



New South Wales

Warringah Local Environmental Plan 2011 (Amendment No 14)

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

DAVID KERR, GROUP MANAGER STRATEGIC PLANNING, WARRINGAH COUNCIL
As delegate for the Greater Sydney Commission

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1 Name of Plan

This Plan is *Warringah Local Environmental Plan 2011 (Amendment No 14)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the following land in Dee Why:

- (a) 9 Howard Avenue, being Lot 7, DP 8172,
- (b) 11 Howard Avenue, being Lot 1, DP 209503,
- (c) 15 Howard Avenue, being Lot 1, DP 212382,
- (d) 17 Howard Avenue, being Lot 2, DP 212382,
- (e) 14 Oaks Avenue, being Lot A, DP 371110,
- (f) 16 Oaks Avenue, being Lot B, DP 371110,
- (g) 28 Oaks Avenue, being Lot 3, DP 212382,
- (h) 884 Pittwater Road, being Lot A, DP 339410,
- (i) 888 Pittwater Road, being Lot 11, DP 231418,
- (j) 890 Pittwater Road, being Lot 10, DP 231418,
- (k) 892 Pittwater Road, being Lot 1, DP 504212,
- (l) 894 Pittwater Road, being Lot A, DP 416469,
- (m) 896 Pittwater Road, being Lots 1 and 3, DP 307937.

4 Maps

The maps adopted by *Warringah Local Environmental Plan 2011* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

Schedule 1 Amendment of Warringah Environmental Plan 2011

[1] Clause 7.3 Objectives for development within Dee Why Town Centre

Omit “excluding” from clause 7.3 (j). Insert instead “including”.

[2] Clause 7.11 Town Square and pedestrian connections

Insert after clause 7.11 (2):

- (3) Despite clause 4.3, development consent may be granted to the construction of a pedestrian footbridge, on the land shown as “Pedestrian Footbridge” on the Key Sites Map that provides a connection between the first floor level of buildings located within Site B, if the consent authority is satisfied that the footbridge:
 - (a) will not adversely affect the incorporation and maintenance of the north-south Pedestrian Connection, and
 - (b) will be constructed of light-weight and transparent material, and any visual impact of the footbridge will be minimised.

[3] Clause 7.12 Provisions promoting retail activity

Omit clause 7.12 (2) (a)–(d). Insert instead:

- (a) the ground floor level of buildings on Sites A and B will not be used for any of the following (other than the provision of access to any of the following):
 - (i) residential accommodation,
 - (ii) medical centres,
 - (iii) office premises, and
- (b) the first floor level of buildings on Sites A and B will not be used for residential accommodation (other than the provision of access to such accommodation).