



northern
beaches
council

PRELODGE MENT ADVICE

Application No: PLM2017/0118
Meeting Date: 10 October 2017
Property Address: 2 Delmar Parade DEE WHY
Proposal: Construction of a Mixed Use Development
Attendees for Council: Steve Findlay – Development Assessment Manager
Lashta Haidari- Principal Planner
Dominic Chung - Senior Urban Designer
Andrew Ho - Waste officer
Rezvan Sakit - Traffic Engineer
Joe De Christo – Senior Development Engineer
Duncan Howley - Flood Control Engineer
Attendees for applicant: Pav Dunski
Michael Haynes
Michael Vance
Hamish Humphere
Dameen Schaeer

General Comments/Limitations of these Notes

These notes have been prepared by Council on the basis of information provided by the applicant and a consultation meeting with Council staff. Council provides this service for guidance purposes only. These notes are an account of the specific issues discussed and conclusions reached at the pre-lodgement meeting. These notes are not a complete set of planning and related comments for the proposed development. Matters discussed and comments offered by Council will in no way fetter Council's discretion as the Consent Authority. A determination can only be made following the lodgement and full assessment of the development application.

In addition to the comments made within these notes, it is a requirement of the applicant to address ALL relevant pieces of legislation including (but not limited to) any SEPP and any applicable clauses of the Warringah LEP 2011, Warringah LEP 2000 and Warringah DCP 2011 within the supporting documentation of a development application including the Statement of Environmental Effects.

You are advised to carefully review these notes. If there is an area of concern or non-compliance that cannot be supported by Council, you are strongly advised to review and reconsider the appropriateness of the design of your development for your site and the adverse impacts that may arise as a result of your development prior to the lodgement of any development application.

A. Description of Works

The proposal seeks consent for demolition works and the construction of a multi-storey mixed use retail/commercial and residential building (shop top housing) with basement car parking which will be approximately 24 meters (RL51.200) in height.



B. Comments Provided by Council Department

The following comments have been provided by Council staffs who were in attendance at the meeting:

Natural Environment Unit (Floodplain Management)

Council's Environment Officer (Floodplain Management) has provided the following comments which you will be required to satisfactorily address:

There is a trapped low point within Delmar Parade which causes ponding in a 1 in 100 year flood event. The subject site is identified as being lower than the Flood Planning Level and therefore subject to flood related development controls. There is an overland flow path that travels from the south and splits around the current property.

- *A flood management report must be submitted with the Development Application, guidelines to undertake this are available on Council's webpage.*
- *The minimum floor level of the development must be set at or above the Flood Planning Level of 28.1m AHD or the relevant Flood Planning Level determined through overland flow modelling.*
- *Any basement car park entry ramp must be set at or above the Flood Planning Level of 28.1m AHD or the relevant 1 in 100 year flood level determined through overland flow modelling.*
- *The applicant must demonstrate that the development will not impact on flooding from overland flow for neighbouring properties in the 1 in 100 year flood event. This must be undertaken through the use of flood modelling to determine the flood impacts. The flood model must be calibrated to Council's flood levels and flows relevant to the site. Council has a flood model for the Dee Why South Catchment which can be licenced*

Urban Design

Council's Urban Designer has provided the following comments which you will be required to satisfactorily address:

1. *The proposal does not comply with the building height requirement of 21m. Maximum Building Height of 24m as per the pending Planning Proposal for proposed amendments to WLEP2011 for Dee Why Town Centre has not been exhibited, made or gazetted. The proposal for this site cannot consider amendments to the WLEP unless they are "imminent and certain".*
2. *The SEPP65 Apartment Design Guide (ADG) provides guidelines on building separation between commercial and residential uses (pg 37). The ADG states that when applying separation distances to buildings on adjoining sites, half the minimum separation distance measured to the boundary will apply. The minimum separation distance for buildings 5 storeys and above is 18m between habitable rooms/ balconies i.e. 9m respectively building setback will be required at the fifth storey and above to the common boundaries. The current proposal does not comply.*



3. *Build-to lines of minimum 5 metres from the kerb for the first 4 storeys and 9 metres from the kerb for storeys above the fourth storey have to be provided along the facade at Pittwater Road. The four storey podium element from Pittwater Road should also continue along the whole stretch of the Delmar Parade boundary to soften the scale impact of the new development on the streetscape. Retail shopfronts should address and be accessible from street level to activate council footpath area.*
4. *The proposal has to provide future vehicle access at basement level to the next door site (814-816 Pittwater Road) in order to prevent it from being land-locked as vehicular access from Pittwater Road will be prohibited. The applicant is advised to contact them for discussion and possible collaboration.*
5. *Street awning should be provided at all street facades for public amenity.*
6. *The electrical substation should be relocated away from the corner prime location to improve shopfront exposure as much as possible at the Pittwater Road/ Delmar Road junction.*
7. *Shadow diagrams to be submitted to demonstrate the new shadows from the proposal will maintain solar access amenities to surrounding properties and future developments in the area.*

Development Engineer

Council's Development Engineer has provided the following comments which you will be required to satisfactorily address:

The following comments are provided for the proposed commercial residential apartment building.

- 1) *The proposed basement entry is to be crested to provide 500mm freeboard above the 1 in 100 year ARI flood level in Delmar Parade. Accordingly the basement ramp grades and sight distances need to comply with the Australian Standard for Off Street car parking. (AS 2890.1 Part 1)*
 - 2) *The development is to make an allowance for any upstream overland flows entering the site and provide a safe overland flow path to convey these stormwater flows through the site. A hydraulic study is to be provide to determine the quantity of flows and Hec Ras analysis to demonstrate safe conveyance of the flows through the site.*
 - 3) *On site stormwater detention is required in accordance with Councils Water Management Policy. The pre development state is to be modelled in DRAINS as state of nature for all events up to the 1 in 100 year ARI storm events. Post Development discharges are to be limited to pre development flow rates. Additionally the location of the detention tank is to be in a common area to provide satisfactory access to the tank for inspections and future maintenance. Note the stormwater connection point is to the stormwater pit at the northern corner of Pittwater road and Delmar Parade.*
- C. Proposed Amendments to the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011**



Proposed amendments to the Warringah Local Environmental Plan 2011 (WLEP 2011) were referred to Council on 23 September 2014. The Planning Proposal and supporting documents aim to implement the Dee Why Town Centre Master Plan.

At that meeting Council resolved to forward the Planning Proposal to the Department of Planning and Environment seeking Gateway Determination. The Department issued its Gateway Determination requesting amendments and further information in respect to a number of matters.

Council's Planning Proposal and the Dee Why Town Centre Planning Controls can be found here: <http://yoursaywarringah.com.au/dee-why-town-centre-planning-controls>.

At the time of preparing these Notes, the Department were seeking changes to the Planning Proposal and delays are expected in its exhibition and gazettal. Therefore, the comments in the Notes address the current WLEP 2011 and the WDCP 2011, which are the applicable Planning controls for this site.

D. STATE ENVIRONMENTAL PLANNING POLICY No. 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

Clause 4 of the Policy states:

- 1) *“This Policy applies to development for the purpose of a residential flat building, shop top housing or mixed use development with a residential accommodation component if:*
 - (a) the development consists of any of the following:*
 - (i) the erection of a new building,*
 - (ii) the substantial redevelopment or the substantial refurbishment of an existing building,*
 - (iii) the conversion of an existing building, and*
 - (b) the building concerned is at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking), and*
 - (c) the building concerned contains at least 4 or more dwellings”.*

The WLEP 2011 defines a residential flat building as “a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing”.

Therefore, the proposed development will be subject to the provisions of this Policy and the associated Apartment Design Guide, and it's required to be addressed in detail in the submission of any Development Application.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

Zoning and Permissibility	
Definition of proposed development: (ref. WLEP 2011 Dictionary)	Shop Top Housing means “one or more dwellings located above ground floor retail premises or business premises”. Commercial Premises means “any of the following:



Zoning and Permissibility	
	(a) <i>business premises,</i> (b) <i>office premises,</i> (c) <i>retail premises"</i>
Zone:	B4 Mixed Use
Permitted with Consent or Prohibited:	Shop Top Housing – Permitted with consent Retail Premises – Permitted with consent

Objectives of the Zone
<p>The proposal is considered to be consistent with the objectives of the zone for the following reasons:</p> <ul style="list-style-type: none"> <i>To provide a mixture of compatible land uses.</i> <p><u>Comment:</u> The documentation provided at the meeting (floor plate studies) suggests that the development would consist of the studio,1, and 2 bed units and retail premises, which are considered to provide an acceptable mix of compatible land uses.</p> <ul style="list-style-type: none"> <i>To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.</i> <p><u>Comment:</u> The site is well serviced by public transport routes along Pittwater Road. Additionally, the close proximity of the site to commercial/retail centre of the Dee Why Town Centre and Dee Why Beach will encourage walking and cycling.</p> <ul style="list-style-type: none"> <i>To reinforce the role of Dee Why as the major centre in the sub-region by the treatment of public spaces, the scale and intensity of development, the focus of civic activity and the arrangement of land uses.</i> <p><u>Comment:</u> The site is located in Dee Why which is identified (together with Brookvale) in the Metropolitan Plan for Sydney 2036 as a major centre of the north-east sub-region. A Major Centre is defined in the Plan as the “major shopping and business centre for the district, usually with taller office and residential buildings, a large shopping mall and central community facilities.</p> <p><u>Scale and intensity</u></p> <p>The scale of the development is to be reduced by a lowering of the building height and the design is to provide for more articulation to the facades fronting Pittwater Road and Delmar Parade.</p> <p>Due to the proposed layout of the building, the variable building heights and the landscape themes, the scale of the development is to be visually softened to provide a more integrated built form through the sensitive application of colours and materials to complement the urban setting and the design is to address the corner nature of the site.</p> <p><u>Arrangement of land uses</u></p> <p>The retail component of the development should be amended to address the corner of Pittwater</p>



Objectives of the Zone

Road and Delmar Parade and extends along Delmar Parade to facilitate an appropriate level of activation to the corner.

- *To promote building design that creates active building fronts, contributes to the life of streets and public spaces and creates environments that are appropriate to human scale as well as being comfortable, interesting and safe.*

Comment: The theme on the podium indicates that the development could be capable of creating active street frontages and environments that are interesting and appropriate to human scale. Plans accompanying the Development Application are to include details of how the facades of the development will be appropriately articulated to address the surrounding private and public domains. Balconies are to be included on all street facing elevations to facilitate active street frontages and visual interest.

Occupant and public safety will be addressed through the provisions of CPTED in the Development Application.

- *To promote a land use pattern that is characterised by shops, restaurants and business premises on the ground floor and housing and offices on the upper floors of buildings.*

Comment: The development provides an appropriate mix of housing and retail uses which complement the land use pattern of the Dee Why Town Centre.

- *To encourage site amalgamations to facilitate new development and to facilitate the provision of car parking below ground.*

Comment: The subject site is highly constrained due to its relatively irregular shape. The amalgamation of the site with the neighbouring site to the south (816 Pittwater Road) would provide a better outcome in terms of facilitating a more comprehensive and integrated built form which is more commensurate to the scale of development in the Dee Why Town Centre. Amalgamation would also resolve the concern regarding the potential sterilisation of the property to the south, SEPP 65/ADG compliance and address vehicular access issues (access off Pittwater Road).

Documentary evidence is to be provided with the Development Application to show that reasonable attempts have been made with the property owner(s) to the south to amalgamate their properties. Please ensure you address the NSW LEC Planning Principle on Site Amalgamation, which outlines the issues and information to be provided, including a concept plan for the redevelopment of No. 816 Pittwater Road (Avis Site) if you are unsuccessful in your attempts to consolidate.

Principal Development Standards:

Standard	Permitted	Proposed	Comments
Height of Buildings: Note: Building heights are measured from existing ground level.	21	Up to 24m	<p>The plans indicate a breach to the existing Development Standard of approximately 3m.</p> <p>The proposed variations to the current Development Standard are considered to be</p>



Principal Development Standards:			
Standard	Permitted	Proposed	Comments
			excessive and are not supported. In this regard, you are required to amend the design to comply with the current requirements of Clause 4.3.

Notes:

1. Building heights under WLEP 2011 are taken from *existing* ground level.
2. The building heights for this site are proposed to increase under amendments to the WLEP 2011. These amendments are currently before the NSW Department of Planning & Environment and should not be relied upon until any changes to the WLEP 2011 are publicly exhibited and gazetted. Greater weight can be given where the new controls are imminent and certain.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

Consideration of the proposal against the current provisions of the Warringah Development Control Plan 2011.

Part B: Built Form Controls	
Control	Comment
B2. Number of storeys	Not applicable to this proposal (refer to Part G in these notes)
B3. Side Boundary Envelope	Not applicable to this proposal (refer to Part G in these notes)
B7 & B8. Front Boundary Setbacks	Not applicable to this proposal (refer to Part G in these notes)
B15. Minimum Floor to Ceiling Height	Not applicable to this proposal (refer to Part G in these notes)
Part C: Siting Factors	
Control	Comment
C2. Traffic, Access and Safety	A comprehensive Traffic Report is required to be provided which examines the access/egress arrangements of the development given the proposed basement car park.
C3. Parking Facilities	Compliant off-street car parking is to be provided within the subject property boundaries having regard to the land use, hours of operation, availability of alternative parking in accordance with the SEPP and Appendix 1 under the WDCP 2011. The car parking is to be designed in compliance with the relevant Australian



	<p>Standards considering the height clearance required for the access of service vehicles on the accessway.</p> <p>The comprehensive Traffic Report is to address parking compliance, traffic generation and its impact upon the local road network.</p> <p>Note: The Dee Why Town Centre was subject to a comprehensive traffic study by GTA Consultants in 2007 as part of the preparation of the WLEP 2011. The development is to be designed to respond to the findings in the Traffic Study and the Traffic Report submitted with a Development Application is to include an analysis of how the development achieves this.</p> <p>The Traffic Study can be found here (PDF download) http://yoursaywarringah.com.au/dytcmasterplan/documents/9435/download</p>
C3A Bicycle Parking and End of Trip Facilities	<p>Give the unique location of the site to the Dee Why Town Centre and public recreation areas such as Dee Why Beach, the provision of bicycle parking facilities is to be provided as required by this clause.</p>
C4. Stormwater	<p>Refer to comments provided by Council's Development Engineer earlier in these Notes.</p>
C7. Excavation and Landfill	<p>Excavation of the site is to minimise impact upon Council's drainage assets and upon adjoining properties.</p> <p>A Geotechnical Engineering Report is to be provided which addresses the proximity of excavation works to Council's drainage assets and details appropriate methodologies on how it is to be managed.</p> <p>As the development involves substantial excavation works to accommodate multi-level basements, dewatering and tanking may be required. If dewatering is identified as a requirement then your application will be classified as Integrated Development and additional referral fee of \$320 plus a Council administration fee of \$140 will be required to be paid at the lodging of a Development Application.</p>
C8. Demolition and Construction	<p>Section 1 of the Waste Management Plan must be satisfactorily completed and submitted with</p>



	the Development Application.
Part D: Design	
Control	Comment
D2. Private Open Space	<p>The development is to provide private open space areas for each dwelling in the form of terraces and/or balconies with a minimum dimension of 2.5m and a minimum area of 10m².</p> <p>Each terrace and/or balcony is to be directly accessible from a living area and is to be located so as to avoid privacy impacts to other units within the development and to any surrounding residential development. As a rule of thumb, locate terraces/balconies away from bedrooms of neighbouring dwellings.</p>
D3. Noise	<p>This clause requires that noise from combined operation of all mechanical plant and equipment must not generate levels that exceed the ambient background noise by more than 5dB (A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.</p> <p>Furthermore, Given the proximity of dwellings to Pittwater Road, an Acoustic Report is to be prepared by a suitably qualified person and submitted with the Development Application which addresses Clause 102 of <i>State Environmental Planning Policy (Infrastructure) 2007</i>.</p>
D5. Orientation and Energy Efficiency	<p>The development is to demonstrate compliance with the objectives for this clause and <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>.</p>
D6. Access to Sunlight	<p>The development is not to unreasonably reduce sunlight to surrounding properties (particularly to the south and east). Shadow diagrams, certified by the architect, are to be provided which show the extent of shadow cast by the proposed building at 9.00am, Noon and 3.00pm on 21 June. Diagrams are to include "Elevational Shadow Diagrams" for all affected buildings to the south and east and are to show shadowing on an hourly basis.</p>
D7. Views	<p>The development is to allow for the reasonable sharing of views. A detailed view analysis is to be provided from various vantage points.</p>



	<p>In addition, view sharing is to be analysed in the Statement of Environmental Effects in accordance with the four part test outlined within the Land and Environment Court Case of <i>Tenacity Consulting Pty Ltd vs Warringah Council (2004) NSWLEC 140</i> (see: www.lawlink.nsw.gov.au/lecjudgments/2004nswlec.nsf/c45212a2bef99be4ca256736001f37bd/a250daeb7704b18bca256e6e0016e31c?OpenDocument)</p>
D8. Privacy	<p>This clause requires the following:</p> <ol style="list-style-type: none"> 1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. 2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. 3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. 4. The windows of one dwelling are to be located so they do not provide direct or close views (i.e. from less than 9 metres away) into the windows of other dwellings. 5. Planter boxes, Louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment. <p>The development, as presented at the meeting, provides a satisfactory level of privacy within the building footprint. However, careful consideration is to be given to the potential overlooking into the dwellings on neighbouring sites.</p>
D9. Building Bulk	<p>The development, as proposed in the plans presented at the meeting, has the potential to promote a building design that provides for an active building frontage and which contributes towards the life of the street and public space.</p> <p>However, in order to provide and promote an element of human scale along Pittwater Road and Delmar Parade, the street facing elevations of the building is to comply with the setbacks required under Part G Special Area Controls (Area 7 Pittwater Road) in the</p>



	Warringah Development Control Plan 2011 (and as applicable at the time of lodgement) and the facade of the building is to be carefully considered to include open balconies which activate the street and provide a human scale, interaction and relationship to the Dee Why Town Centre.
D10. Building Colours and Materials	<p>The effective use of colours and materials complement the architectural articulation of the built form and, in order to express how the development will relate to its surrounding built and natural environment, colour montages are to be provided which conceptually show the facades of the development as viewed from the public and private domains.</p> <p>A photomontage and 3D electronic model will be required to be submitted with a Development Application.</p>
D18. Accessibility	<p>The siting (levels) and design (layout) of the development is to ensure that access will be made available to the public.</p> <p>Such access is to comply with the requirements of the <i>Disability Discrimination Act 1992</i> of the Commonwealth and with <i>Australian Standard AS 1428.2—1992, Design for access and mobility—Enhanced and additional requirements—Buildings and facilities</i>.</p> <p>An Access Report is required to be prepared by a suitably qualified person and submitted with a Development Application.</p>
D20. Safety and Security	A formal crime risk assessment, including the consideration of the ' <i>Crime Prevention through Environmental Design</i> ' principles will be required to be submitted with the Development Application.
Part E: The Natural Environment	
Control	Comment
E10. Landslip Risk	<p>The proposed development area of the site is located within Landslip Area A, as detailed in Council's Landslip Risk Map.</p> <p>Given the construction of basement car parking, a Geotechnical Report will be required to be prepared by a suitably qualified person and submitted with a Development Application.</p>



	The report is to provide an analysis of how the development will respond to the geotechnical nature of the site. The report is to include recommendations as to the safe construction methodology of the development having regard to the protection of surrounding development and public assets.
E11. Flood Prone Land	<p>The site is located with an identified Flood Planning area and is therefore subject to satisfying the requirements of this clause.</p> <p>Refer to comments provided by Council's Environment Officer (Floodplain Management) earlier in these Notes.</p>
Part G: Special Area Controls	
G1. Dee Why Mixed Use Area (Area 7 Pittwater Road)	
<p>Note: Part G1 is proposed to be amended and you are advised to consult the draft amendments under http://yoursaywarringah.com.au/dee-why-town-centre-planning-controls</p> <p>These amendments are currently before the NSW Department of Planning & Environment and should not be relied upon until any changes to the WLEP 2011 are publicly exhibited and gazetted.</p> <p>Therefore, the following details the current provisions only and is provided should you opt to submit a Development Application under the current control regime.</p>	
Objectives of Area 7 Pittwater Road	
<ul style="list-style-type: none"> • Development will reinforce the Dee Why Town Centre as the focus of regional activity and will be reflected in the treatment of public spaces, the arrangement of land uses and the scale and intensity of development. • To encourage good design and innovative architecture. • To ensure shops and dwellings enjoy good access to natural light. • To ensure that buildings have an active street frontage. • To create an environment that is human in scale as well as comfortable, interesting and safe. 	
Control Requirements (Area 7 Pittwater Road)	
<ol style="list-style-type: none"> 1. Entry to the area will be marked by a building at the southern corner of the intersection of Dee Why Parade and Pittwater Road. The scale and architectural treatment of this building will distinguish it from other buildings and define the edge of the town centre. 2. Buildings are to define the streets and public spaces and create environments that are appropriate to the human scale as well as comfortable, interesting and safe. In particular, future development is to ensure that a 4 storey podium adjoins the sidewalk and establishes a coherent parapet line along Pittwater Road. Above the parapet line additional storeys will be set back to maintain solar access to the sidewalks and ensure that the scale of buildings does not dominate public spaces. Building facades are to be articulated in such a way that they are broken into smaller elements with strong vertical proportions and spaces created between buildings at the upper levels to add interest to the skyline, reduce the mass of the building and facilitate the sharing of views and sunlight. 	



3. The overall height of buildings is to be such that long distance views of Long Reef Headland, the top of the escarpment to the west of Pittwater Road and the Norfolk Island Pines next to Dee Why Beach are preserved.
4. Site amalgamation will be encouraged to facilitate new development and enable all cars parking to be provided below ground or behind buildings using shared driveways where possible.
5. Building layout and access are to be in accordance with the Build To Lines and Central Courts map. Shared laneways are to be established to ensure there is no vehicle access directly from Pittwater Road. The spaces behind buildings combine to form central courts with vehicle access limited to a restricted number of places.
6. Buildings are not to exceed 6 storeys north of the intersections of Fisher Road and Pacific Parade with Pittwater Road, and are not to exceed 5 storeys south of these intersections.
7. The maximum area of the floorplate of the upper floors of buildings is to be in accordance with the Build To Lines and Central Courts map as follows: <ul style="list-style-type: none"> • above the topmost storey (including plant and equipment rooms, lofts etc.): 30% of the area of the ground floor plate; • topmost storey: 50% of the area of the ground floor plate; • second topmost storey: 70% of the area of the ground floor plate
8. The minimum floor to ceiling heights are: <ul style="list-style-type: none"> • Ground floor storey: 3.6 metres; and • Upper storeys: 2.7 metres.
9. Build-to lines have been established to ensure future development defines the streets and public spaces. For the first 4 storeys of buildings, build-to lines have been set at: <ul style="list-style-type: none"> • 5 metres from the kerb for the first 4 storeys; and • 9 metres from the kerb for storeys above the fourth storey, except: • At the southern end of the intersection of Sturdee Parade and Pittwater Road as indicated on the Build to Lines and Central Courts map as follows, where the build-to line is the front property boundary for the first four storeys and 5 metres from the kerb for storeys above the fourth storey.
10. Car parking facilities must be provided below ground or behind buildings in shared parking areas Ground level parking must be provided with trees that will have mature canopy coverage of 70% over the area.

Required Documentation

- All information required to be submitted under Schedule 1 of the Environmental Planning and Assessment Regulation 2000.
- All information as required on the Development Application form checklist
- Site Analysis, floor plans, elevations and sections
- Site Survey (prepared by a registered Surveyor)
- Statement of Environmental Effects addressing:
 - Section 79C of EPA Act,
 - all relevant sections of WLEP 2011 and the WDCP 2011;
 - other relevant Environmental Planning Instruments); and



Required Documentation

- The Draft LEP for Dee Why Town Centre, WLEP 2011 and WDCP 2011.
- Geotechnical Report
- Design Verification Statement
- SEPP 65 and Apartment Design Guide Compliance Report
- Solar Access and Natural Ventilation Report/Plans.
- Flood Risk Assessment Report
- Construction/Site Management Plan
- Construction Traffic Management Report
- Access Report
- Building Code of Australia Report
- Traffic and Parking Report
- Crime Prevention Through Environmental Design (CPTED) assessment
- Model of the proposed development at a scale sufficient to show the topography, road alignments and surrounding development
- Shadow diagrams (Certified) to show shadows cast by the development at 9.00am, Noon and 3.00pm of 21 June (the diagrams are to illustrate shadows in plan and elevational form)
- View Impact Analysis
- Colour photo montages
- Landscape Plan
- Sample Board of External Finishes
- Stormwater Management Plans
- Soil and Water Management Plan
- Waste Management Plan
- Erosion and Sediment Control Plan
- BASIX Certificates
- Quantity Surveyors (QS) Report verifying the Cost of Construction

Note: Cheques to the value of \$320 each are to be made out to the NSW Roads and Maritime Service (this is applicable if excavation works involve any impact to the RMS road infrastructure and/or dewatering) and NSW Office of Water respectively. Administration fees of \$140 each will also be required to be paid directly to Council.

Concluding Comments

These notes are in response pre-lodgement meeting held on 10 October 2017 for the re-development of the site for demolition works and the construction of a multi-storey mixed use retail/commercial and residential building (shop top housing) with basement car parking.

Plans referred to in the meeting were prepared by Marchese Partners.

The proposal exhibits a significant departure from the existing Height of Buildings Development Standard which cannot be supported via a variation under Clause 4.6 of the WLEP. You should wait till the DYTC Draft LEP has been exhibited and becomes imminent and certain.



Concluding Comments

Furthermore, it is considered that the amalgamation of the site with the neighbouring site to the south (816 Pittwater Road) will provide a more comprehensive and consistent outcome. Should this option be considered, you are recommended to attend another pre-lodgement meeting to discuss the design, planning and technical outcomes of such a scheme.

Various departments within Council have provided their comments, requirements and recommendations in these Notes and it is expected that these will be incorporated into the development at the Development Application stage.

A Development Application is not to be lodged until the matters raised in these Notes have been satisfactorily addressed and compliance with the relevant standards and controls have been achieved. The documentation submitted with the development application is to demonstrate compliance with all relevant planning controls in effect at the time.

It is recommended that you attend another pre-lodgement meeting once you have considered the comments in these Notes and have formulated a more appropriate and compliant scheme.

Other Matters

- **Requirement to Submit Correct, Clear and Accurate Information at Lodgement**

You are advised, that if an application is unclear, non-conforming or provides insufficient information, or if Council requests additional information in accordance with Clause 54 of the EPA Regulations 2000 and it is not provided within the specified time frame, a development application may be rejected or refused without notice.

The time to discuss and amend your design is prior to lodgement of your Development Application, as there will be no opportunity to do so during the assessment process.

- **Privacy and Personal Information**

You are advised that Council is legally obliged to make Development Applications and supporting documents available for public inspection – see section 12 of the Local Government Act 1993. We do this at the Customer Service Centre and by placing copies of the applications and supporting documents on the Council website.

Should this proposal result in a development application being lodged these notes will form part of the development application documentation that will appear on Council's website – DA's online. www.warringah.nsw.gov.au

- **Monitoring DA progress after lodgement**

Once lodged you can monitor the progress of your application through Council's website – DA's online. www.warringah.nsw.gov.au