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Mr Neil Cocks
Manager Strategic and Place Planning
Northern Beaches Council
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099

By email: council@northernbeaches.nsw.gov.au

Dear Mr Cocks

DEE WHY TOWN CENTRE PLANNING CONTROLS – PLANNING PROPOSAL AND DEVELOPMENT CONTROL PLAN (DCP)

I refer to your letter dated 2 March 2018 regarding the abovementioned planning proposal. I understand that the planning proposal seeks to amend the Warringah Local Environmental Plan (WLEP) 2011 as follows:

- Redefinition of the Dee Why Town Centre to incorporate all land within the B4 Mixed Use zone,
- Establishment of planning controls for new key sites C, D, E and F in the Dee Why Town Centre,
- 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.

After a review of our records, I can confirm that there are no State Heritage Register (SHR) items within the proposed Dee Why Town Centre. However, the Warringah Civic Centre Precinct has been recommended for SHR listing by the Heritage Council of NSW and it is located within the proposed town centre. The proposed listing for Warringah Civic Centre Precinct includes the Warringah Civic Centre and Dee Why Library along with the Bruce Mackenzie- landscaped gardens. The 'Dee Why Public Library' and 'Civic Centre landscaping' are also listed on the 'Schedule 5 Environmental heritage' of the WLEP 2011. The proposed town centre also includes other locally listed items.

I understand that the proposed 3-metre increase in building height across the proposed Dee Why Town Centre will also apply to the Warringah Civic Centre Precinct. The proposed amendment will enable future developments up to the height of 27m on part of the lot comprising the Warringah Library and Warringah Civic Centre that is adjacent to the Pittwater Road and St. David Avenue. Any future development that is built to the height limit has the potential to adversely impact on the views from the Pittwater Road to the Warringah Civic Centre Precinct .

Therefore, it is recommended that the council consider the following before the planning proposal is finalised:

- The proposed increment in height across the proposed Dee Why Town Centre should exclude the area identified as Area 10 within the existing Warringah Development Control Plan (DCP) 2011 to avoid potential adverse impact due to height increase on the Warringah Civic Centre Precinct which has been recommended for SHR listing.
- It is recommended that the Council consider reducing the height limits on part of the 'Area 10' adjoining the St. David Avenue and the Pittwater Road such that the significant views to the Warringah Civic Centre Precinct from the public domain are retained.

In addition, the following comments are made on the draft DCP in relation to the 'Civic Centre Site'.

- Clause 1 of the 'Requirements' does not reflect the changed significance of the Civic Centre Site. The proposed Civic Centre Site layout in Figure 10 needs to be updated to include a site layout that retains and enhances the significant views and view corridors to and from the Warringah Civic Centre Precinct. It is recommended that any proposed site layout for the Civic Centre Site does not obscure the views to the façade of the Warringah Civic Centre facing Pittwater Road.
- The proposed clause 1(a) (iii) becomes redundant following the reconfiguration of the 'Area 10' as identified in the existing Warringah DCP 2011 to the 'Civic Centre Site' in the proposed Warringah DCP 2011.
- The 'civic building' referred to in clause 1(b) of the 'Requirements' needs to be clarified.
- The clause 1(g) needs to be revised to read
 - Retains and enhances the heritage significance of Dee Why Public Library and the Dee Why Civic Centre and retains the view corridors to and from the buildings.

If you have any questions regarding the above matter please contact Ms Vibha Upadhyay, Heritage Programs Officer, Statewide Programs at the Heritage Division, Office of the Environment and Heritage by telephone on 02 9873 8587 or email at vibha.upadhyay@environment.nsw.gov.au.

Yours sincerely



Rochelle Johnston
Manager Statewide Programs
Heritage Division
Office of Environment & Heritage

As delegate of the Heritage Council of NSW

22 March 2018