works.

Notes	Actions
<ul style="list-style-type: none"> • Reduction in the cinema boxes/complex as articulated in the DA submission are proposed specifically: <ul style="list-style-type: none"> – Reduction in the entry, lobby, candy bar (to the east) by approx. 5m – Reduction in the Lux cinema complex by approx. 4m – Reduction in heights are proposed of RL45.3 to RL 42.5 and RL41.3 to RL40.5 abutting Old Pittwater Road • It was noted that the current DCP height control plan is very prescriptive, prepared around 10 years ago and at that time had not foreseen a modern, contemporary cinema. It was also noted by Urbis that the area of non-compliance with the height control is limited to a small proportion when compared to the entire site. 	
<p>5. Corner site (Old Pittwater Road and Condamine Street)</p> <p>NBC sought clarification over the future intention of the corner site (Mall Music/Part existing cinema) and the importance of this element as the southern gateway address of the centre.</p> <p>Scentre agreed that this portion is important piece of the site's future development plans. They stated that the broad vision for the corner has been articulated in multiple submissions to the draft Brookvale Structure Plan, seeking a taller gateway building and exploring the potential for alternative uses. Scentre did state that it was somewhat premature to have a fully resolved outcome for this portion of the site but were willing to again articulate to Council their broad strategic vision moving forward.</p> <p>Key issues from NBC's perspective were the inclusion of additional landscaping and a potentially smaller footprint in a future development outcome. NBC wished to further understand Scentre's future strategic vision for this portion moving forward and how this could link/integrate with the proposed DA submission. An indicative/illustrative concept plan and words are to be provided to Council in re-submission.</p>	<p>Scentre to ensure that any re-submission articulates the future intention for the corner site (noting that this is conceptual at this stage). To be noted on re-submitted drawings.</p>
<p>6. Old Pittwater Road Elevation</p> <p>NBC expressed some concern over the Old Pittwater Road elevation and a desire to improve and treat this elevation through materials, finishes, landscaping, public art etc</p> <p>Scentre tabled some potential options for the treatments and the 'look and feel' which are being further thought through and developed.</p> <p>NBC also commented on the potential visual impact at the ground plane/public domain when approaching the site on Old Pittwater Rd and how this wasn't explored in the submitted Visual Impact Assessment (VIA). Urbis clarified that the purpose of the VIA was more to review the acceptability of the proposal in a regional setting and at a distance rather than up close. It was suggested that once the elevational treatments are worked through, a render of this frontage could be prepared in lieu of a VIA modelling (which would be limited to block massing).</p>	<p>Scentre to explore ways to improve the blank façade/southern elevation on Old Pittwater Road to add visual interest and articulate. To form part of the re-submitted drawings and render/s.</p>
<p>7. Planning Approval Process</p> <p>There was agreement that a DCP amendment was not required at this stage and that the DA can be progressed on merit, noting that the height control is not a LEP development standard.</p>	<p>NBC committed to providing any feedback on Scentre's response package dated 5 April 2019, specifically the VIA and stormwater.</p>

Notes	Actions
<p>A larger /whole of site amendment to the DCP could be prepared in parallel to a Planning proposal/LEP amendment and the form of which to be determined in the future when greater clarity on their future intentions is known by Scentre.</p> <p>NBC stated that it was likely that FSR and height controls would form part of the LEP controls in the future.</p>	<p>NBC to advise, post submission of amendment package, on whether DA re-notification is required</p> <p>Note</p>
<p>8. Next Steps</p> <p>It was determined that in order to progress the assessment of the current DA, that the following is to be prepared by Scentre:</p> <ol style="list-style-type: none"> 1. Explore opportunities for the movement of the proposed cinema volume and mass internally on the site as well as seek to achieve any reduction in height along Old Pittwater Road 2. Additional work to be prepared on the treatment of the Old Pittwater Road façade (with potentially greater refinement post consent). This should be supported by drawings but also an urban design / architectural design statement justifying the approach. 3. Articulate the vision/concept for the corner lot in illustrative form and words. This would state the broad principles for the future development and how it can integrate and align with the proposed DA 4. Produce renders of the façade along Old Pittwater Road to better understand the appearance when viewed at the ground plane <p>The above considerations would result in a comprehensive re-submission of the DA information comprising:</p> <ul style="list-style-type: none"> • Amended architectural drawing set (showing amended RLs, elevations, and identification/future role corner site) • Architectural design statement • Render/s on Old Pittwater Road • Vision for the corner site (articulating the previous rhetoric of the draft Brookvale Structure plan but also how the built form could link or integrate with the proposed DA) • Urbis to draft a cover submission bringing together all the planning matters and issues raised in the meeting, delivered to Council in a single package. 	<p>Scentre to provide a comprehensive response to Council on matters 1-4.</p>
<p>9. Timing</p> <ul style="list-style-type: none"> • Scentre advised that a re-submission of the DA package could occur in approximately 4 weeks time. • NBC noted that Lashta was on leave – part June/July • NBC stated that it was likely that the amended SNPP date would be in July 2019 (best case), however is subject to any re-notification requirement and RMS referral response. • Scentre expressed a desire to work with Council to achieve a mutually agreeable solution and approval timeframe. 	<p>Note</p>