



File No: EF14/9827
Ref No: DOC16/554060

Northern Beaches Council
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099

Attention: Maxine Szeto
Sent via e-mail: Maxine.szeto@northernbeaches.nsw.gov.au

Dear Ms Szeto,

RE: Planning proposal to amend Warringah Local Environmental Plan (WLEP) 2011 to implement the recommendations of the Dee Why Town Centre Masterplan 2013.

Thank You for referring your email dated 1 November, 2016 to the Office of Environment & Heritage (OEH) – Heritage Division requesting comments on the above mentioned planning proposal.

The planning proposal intends to amend WLEP 2011 as follows:

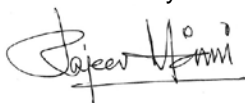
- Redefinition of the Dee Why Town Centre to incorporate all land within the B4 Mixed Use zone,
- The introduction of key sites C to F on the Key Sites Map,
- A 3 metre increase in building height across the Dee Why Town centre (excluding key sites A and B) in exchange for a reduction in podium heights,
- The introduction of floor space ratios (FSR) across the Dee Why Town Centre, and
- Housekeeping amendments to Part 7 Dee Why Town Centre under WLEP 2011 in light of the above changes.

There are no State Listed Heritage Items within the Town Centre, however, there are a number of Locally Listed Heritage Items located within the planning proposal area. The planning proposal as outlined above and the likely built form as a result of this has the ability to create expectations amongst the owners of heritage items located within the revised Town Centre for additional development potential. This has a capacity to encourage such owners to propose demolition or substantial alterations to the Heritage items. It is considered that adequate provisions should be made within the planning proposal to avoid creation of such expectations without any constraints around future development potential. This may be done through additional incentive provisions or other provisions that clarify future development potential for heritage items, in the vicinity of heritage items or in heritage conservation areas. Future provisions could include:

- whether the proposed development detrimentally impacts on heritage significance of the heritage item including significant heritage views, archaeology, landscape elements and setting,
- any heritage issues and streetscape constraints,
- the impact on any special character area,
- achieving appropriate interfaces at ground level between the building, the heritage item and the public domain,

If you have any questions regarding the above matter please contact Bronwyn Smith A/Senior Team Leader Heritage Planning, at the Heritage Division, Office of Environment and Heritage on 9873 8604 or at Bronwyn.Smith@environment.nsw.gov.au

Yours sincerely



Rajeev Maini
Acting Manager, Conservation
Heritage Division, Office of Environment & Heritage
As Delegate of the NSW Heritage Council
9 November 2016