

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	10 May 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis
APOLOGIES	Paul Stein, Steve Kennedy
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on Wednesday, 10 May 2017, opened at 1.00 pm and closed at 1.45 pm.

MATTER DETERMINED

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)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

REASONS FOR THE DECISION

The Panel reviewed the assessment report and supplementary report provided by council.

The reasons for the decision of the Panel were:

The proposal provides a mixed use building providing important amenities, businesses, housing and services for the locality.

It is consistent with the strategic intentions of the Warringah Local Environmental Plan 2011 and associated planning controls.

It provides a significant improvement to the Dee Why Town Centre.

CONDITIONS




The development application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- New condition to read as follows:

18(i) Improved Amenity to Corridors

The plans are to be amended to provide improved amenity to the corridors in the residential areas of the development as follows:

- a) Level 02 (Unit B-02-05) and Level 03 (Unit B-03-05) - The plant and services opposite these units are to be relocated to open-up the lift lobby and provide a full width and full height window on the South-East façade which looks into the landscaped courtyard.
 - b) Level 02 and Level 03 (adjacent the eastern wall of the Gym in the eastern tower) - The wall is to have a full width and full height window looking into the landscaped courtyard.
 - c) Level 02 (opposite Unit C-02-10) and corresponding area of Level 03 above - The services cupboards are to be relocated to ensure the corridor opposite the lift lobby has a clear unobstructed width.
 - d) Level 02 (opposite Unit A1-02-01) - The wall is to have a full height window on the southern façade looking into the landscaped courtyard.
 - e) Level 02 (to the east of Unit A2-02-01) - The southern façade is to have a full height window.
- Amend condition 18g) Stepping of West elevation and Treatments (Level 01-02), fourth bullet point, to 'The vertical facades within the stepped wall are to be finished with light-coloured natural sandstone or limestone facing.'

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Sue Francis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE076 – Northern Beaches - DA2016/0705
2	PROPOSED DEVELOPMENT	Construction of a Mixed Use Development comprising retail, commercial and residential uses and a child care Centre
3	STREET ADDRESS	884-896 Pittwater Rd, 9,11,15 & 17 Howard Ave & 14,16 & 28 Oaks Ave Dee Why (Site B Dee Why Town Centre)
4	APPLICANT/OWNER	Karimbla Properties (No.41) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development 2011) ○ State Environmental Planning Policy No.55 – Remediation of Land ○ State Environmental Planning Policy (Building Sustainability Index:BASIX) ○ State Environmental Planning Policy (Infrastructure) 2011 ○ State Environmental Planning Policy No.65 – Design Quality of residential Apartment Development ○ Warringah Local Environment Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Warringah Development Control Plan 2011 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 10 May 2017 • Written submissions during public exhibition: 12 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Walter Gordon, Alexia Fisher
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meetings: 23 November 2016, 12 April 2017 and 10 May 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report