

DATE OF DETERMINATION	12 April 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, Steve Kennedy
APOLOGIES	Paul Stein, Linda Haefeli
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on Wednesday, 12 April 2017, opened at 2.30 pm and closed at 4.00 pm.

MATTER DEFERRED

2016SYE076 – Northern Beaches – DA2016/0705 at 884-896 Pittwater Rd, 9,11,15 & 17 Howard Ave & 14,16 & 28 Oaks Ave Dee Why (Site B Dee Why Town Centre) (AS DESCRIBED IN SCHEDULE 1)

VERBAL SUBMISSIONS

- Object – Karina Peatey, Margaret McGlona, Richard Michell, Cleveland Rose.
- On behalf of the applicant – Walter Gordon, Alexia Fisher, Matthew Lennartz

REASONS FOR DEFERRAL

The Panel was minded to approve the application for the following reasons:-:

The proposal is consistent with the master planning for the Dee Why centre established by Council over many years and is generally consistent with the previously approved stage 1 concept plan for the site which has been commenced (demolition and excavation) and is thus operational.

The Panel notes that there is a variation to Council's planning controls related to the provision of car parking. In this circumstance, the Panel finds that the proposed quantum of parking is adequate to serve the development given the public transport options available, proximity of services and town centre location.

However, the Panel finds that the Development Application does not comply with all the provisions of the Apartment Design Guide, particularly in terms of the number of apartments serviced from a lift core, communal open space for occupants of the development and solar access to units. Accordingly the Panel has deferred the application so that the applicant can revise the plans to achieve compliance with the Apartment Guide Design. These plans are to be submitted to Council by Friday 5 May 2017.

On receipt of these amended plans, Council is to provide a supplementary report to the Panel including an independent, comprehensive peer review of the proposal in terms of Apartment Guide Design compliance, including but not limited to the number of apartments serviced from a lift, solar and daylight access provisions, etc. The peer review is to be paid for by the applicant with the independent expert agreed to by both the applicant and council.

The supplementary report should also include the following amendments to the draft conditions of consent:

1. Condition 1(a) to be amended to delete reference to the Cross Section to 10 Oaks Avenue.
2. Amend Condition 18 (d) to read as follows:

Façade Treatment for Service room walls and Doors – The Substation Rooms, Valve Room and Switch Room walls and doors fronting Oaks Avenue and Howard Avenue are to be provided with suitable architectural treatment (in the form of grills, louvres, public art or similar) to integrate these elements with the character of the building and enhance their visual appeal, to the approval of Council.

3. New condition numbered 18(g) to read as follows:

Stepping of West Elevation and Treatments (Level 01-02)

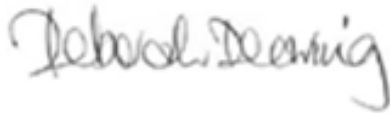


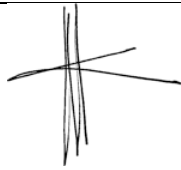
- *The stepping of the west elevation at Level 01-02 is to be in accordance with Plan No. CA3103 (rev G) dated 14.3.2017*
- *A clear glass balustrade is to be provided on the western boundary (within the site) to the minimum height required under the Building Code of Australia*
- *The horizontal surfaces within the stepped wall are to be finished with stone pebbles*
- *The vertical facades within the stepped wall are to be finished with natural sandstone or limestone facing.*

4. Delete condition 124 (duplicate clause)

5. Include condition 128 'Art Wall' as a sub-clause of Condition 18 to ensure condition is satisfied prior to release of Construction Certificate.

When this information has been received, the Panel will hold another public determination meeting.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Sue Francis	 Steve Kennedy