

<b>DATE OF DETERMINATION</b>	Wednesday 13 June 2018
<b>PANEL MEMBERS</b>	John Roseth (Chair), Sue Francis, Julie Savet Ward, Steve Kennedy, Annelise Tuor
<b>APOLOGIES</b>	Peter Debnam
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 13 June 2018, opened at 10.00am and closed at 12.45pm.

#### **MATTER DEFERRED**

2017SNH082 – Northern Beaches – DA2017/1183 at 2 Delmar Parade Dee Why (AS DESCRIBED IN SCHEDULE 1)

#### **REASONS FOR THE DEFERRAL**

The Panel accepts that the reasons for refusal in the planning assessment report are correct; however, after listening to the applicant's submission, the Panel considers that an amended application could satisfactorily respond to the proposal's deficiencies which constitute those reasons.






The Panel defers the determination of the application pending the applicant submitting, by 13 July 2018, an amended application which responds to the following:

- An offer of purchase submitted to the owner of the adjoining Avis site based on an independent valuation and a response from the owner including the valuation (or evidence of lack of response);
- In case of a negative or no response, the provision of a right-of-way through the subject site that could be utilised as access to the Avis site in case it gets redeveloped in the future;
- Evidence of support from the RMS for the traffic impact of the proposal;
- A minimum setback of 6m from the front southern boundary above podium level and from the rear southern boundary from the ground;
- Improved access to and quality of the communal open space at podium level, which is to be achieved by the deletion of Unit 45 and above;
- Any lift towers or plants being clearly shown on the plans and not to exceed RL 52;
- Provision of deep soil planting along the eastern boundary at ground level to a minimum area of 5m X 5m;
- Re-calculation of the GFA on the basis that garbage facilities not in the basement and corridors which are enclosed on their long side are included as floor space;

If the above issues are satisfactorily resolved, the Panel may accept that an increase in the height of the development above the current control may be acceptable. Similarly, the Panel may accept that a four-storey podium has merit on this site.

The Panel requests the assessment planner to provide a supplementary report on the amended application by 10 August 2018.

The Panel has considered the comments of the two objectors which related to traffic impact and that the development should be service industry rather than apartments and shops. As concerns traffic impact, the Panel requires the support of the RMS. As concerns the development being for apartments and shops, the Panel notes that shop top housing is a permissible use on the site.

PANEL MEMBERS	
 John Roseth (Chair)	 Sue Francis
 Julie Savet Ward	 Steve Kennedy
 Annelise Tuor	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH082 – Northern Beaches – DA2017/1183
2	PROPOSED DEVELOPMENT	Demolition works and construction of a Mixed Use Development, comprising retail shops and shop top housing.
3	STREET ADDRESS	2 Delmar Parade Dee Why
4	APPLICANT/OWNER	2dpd Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment >\$20 million and lodged before 1 March 2018
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No.55 – Remediation of Land</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX)</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy No.65 – Design Quality of a Residential Apartment Development</li> <li>Warringah Local Environmental Plan 2011</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Warringah Development Control Plan 2011</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 31 May 2018</li> <li>Written submissions during public exhibition: 23</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection: 27 February 2018</li> <li>Briefing Meeting: 27 February 2018</li> <li>Final briefing meeting to discuss council's recommendation, 13 June 2018. Attendees: <ul style="list-style-type: none"> <li>Panel members: John Roseth (Chair), Sue Francis, Julie Savet Ward, Steve Kennedy, Annelise Tuor</li> <li>Council assessment staff: Lashta Haidari, Steve Finlay</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the council assessment report