

Warringah Development Control Plan 2011 Assessment		
Control	Compliance	Comment
<b>Part C Siting Factors</b>		
<b>C1 Subdivision</b>		
<p><i>The proposal must address subdivision requirements with lots meeting the minimum 4000m area, though irregular shaped or steeply sloping sites should be larger to accommodate landscaping, access, drainage and building footprints. Adequate access must be demonstrated for intended industrial uses, considering trucks, loading docks, employee and visitor parking with ease of access/egress prioritised. Civil works must comply with AUSPEC and Australian Standards including WSUD and OSD requirements. Each allotment should drain by gravity to Council-approved drainage systems with inter-allotment drainage and on-site detention. Any easements, rights-of-carriageway, building envelopes or title restrictions should be outlined in draft. Environmental constraints must be accommodated, including bushland conservation buffers along rear setbacks that conserve large canopy trees, drainage soaks, habitat and natural rock features. Bushfire APZ areas must be contained within the site with a bushfire report required.</i></p>	<p><b>YES</b></p>	<p>The subdivision creates 3 lots exceeding the 4,000m<sup>2</sup> minimum (Lot A: 6,579m<sup>2</sup>, Lot B: 6,817m<sup>2</sup>, Lot C: 8,372m<sup>2</sup>), with increased areas accommodating the Site's irregular shape and steep topography.</p> <p>The TIA demonstrates adequate access for industrial vehicles including trucks and loading docks, with a common access road providing rights of carriageway to all lots.</p> <p>Civil works comply with AUSPEC and Australian Standards as detailed in the Civil Report (<b>Appendix 3</b>), incorporating WSUD principles with gravity drainage to Council systems via diversion swales and sediment basins for each lot. Draft rights-of-carriageway are shown on subdivision plans, with a restriction on title preventing residential use to be registered on all lots.</p> <p>Environmental constraints are accommodated through bushland conservation buffers retaining 83 mature canopy trees per the Arboricultural Impact Assessment (<b>Appendix 2</b>). The Bushfire Protection Assessment (<b>Appendix 11</b>) confirms Asset Protection Zones are contained entirely within the Site.</p>



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<b>C2 Traffic, Access and Safety</b>		
<b>Vehicular Access</b> <i>(1) Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</i>  <i>The objectives are as follows: To minimise:</i> <i>(a) traffic hazards;</i> <i>(b) vehicles queuing on public roads</i> <i>(c) the number of vehicle crossings in a street;</i> <i>(d) traffic, pedestrian and cyclist conflict;</i> <i>(e) interference with public transport facilities; and</i> <i>(f) the loss of "on street" kerbside parking.</i>	<b>YES</b>	The development demonstrates vehicular and pedestrian access that meets the objectives through a common internal access road with rights of carriageway serving all three lots, minimising vehicle crossings to Old Pittwater Road and providing forward ingress/egress design for industrial vehicles.  Refer to TIA in <b>Appendix 12</b>
<i>(2) vehicle access is to be obtained from minor streets and lanes where available and practical.</i>	<b>YES</b>	Vehicle access is maintained.
<i>(3) There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.</i>	<b>N/A</b>	N/A
<i>(4) Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.</i>	<b>N/A</b>	Future DAs can comply.
<i>(5) Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.</i>	<b>N/A</b>	N/A



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<p><b>On-site loading and unloading</b></p> <p>(6) <i>Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: appropriate to the size and nature of the development; screened from public view; and designed so that vehicles may enter and leave in a forward direction.</i></p>	YES	Facilities for loading and unloading of service, delivery and emergency vehicles are appropriate to the size and nature of the industrial development, screened from public view where possible, and designed so that vehicles may enter and leave in forward direction. Loading facilities accommodate the largest delivery vehicles with forward ingress/egress capability as detailed in the Traffic Impact Assessment ( <b>Appendix 12</b> ).
<b>C3 Parking Facilities</b>		
<p>(1) <i>The following design principles shall be met:</i></p> <ul style="list-style-type: none"> <li>• <i>Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site;</i></li> <li>• <i>Laneways are to be used to provide rear access to carparking areas where possible;</i></li> <li>• <i>Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;</i></li> <li>• <i>Parking is to be located so that views of the street from front windows are not obscured; and</i></li> <li>• <i>Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.</i></li> </ul>	N/A	<p>The proposed development includes car parking which is appropriately located. The parking does not detract from views or amenity of the locality.</p> <p><b>Lot C:</b> The proposed envelope nominates a location for parking (104 spaces) as shown in <b>Appendix 1</b>, designed to serve storage units, warehouse units, and office mezzanines with minimal visual impact through landscape buffers.</p> <p><b>Lots A &amp; B:</b> The future indicative envelopes are capable of incorporating sufficient parking in areas that do not detract from views or amenity in the locality. Detailed parking design will be determined through separate future Development Applications based on actual proposed uses and tenant requirements, with parking located to avoid visual impact.</p>



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		<p>Refer to Architectural Plans in <b>Appendix 1</b>.</p> <p>Refer to TIA in <b>Appendix 12</b>.</p>
<p>(2) <i>Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</i></p> <ul style="list-style-type: none"> <li><i>the land use;</i></li> <li><i>the hours of operation;</i></li> <li><i>the availability of public transport;</i></li> <li><i>the availability of alternative car parking; and</i></li> <li><i>the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.</i></li> </ul>	<b>YES</b>	<p>The proposed development provides an appropriate amount of car parking. Refer to TIA in <b>Appendix 12</b>.</p> <p><b>Lot C (Concept):</b> A total of 104 car parking spaces is proposed, with 20-space departure from the recommended 124 spaces. The shortfall is attributed to basement storage units without staff amenities where dwell time is expected to be brief and infrequent.</p> <p><b>Lots A &amp; B (Future Development Applications):</b> A total of 97 car parking spaces is proposed (Lot A: 46 spaces, Lot B: 51 spaces), satisfying the Warringah DCP 2011 controls. Detailed parking design for Lots A and B will be determined through separate future Development Applications based on actual proposed uses and operational requirements of future tenants.</p> <p>Total across all three lots: 201 car parking spaces.</p>
<p>(3) <i>Carparking, other than for individual dwellings, shall :</i></p> <ul style="list-style-type: none"> <li><i>Avoid the use of mechanical car stacking spaces;</i></li> <li><i>Not be readily apparent from public spaces;</i></li> <li><i>Provide safe and convenient pedestrian and traffic movement;</i></li> </ul>	<b>YES</b>	<p>The proposed car parking for the proposed development is not stacked, provides safe and efficient pedestrian and traffic movement, includes adequate provision for manoeuvring, enables vehicles to enter and exit in a forward direction, is</p>



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<ul style="list-style-type: none"> <li>• <i>Include adequate provision for manoeuvring and convenient access to individual spaces;</i></li> <li>• <i>Enable vehicles to enter and leave the site in a forward direction;</i></li> <li>• <i>Incorporate unobstructed access to visitor parking spaces;</i></li> <li>• <i>Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places;</i></li> <li>• <i>Provide on site detention of stormwater, where appropriate; and</i></li> <li>• <i>Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1.</i></li> </ul>		<p>appropriately landscaped (<b>Appendix 7</b>), and is in accordance with AS/NZS 2890.1.</p> <p>Refer to Architectural Plans in <b>Appendix 1</b>.</p> <p>Refer to TIA in <b>Appendix 12</b>.</p>
<p>(4) <i>Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</i></p>	<b>YES</b>	<p>The proposed development provides an appropriate amount of car parking. A total of 201 car parking spaces is proposed across the 3 lots (Lot A: 46 spaces, Lot B: 51 spaces, Lot C: 104 spaces), with Lots A and B satisfying the Warringah DCP 2011 controls and Lot C seeking approval for 104 spaces departing from the recommended 124 spaces.</p> <p>The 20-space shortfall on Lot C is attributed to basement storage units without staff amenities where dwell time is expected to be brief and infrequent.</p> <p>Refer to Architectural Plans in <b>Appendix 1</b>.</p>



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		Refer to TIA in <b>Appendix 12.</b>
<i>(5) Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.</i>	<b>YES</b>	Refer to TIA in <b>Appendix 12.</b>
<i>(6) For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.</i>	<b>N/A</b>	Adequate space is provided for deliveries.  Refer to TIA in <b>Appendix 12.</b>
<i>(7) Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.</i>	<b>YES</b>	Refer to TIA in <b>Appendix 12.</b>
<i>(8) For Forest Way Village car parking at ground level is to be provided for individual units.</i>	<b>N/A</b>	N/A
<b>C3(A) Bicycle Parking and End of Trip Facilities</b>		
<i>(1) Bicycle parking facilities must be provided for new buildings and for alterations or additions to existing buildings. In the case of alterations or additions to existing buildings bicycle parking facilities are required for the additional floor area only.</i>	<b>YES</b>	Bicycle parking can be provided.
<i>(2) Bicycle parking shall be designed and constructed in accordance with Australian Standard AS 2890.3 – Bicycle Parking Facilities.</i>	<b>YES</b>	N/A
<i>(3) Bicycle parking facilities shall be designed to be an</i>	<b>YES</b>	N/A



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<i>integral part of the development and where visible from public places or streets, will complement the visual quality of the public domain.</i>											
<p>(1) <i>Bicycle parking shall be provided in accordance with the generation rates in the following table and is determined by adding Column 1 and Column 2 requirements and rounding up.</i></p> <table border="1"> <thead> <tr> <th colspan="3">Minimum Bicycle Parking Requirements</th></tr> <tr> <th>Land Use</th><th>High-Medium Security Level</th><th>High-Low Security Level</th></tr> </thead> <tbody> <tr> <td>Recreation Facility (indoor, outdoor, or major)</td><td>1 per 4 employees PLUS 1 per 1500 spectator places</td><td>1 per 200m2 GFA 1 per 250 spectator places</td></tr> </tbody> </table>	Minimum Bicycle Parking Requirements			Land Use	High-Medium Security Level	High-Low Security Level	Recreation Facility (indoor, outdoor, or major)	1 per 4 employees PLUS 1 per 1500 spectator places	1 per 200m2 GFA 1 per 250 spectator places	YES	N/A
Minimum Bicycle Parking Requirements											
Land Use	High-Medium Security Level	High-Low Security Level									
Recreation Facility (indoor, outdoor, or major)	1 per 4 employees PLUS 1 per 1500 spectator places	1 per 200m2 GFA 1 per 250 spectator places									
<p>(2) <i>End of trip facilities must be provided for new buildings and for alterations or additions to existing buildings. In the case of alterations or additions to existing buildings end of trip facilities are required for the additional floor area only. End of trip facilities are not required for schools, wholly residential buildings or residential components of mixed use buildings.</i></p>	YES	<p>This concept development application is not for alterations and additions to existing buildings. The proposed development comprises a new building envelope on Lot C for industrial warehouse, storage, and office uses.</p> <p>The building envelope has been designed to incorporate space for end of trip facilities, which will be detailed and addressed through the subsequent Stage 2 Development Application for built form on Lot C. End of trip facilities</p>									



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		including bathroom/change areas, shower cubicles, and clothes lockers will be provided in accordance with WDCP2011 Clause C3(A)(2) requirements at the time of detailed approval, subject to the operational requirements of the warehouse and storage tenancies.  Refer to Architectural Plans in <b>Appendix 1</b> .
<p>(3) <i>End of trip facilities shall be provided in accordance with the following:</i></p> <p>(a) <i>Bathroom/ change area(s) shall be provided and shall contain:</i></p> <p>(i) <i>At least one toilet, wash basin, mirror, clothing hooks and power points (including shaving plugs).</i></p> <p>(ii) <i>A minimum of one shower cubicle per seven (7) required bicycle parking spaces.</i></p> <p>(iii) <i>Each shower cubicle shall include a private clothes changing area with a bench and a minimum of two (2) clothing hooks.</i></p> <p>(b) <i>Clothes Lockers shall be:</i></p> <p>(i) <i>Provided at the rate of one clothes locker for every required bicycle parking space.</i></p> <p>(ii) <i>Secure, ventilated and large enough to store cycling gear (such as panniers, shoes, towels and clothing). Suggested minimum</i></p>	<b>N/A</b>	This control does not apply to this concept development application.





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<i>dimensions of a clothes locker are 900mm (height), 350mm (width) and 500mm (depth).</i>		
<b>C4 Stormwater</b>		
<i>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</i>	<b>YES</b>	<p>The stormwater management strategy detailed in the Civil Report (<b>Appendix 3</b>) and Flood Impact Risk Assessment (<b>Appendix 4</b>) demonstrates that stormwater runoff will not cause downstream flooding and will have minimal environmental impact on receiving stormwater infrastructure and waterways. The drainage design has been developed in accordance with AS 3500.3, Northern Beaches Council requirements, and Australian Rainfall and Runoff (AR&amp;R) principles, with DRAINS modelling across storm events from 2-year to 100-year ARI.</p> <p>The minor (piped) system is designed to convey the 20-year ARI storm event, with dedicated overland flow paths to convey storms up to 100-year ARI, limiting public risk and property damage.</p> <p>The proposed design utilises diversion swales and sediment basins for each lot, connected to Northern Beaches Council infrastructure. Erosion and sediment control plans are included in drawings CO12068.01-DA200, DA251 and DA252, demonstrating that construction works can proceed without polluting receiving waters.</p>



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<i>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</i>	<b>YES</b>	<p>The stormwater drainage system has been designed in accordance with Council's Water Management for Development Policy. The stormwater management strategy detailed in the Civil Report (<b>Appendix 3</b>) and Flood Impact Risk Assessment (<b>Appendix 4</b>) has been developed in accordance with AS 3500.3, Northern Beaches Council requirements, and Australian Rainfall and Runoff (AR&amp;R) principles.</p> <p>The drainage design utilises diversion swales and sediment basins for each lot, connected to Northern Beaches Council infrastructure. The system will be installed and maintained in accordance with Council's Water Management for Development Policy requirements.</p>
<b>C6. Building over or adjacent to Constructed Council Drainage Easements</b>		
(1) <i>All development on land containing or adjacent to or proposing to reconstruct/relocate a public drainage system, must comply with Council's Water Management Policy and Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications.</i>	<b>YES</b>	<p>The Site contains a 1-metre-wide drainage easement at the north of the site that connects into NBC stormwater drainage (as identified in <b>Section 4.3.1</b> of the Civil Report in <b>Appendix 3</b>.</p> <p>The development will connect to adjacent existing council drainage infrastructure, with sediment basins on each lot connecting to council systems. A swale will be installed to the west of Lot C with a new pit built over and connected to NBC's stormwater drainage system.</p>



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		The development has been designed in accordance with Council's Water Management Policy as detailed throughout the Civil Report. Works affecting existing drainage systems will comply with Council's Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications.
(2) <i>Any Council drainage line located within the property may require upgrading and easements created in favour of Council over the drainage line at the applicants expense.</i>	<b>NOTED</b>	<p>The 10.7 Planning Certificate identifies existing drainage easements (DP639707 Easement to Drain Water 2 wide, and a 1-metre-wide drainage easement at the north of the Site).</p> <p>The Civil Report (<b>Appendix 3</b>) confirms connections to existing council drainage infrastructure. Any required upgrades or new easements will be determined through detailed design and liaison with Northern Beaches Council.</p>
<b>C7 Excavation and Landfill</b>		
(1) <i>All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</i>	<b>YES</b>	<p>All landfill materials will be clean, uncontaminated fill complying with relevant legislation. Level 1 geotechnical control supervision will be undertaken during earthworks operations in accordance with AS3798-2007 as specified in the Civil Report (<b>Appendix 3</b>).</p> <p>The PSI in <b>Appendix 8</b> concludes that the historical land uses and potential sources of contamination identified would not preclude the proposed subdivision of the Site for commercial and industrial land use. The PSI recommends conducting a</p>



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		<p>hazardous building materials survey before demolition and obtaining an asbestos clearance certificate following demolition (preferably before removal of hardstand surfaces). A detailed Stage 2 site investigation (DSI) is recommended prior to future built form development, which would be the subject of separate development applications.</p> <p>Any contaminated materials encountered will be managed in accordance with EPA guidelines and relevant legislation including the <i>Protection of the Environment Operations Act 1997</i> and <i>Contaminated Land Management Act 1997</i>.</p>
(2) <i>Excavation and landfill works must not result in any adverse impact on adjoining land.</i>	<b>YES</b>	The earthworks design outlined in the Civil Report ( <b>Appendix 3</b> ) ensures embankment stability through appropriate batter slopes specified by the geotechnical engineer, with permanent batters adequately vegetated or turfed. Erosion and sediment control measures detailed in drawings CO12068.01-DA200, DA251 and DA252 will prevent sediment-laden runoff impacting adjoining land during construction. Level 1 geotechnical control supervision in accordance with AS3798-2007 will be undertaken to ensure works do not adversely impact adjoining properties.
(3) <i>Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</i>	<b>YES</b>	Refer to Civil Report in <b>Appendix 3</b> and Geotechnical Report in <b>Appendix 5</b> .



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(4) <i>Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</i>	<b>YES</b>	<p>Embankment stability will be maintained through permanent batter slopes specified by the geotechnical engineer, with temporary batters limited to 2 horizontals to 1 vertical ratios. Permanent batters will be adequately vegetated or turfed upon completion.</p> <p>All geotechnical testing and inspections will be undertaken to Level 1 geotechnical control in accordance with AS3798-2007 as detailed in the Civil Report (<b>Appendix 3</b>), ensuring geological stability of excavated and landfill areas.</p>
(5) <i>Rehabilitation and revegetation techniques shall be applied to the fill.</i>	<b>YES</b>	<p>Permanent batters will be adequately vegetated or turfed upon completion of earthworks to assist in maintaining embankment stability and rehabilitating fill areas. Stability of batters and reinstatement of vegetation will be undertaken in accordance with the Civil Report (<b>Appendix 3</b>) and the Soil and Water Management Plan detailed in Section 7 of that report.</p>
(6) <i>Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.</i>	<b>YES</b>	<p>The earthworks strategy achieves a balanced cut-and-fill approach with minimal landfill (approximately 1,318m<sup>3</sup> of fill compared to 24,40m<sup>3</sup> of cut).</p> <p>The development responds to the Site's natural topography while retaining 83 mature native trees along boundaries as identified in the AIA (<b>Appendix 2</b>).</p>



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		<p>Landscape buffers detailed in the Landscape Plans (<b>Appendix 7</b>) will screen earthworks from adjoining properties, particularly along the Allenby Park interface.</p> <p>Permanent batters will be vegetated to integrate with the natural environment and prevent adverse visual or environmental impacts on surrounding properties.</p>
<b>C8 Demolition and Construction</b>		
<p>(1) <i>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</i></p>	<b>YES</b>	<p>The WMP in <b>Appendix 9</b> addresses demolition and construction phases in accordance with Waste Management Guidelines. The WMP identifies separation for recycling of timber, bricks/pavers, metal, and concrete, with materials directed to Recycling Management Centres and disposal records retained.</p> <p>The WMP demonstrates compliance with the NSW Waste and Sustainable Materials Strategy 2041, prioritising waste avoidance, reduction, reuse and recycling opportunities throughout the construction process.</p>
<b>C9 Waste Management</b>		
<p>(1) <i>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be</i></p>	<b>YES</b>	<p>A WMP is provided in <b>Appendix 9</b> addressing demolition and construction phases in compliance with Waste Management Guidelines.</p>



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<i>accompanied by a Waste Management Plan.</i>		The WMP identifies waste separation for recycling including timber, bricks/pavers, metal and concrete, with materials directed to Recycling Management Centres and disposal records to be retained. The plan aligns with the NSW Waste and Sustainable Materials Strategy 2041, prioritising waste avoidance, reduction, reuse and recycling throughout construction.
<b>Part D Design</b>		
<b>D3 Noise</b>		
<i>(1) Noise from combined operation of all mechanical plant and equipment must not generate noise 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.</i>	<b>NOTED</b>	This Concept Development Application seeks approval for subdivision and earthworks only under the detailed stage 1 application. Noise from mechanical plant and equipment associated with future warehouse operations will be assessed and addressed through subsequent Development Applications for built form on individual lots, with compliance to the NSW Industrial Noise Policy required through conditions of consent.
<i>(2) Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.</i>	<b>YES</b>	The Site is located within an established industrial precinct adjacent to Old Pittwater Road. The proposed industrial subdivision and warehouse uses are compatible with the existing industrial character and noise environment of the Brookvale industrial area.



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		Future warehouse developments will be designed with appropriate building materials and construction methods to mitigate external noise where required, to be addressed through subsequent Development Applications for built form on individual lots.
<i>(3) Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.</i>	<b>NOTED</b>	The Site is zoned E4 General Industrial and is located within an established industrial precinct. There are no residential uses immediately adjoining the Site. Future warehouse operations will be subject to standard conditions of consent restricting waste collection and delivery vehicle operations in proximity to any residential uses between 10pm and 6am, to be addressed through subsequent Development Applications and operational management plans for individual lots.
<i>(4) Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages.</i>	<b>N/A</b>	This control relates to residential development. The proposed development is for industrial subdivision and warehouse uses within the E4 General Industrial zone, which does not include residential accommodation or noise-sensitive rooms such as bedrooms.
<i>(5) Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</i>	<b>N/A</b>	<p>This control relates to locating noise sources away from bedroom areas of adjoining dwellings.</p> <p>The Site is located within an established industrial precinct with industrial and commercial developments to the north and south, and bushland (Allenby Park) to the west.</p>





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		There are no residential dwellings immediately adjoining the Site. Future warehouse operations will be designed to comply with relevant noise standards, to be addressed through subsequent Development Applications for built form on individual lots.
<b>D4 Electromagnetic Radiation</b>		
<i>Radiation levels from mobile phone base stations, antennas and transmitters which emit electromagnetic radiation are to comply with the following requirements:</i> <ul style="list-style-type: none"> <li>• Telecommunications Act 1997</li> <li>• Code of Practice</li> <li>• ACMA</li> </ul>	<b>N/A</b>	Noted.
<b>D6 Access to Sunlight</b>		
<i>(1) Development should avoid unreasonable overshadowing any public open space.</i>	<b>YES</b>	<p>The proposed subdivision and earthworks will not result in unreasonable overshadowing of Allenby Park to the west. The Site's topography slopes downward from west to east, with the bushland reserve located at a higher elevation than the development area.</p> <p>Future warehouse buildings will be assessed for overshadowing impacts through subsequent Development Applications for built form on individual lots, ensuring any impacts on the adjoining public open space remain</p>



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		<p>reasonable. The Lot C building envelope has been designed to respond to site topography and maintain appropriate setbacks from Allenby Park, minimising overshadowing of the adjoining public reserve.</p> <p>Refer to Architectural Plans in <b>Appendix 1</b> and Civil Report in <b>Appendix 3</b>.</p>
<i>(2) At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</i>	<b>N/A</b>	This control relates to private open space for dwellings. The proposed development is for industrial subdivision and warehouse uses within the E4 General Industrial zone, which does not include dwellings or private open space associated with residential accommodation.
<b>D7 Views</b>		
<i>(1) Development shall provide for the reasonable sharing of views.</i>	<b>YES</b>	<p>The proposed subdivision and earthworks respond to the Site's natural topography, with development concentrated on the lower eastern portion and existing vegetation retained along boundaries as identified in the AIA (<b>Appendix 2</b>). Lot C envelope does not impact on views.</p> <p>The landscape strategy maintains 83 mature native trees along site boundaries, particularly at the Allenby Park interface, preserving existing view corridors. Future warehouse buildings will be designed to ensure reasonable sharing of views, to be assessed through subsequent Development Applications for built form on individual lots.</p>



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<b>D8 Privacy</b>		
(1) <i>Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</i>	<b>N/A</b>	This control relates to privacy for occupants of dwellings. The proposed development is for industrial subdivision and warehouse uses within the E4 General Industrial zone, which does not include residential accommodation requiring privacy considerations. The Site is located within an established industrial precinct with no adjoining residential properties.
(2) <i>Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</i>	<b>N/A</b>	This control relates to orientation of living areas and habitable rooms in residential development. The proposed development is for industrial subdivision and warehouse uses within the E4 General Industrial zone, which does not include living areas, habitable rooms or private open space associated with residential accommodation.
(3) <i>The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</i>	<b>N/A</b>	This control relates to overlooking between residential dwellings. The proposed development is for industrial subdivision and warehouse uses within the E4 General Industrial zone, which does not include residential accommodation requiring overlooking or privacy considerations.
(4) <i>The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</i>	<b>N/A</b>	This control relates to privacy between dwellings. The proposed development is for industrial subdivision and



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		warehouse uses within the E4 General Industrial zone, which does not include dwellings or residential accommodation.
<i>(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.</i>	<b>N/A</b>	This control relates to screening of private open space in apartment developments. The proposed development is for industrial subdivision and warehouse uses within the E4 General Industrial zone, which does not include apartments or residential accommodation.
<b>D9 Building Bulk</b>		
<i>(1) Side and rear setbacks are to be progressively increased as wall height increases.</i>	<b>YES</b>	<p>The proposed warehouse building on Lot C demonstrates appropriate side and rear setbacks as shown in the architectural drawings (<b>Appendix 1</b>).</p> <p>The building is setback from the western boundary adjoining Allenby Park, with a landscape setback area shown to accommodate retained vegetation per the AIA (<b>Appendix 2</b>).</p> <p>The building design responds to the Site's topography and environmental constraints. Detailed compliance with progressive setback requirements relative to wall height for Lot C will be assessed through subsequent detailed Development Application.</p> <p>Future built form on Lots A and B will address setback requirements through their respective Development</p>



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		Applications.
<p>(2) Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p>	<b>YES</b>	<p>The proposed warehouse building on Lot C incorporates articulation through varied building depths, changes in wall planes, and the integration of storage units, warehouse units and office mezzanines as shown in the architectural drawings (<b>Appendix 1</b>).</p> <p>The building design breaks up continuous wall planes through the subdivision of the warehouse into multiple tenancies with varied facade treatments. Landscape buffers along site boundaries as shown in the Landscape Plans (<b>Appendix 7</b>) provide additional visual relief.</p> <p>Detailed facade articulation and materials will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B.</p>
<p>(3) On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:</p> <ul style="list-style-type: none"> <li>The amount of fill is not to exceed one metre in depth.</li> <li>Fill is not to spread beyond the footprint of the building.</li> </ul>	<b>YES</b>	<p>The proposed development responds to the Site's challenging topography, bisected by a natural rock escarpment with the western portion approximately 10m higher than the eastern portion. The earthworks strategy creates level building pads through a cut-dominated approach (24, 40m<sup>3</sup> cut versus 1,318m<sup>3</sup> fill) as detailed in the Civil Report (<b>Appendix 3</b>).</p> <p>The Geotechnical Report (<b>Appendix 5</b>) confirms the warehouse on Lot C requires only minor cut and fill on the</p>



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<ul style="list-style-type: none"> <li>Excavation of the landform is to be minimised.</li> </ul>		<p>eastern side, with excavations up to 14m deep on the western side into sandstone bedrock. The development minimises fill requirements while creating functional industrial building platforms suited to the Site's natural landform constraints.</p>
<p>(4) Building height and scale needs to relate to topography and site conditions.</p>	<b>YES</b>	<p>The proposed development responds to the Site's challenging topography, bisected by a natural rock escarpment with a 10m elevation difference. The earthworks strategy creates level building platforms through a cut-dominated approach detailed in the Civil Report (<b>Appendix 3</b>).</p> <p>The Geotechnical Report (<b>Appendix 5</b>) confirms the warehouse on Lot C requires only minor cut and fill on the eastern side, with excavations up to 14m deep on the western side into sandstone bedrock. Buildings are positioned on the lower eastern portion to minimise visual bulk from Old Pittwater Road, with 83 retained mature trees and landscape buffers along boundaries softening the development's scale and integrating with the bushland setting.</p> <p>Refer to Clause 4.6 in <b>Appendix 13</b>.</p>



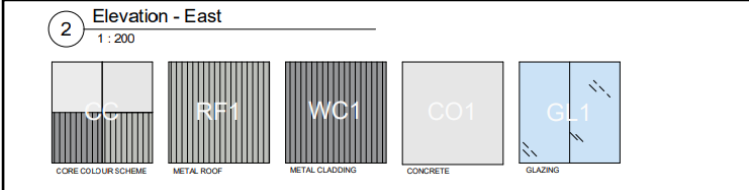
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		<p>The diagram illustrates a site plan with various buildings labeled as UNIT 2.17, UNIT 2.9, UNIT 1.10, UNIT 1.18, STORE 37, and STORE 19. It also shows DRIVEWAYS and HARDSTANDS. A red dashed line indicates the 'BOUNDARY'. A green dashed line represents the 'LINE REPRESENTS WARRINGAH LEP 2011 ZONING FROM GENERAL INDUSTRIAL TO PUBLIC RECREATION'. A blue dashed line shows the 'DEVELOPMENT HEIGHT' limit. A note states 'ADDITIONAL SURVEY REQUIRED FOR SLOPE LEVELS'.</p> <p><b>Building Height (Reid Campbell, 2025)</b></p>
(5) Orientate development to address the street.	YES	The warehouse buildings are oriented to address Old Pittwater Road, with vehicle access and landscaped frontages shown in the Site Plan ( <b>Figure 3</b> ) and architectural drawings ( <b>Appendix 1</b> ).
(6) Use colour, materials and surface treatment to reduce building bulk.	YES	Detailed facade articulation, colours, materials and surface treatments will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B.
(7) Landscape plantings are to be provided to reduce the visual bulk of new building and works.	YES	The Landscape Plans in <b>Appendix 7</b> demonstrate landscape plantings along all site boundaries to reduce visual bulk of the warehouse buildings.



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		The strategy includes retention of 83 existing mature trees, new landscape garden spaces along Old Pittwater Road frontage and between buildings, and compensatory planting of 142 new trees concentrated along lot boundaries and the Allenby Park interface as identified in the AIA ( <b>Appendix 2</b> ).
(8) Articulate walls to reduce building mass.	<b>YES</b>	The Architectural Plans in <b>Appendix 1</b> demonstrate wall articulation through varied building heights, distinct floor levels, recessed entries and loading areas, material variations between metal cladding, glazing and concrete, and subdivision into multiple warehouse and storage units with distinct facade treatments. The stepped building form responds to the site's topography, breaking up the overall building mass and sits unobtrusively with the rising escarpment behind the Lot C building.
<b>D10 Building Colours and Materials</b>		
(1) In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.	<b>YES</b>	<p>The development minimises visual impact through landscape buffers shown in the Landscape Plans (<b>Appendix 7</b>), retaining 83 mature native trees along visible boundaries and providing 142 replacement plantings concentrated at site edges.</p> <p>The Architectural Plans (<b>Appendix 1</b>) demonstrate appropriate materials including metal cladding, concrete and glazing.</p> <p>Retaining walls required for the Site's topography are</p>





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		integrated with landscaping and the natural rock escarpment context. The western elevation shows retaining structures responding to existing ground levels, with proposed landscape screening softening their visual impact from adjoining Allenby Park.
(2) <i>The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.</i>	<b>YES</b>	<p>The development adjoins Allenby Park bushland reserve to the west and south. The Architectural Plans (<b>Appendix 1</b>) demonstrate materials including metal cladding in neutral tones, concrete, and glazing that are appropriate for an industrial context adjacent to bushland.</p> <p>The Landscape Plans (<b>Appendix 7</b>) show retention of 83 mature native trees and 142 replacement plantings along the bushland interface, creating a vegetated buffer that softens the visual transition between the industrial development and natural landscape. The material palette and landscape strategy ensure the development integrates appropriately with the adjoining bushland character.</p>  <p><b>Materials and Finishes (Reid Campbell, 2025)</b></p>



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<i>(3) The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</i>	<b>N/A</b>	This control relates to alterations and additions to existing structures. The proposed development involves demolition of existing buildings and construction of new warehouse buildings, not alterations or additions to existing structures.
<i>(4) The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.</i>	<b>N/A</b>	This control applies specifically to development at Cottage Point waterfront. The Site is located at 120 Old Pittwater Road, Brookvale within an industrial precinct and is not at Cottage Point.
<b>D11 Roofs</b>		
<i>(1) Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</i>	<b>YES</b>	The architectural drawings in <b>Appendix 1</b> show rooftop plant and equipment integrated into the building design with appropriate screening. Detailed design of lift overruns, mechanical plant screening and roof-mounted equipment will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B to ensure equipment does not detract from roof appearance.
<i>(2) Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</i>	<b>YES</b>	The Architectural Plans in <b>Appendix 1</b> show industrial roof forms appropriate to the Brookvale industrial precinct context.



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		<p>The warehouse buildings feature low-pitch roofs with parapets and overhangs consistent with contemporary industrial architecture.</p> <p>The roof form and overall building height (19.5m) is addressed through the Clause 4.6 variation request in <b>Appendix 13</b>, which justifies the height exceedance of the 11m development standard.</p> <p>The roof design complements the established industrial character of the Old Pittwater Road streetscape.</p>
<i>(3) Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</i>	<b>N/A</b>	<p>This control relates to residential roof articulation elements (dormers, gables, balconies, verandahs, pergolas). The proposed development is for industrial warehouse buildings within the E4 General Industrial zone.</p> <p>The warehouse roof design shown in the Architectural Plans (<b>Appendix 1</b>) is appropriate for industrial buildings, featuring variations in roof levels, parapet heights, and functional elements such as slab overhangs that provide appropriate articulation for the industrial context.</p>
<i>(4) Roofs shall incorporate eaves for shading.</i>	<b>YES</b>	<p>The Architectural Plans in <b>Appendix 1</b> show parapet cappings and slab overhangs that provide weather protection for the industrial warehouse buildings.</p>



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<b>Control</b>	<b>Compliance</b>	<b>Comment</b>
		The western elevation shows canopy structures at loading areas providing additional shading and weather protection.
<b>D12 Glare and Reflection</b>		
<p>(1) The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours;</p> <ul style="list-style-type: none"> <li>• Minimising the lit area of signage;</li> <li>• Locating the light source away from adjoining properties or boundaries; and</li> <li>• Directing light spill within the site.</li> </ul>	<b>YES</b>	<p>External lighting design will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B.</p> <p>Lighting will be designed to minimise overspill to adjoining properties, particularly the Allenby Park bushland interface, through appropriate fixture selection, mounting heights, and directional control.</p> <p>Signage lighting will be minimised, with light sources directed inward to the Site in accordance with industrial best practice and to protect the adjoining bushland area from light pollution.</p>
<p>(2) Any glare from artificial illumination is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> <li>• Indirect lighting;</li> <li>• Controlling the level of illumination; and</li> <li>• Directing the light source away from view lines.</li> </ul>	<b>YES</b>	<p>External lighting will be designed to minimise glare through indirect lighting fixtures, controlled illumination levels appropriate for industrial warehouse operations, and directional fittings that avoid light spill to adjoining properties and Allenby Park.</p> <p>Detailed lighting design will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B, ensuring compliance with</p>



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		Australian Standards and minimising impacts on the adjoining bushland environment.
<p>(3) <i>Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;</i></li> <li>• <i>Orienting reflective materials away from properties that may be impacted;</i></li> <li>• <i>Recessing glass into the façade;</i></li> <li>• <i>Utilising shading devices;</i></li> <li>• <i>Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and</i></li> <li>• <i>Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls</i></li> </ul>	<b>YES</b>	<p>The Architectural Plans in <b>Appendix 1</b> demonstrate measures to minimise sunlight reflectivity including metal cladding and concrete materials with low reflectivity, limited glazing areas proportionate to solid wall massing, and industrial grade glazing suitable for warehouse applications.</p> <p>The western elevation facing Allenby Park shows minimal glazing to reduce reflection impacts on the bushland area.</p> <p>Detailed material specifications including glazing types and reflectivity values will be confirmed through subsequent detailed Development Application for Lot C and future applications for Lots A and B to ensure compliance with this control.</p>
<b>D14 Site Facilities</b>		
<p>(1) <i>Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular:</i></p>	<b>YES</b>	<p>The WMP in <b>Appendix 9</b> confirms private commercial waste contractors will provide ongoing services with weekly collections using MRV rear-loading vehicles.</p> <p>The WMP confirms forward-direction vehicle access is</p>



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<ul style="list-style-type: none"> <li>Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection;</li> <li>All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets;</li> <li>Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers;</li> <li>Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and</li> <li>Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.</li> </ul>		<p>accommodated through the internal road design allowing trucks to enter, service the waste storage area, and exit in forward direction.</p> <p>Waste storage areas will be integrated within the warehouse buildings or screened service areas as shown in the Architectural Plans (<b>Appendix 1</b>), located for convenient collection access whilst minimising visual impact from Old Pittwater Road and adjoining properties.</p> <p>This is an industrial development with no dwellings, so clothes drying facilities and residential mailboxes are not applicable.</p> <p>Detailed waste enclosure design and screening will be addressed through subsequent Development Applications for individual lots.</p>
<b>D18 Accessibility and adaptability</b>		
(1) The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.	<b>YES</b>	<p>The Architectural Plans in <b>Appendix 1</b> show level access into warehouse units at ground floor level, with internal circulation designed for industrial operations.</p> <p>The Site Plan demonstrates accessible paths of travel with</p>



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		appropriate gradients. Detailed design of door handles, switches, entrance configurations and corridor widths will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B, ensuring compliance with Australian Standards AS1428.2 and the Building Code of Australia accessibility requirements for Class 5-8 industrial buildings.
(2) <i>There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.</i>	<b>YES</b>	<p>The Architectural Plans in <b>Appendix 1</b> demonstrate continuous, independent and barrier-free access ways through ground floor warehouse entries, internal circulation paths, and loading areas.</p> <p>The development provides level access into industrial units with appropriate door widths and circulation spaces for warehouse operations.</p> <p>Detailed compliance with continuous accessible paths of travel will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B in accordance with AS1428.2 and BCA requirements.</p>
(3) <i>Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.</i>	<b>YES</b>	The Civil Report in <b>Appendix 3</b> addresses site grading and pathway design. The Architectural Plans in <b>Appendix 1</b> demonstrate pathways and hardstand areas designed with appropriate gradients for industrial warehouse operations.



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		<p>Internal and external circulation areas will incorporate slip-resistant surfaces suitable for industrial use, with minimal cross falls to ensure safe and accessible movement.</p> <p>Seating is not applicable for industrial warehouse facilities. Detailed pathway design will comply with AS1428.2 and relevant Australian Standards.</p>
<i>(4) Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.</i>	<b>YES</b>	<p>The Architectural Plans in <b>Appendix 1</b> show ground floor warehouse entries designed with accessible access. Where level changes occur between the footpath and warehouse floor levels, ramps will be incorporated to provide barrier-free access in accordance with AS1428.1 and BCA requirements.</p> <p>The Civil Report in <b>Appendix 3</b> addresses site grading and levels to accommodate accessible entry points. Detailed ramp design including gradients, landings and handrails will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B.</p>
<i>(5) There is to be effective signage and sufficient illumination for people with a disability.</i>	<b>YES</b>	<p>Effective signage and illumination for people with disabilities can be provided in accordance with AS1428.2 and BCA requirements.</p> <p>Detailed wayfinding signage, tactile indicators, and lighting design for accessible pathways and building entries will be</p>





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		addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B, ensuring compliance with accessibility standards for Class 5-8 industrial buildings.
<i>(6) Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.</i>	<b>YES</b>	<p>Tactile ground surface indicators (TGSIs) can be provided in accordance with AS1428.4.1 at appropriate locations including building entries, pedestrian crossings, and changes in level.</p> <p>Detailed TGSi installation locations and specifications can be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B, ensuring compliance with Australian Standards for accessibility.</p>
<i>(7) Access for people with a disability is to be provided at the main entrance to the development.</i>	<b>YES</b>	<p>The Architectural Plans in <b>Appendix 1</b> show accessible ground floor entries to warehouse units. Main entrances will be designed to provide barrier-free access for people with disabilities in accordance with AS1428.1 and BCA requirements, including appropriate door widths, level thresholds or compliant ramps, and accessible circulation paths.</p> <p>Detailed accessible entry design will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B.</p>



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<b>Control</b>	<b>Compliance</b>	<b>Comment</b>
<i>(8) Development is to comply with Australian Standard AS1428.2.</i>	<b>YES</b>	<p>The development will comply with Australian Standard AS1428.2 for accessible design.</p> <p>Detailed compliance including accessible pathways, ramps, circulation spaces, door widths, tactile indicators, and signage can be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B, ensuring full compliance with AS1428.2 requirements for Class 5-8 industrial buildings.</p>
<i>(9) Where a development comprises at least five (5) dwellings, 10% (rounded up to next whole number) of dwellings shall be capable of being adapted (Class C) under AS4299.</i>	<b>N/A</b>	<p>This control applies to residential developments comprising at least five dwellings. The proposed development is for industrial subdivision and warehouse uses within the E4 General Industrial zone, which does not include dwellings or residential accommodation.</p> <p>A restriction on title preventing residential use will be registered on all lots as detailed in the Bushfire Protection Assessment (<b>Appendix 11</b>).</p>
<b>D20 Safety and Security</b>		
<i>(1) Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</i>	<b>YES</b>	<p>The Architectural Plans in <b>Appendix 1</b> show warehouse buildings oriented towards Old Pittwater Road with office components and glazed areas providing outlook to the street.</p> <p>The Architectural Plans in <b>Appendix 1</b> demonstrates building placement that allows casual surveillance of internal access</p>



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		roads, parking areas, and the street frontage, enhancing safety and security for the industrial development.
(2) <i>Service areas and access ways are to be either secured or designed to allow casual surveillance.</i>	<b>YES</b>	The Architectural Plans in <b>Appendix 1</b> show service areas, loading facilities, and access ways designed for visibility and casual surveillance. The common internal access road provides clear sightlines throughout the development. Service areas are integrated with the warehouse design to allow monitoring from office areas and circulation spaces, enhancing security for the industrial operations.
(3) <i>There is to be adequate lighting of entrances and pedestrian areas.</i>	<b>YES</b>	Adequate lighting will be provided to all warehouse entrances, pedestrian pathways, loading areas, and circulation spaces in accordance with AS1158 and AS/NZS1680 standards for industrial facilities.  Detailed lighting design including fixture locations, mounting heights, and illumination levels will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B, ensuring safe movement and security throughout the development.
(4) <i>After hours land use activities are to be given priority along primary pedestrian routes to increase safety.</i>	<b>YES</b>	The industrial warehouse uses will support after-hours activity along the internal access road and primary circulation routes, with 24-hour access capability for warehouse operations enhancing passive surveillance and safety. The common access road provides the primary pedestrian and vehicular



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		route with potential for continuous activity, improving safety through natural surveillance throughout operating hours.
(5) Entrances to buildings are to be from public streets wherever possible.	<b>YES</b>	<p>The Architectural Plans in <b>Appendix 1</b> show warehouse building entrances oriented towards the internal access road that connects directly to Old Pittwater Road.</p> <p>The development provides direct access from the public street network, with main entries clearly identifiable from the common access points serving all 3 lots, ensuring clear wayfinding and enhancing security through visibility from the public domain.</p>
(6) For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. This is relevant where, in Council's opinion, the proposed development would present a crime, safety or security risk. See Crime Prevention and Assessment of Development Applications - Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979 prepared by the Department of Urban Affairs and Planning (now Department of Planning).	<b>YES</b>	<p>The development can incorporate Crime Prevention through Environmental Design (CPTED) principles including natural surveillance through building orientation, clearly defined access points, appropriate lighting, and landscaping that maintains sightlines.</p> <p>A site management plan addressing security, safety protocols, and ongoing operational management will be prepared if required by Council as a condition of consent, or through subsequent detailed Development Applications for individual lots.</p>
(7) Buildings are to be designed to allow casual surveillance of the street, for example by:	<b>YES</b>	The Architectural Plans in <b>Appendix 1</b> show warehouse buildings with office components and glazed areas on



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<p>(a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved;</p> <p>(b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance;</p> <p>(c) Locating high use rooms to maximise casual surveillance;</p> <p>(d) Clearly displaying the street number on the front of the building in pedestrian view; and</p> <p>(e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters.</p>		<p>elevations facing Old Pittwater Road, providing surveillance opportunities. While the development is industrial rather than retail shop fronts, the design incorporates:</p> <ul style="list-style-type: none"> <li>▪ Office mezzanine areas with windows providing outlook to access roads and site boundaries</li> <li>▪ Ground floor loading areas and entries visible from circulation routes.</li> <li>▪ Clear building identification and wayfinding through the site layout.</li> <li>▪ Landscape Plans in <b>Appendix 7</b> showing planting that maintains sightlines and does not obscure building entries.</li> <li>▪ Building frontages oriented towards the internal access road and Old Pittwater Road for natural surveillance.</li> </ul> <p>The industrial warehouse design provides appropriate casual surveillance opportunities for the E4 General Industrial zone context.</p>



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<p>(8) <i>Casual surveillance of loading areas is to be improved by:</i></p> <ul style="list-style-type: none"> <li>(a) <i>Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and</i></li> <li>(b) <i>Providing adequate day and night lighting which will reduce the risk of undesirable activity.</i></li> </ul>	<b>N/A</b>	<p>The Architectural Plans in <b>Appendix 1</b> show office mezzanine levels positioned above ground floor warehouse and loading areas, with windows providing surveillance opportunities to service zones below.</p> <p>The elevations demonstrate openings at upper levels overlooking loading areas and roller door entries. Adequate lighting will be provided to loading and service areas to enhance security, with detailed lighting design addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B.</p>
<p>(9) <i>Design entrances to buildings from public streets so that:</i></p> <ul style="list-style-type: none"> <li>(a) <i>Building entrances are clearly identifiable, defined, lit and visible;</i></li> <li>(b) <i>The residential component of a shop top housing</i></li> <li>(c) <i>development has a separate secure pedestrian entrance from the commercial component of the development;</i></li> <li>(d) <i>Main entrances are clearly identifiable;</i></li> <li>(e) <i>Pavement surfaces and signage direct pedestrian movements; and</i></li> <li>(f) <i>Potential conflict between pedestrians and vehicles is avoided.</i></li> </ul>	<b>YES</b>	<p>The Architectural Plans in <b>Appendix 1</b> show clearly defined building entrances with direct access from the internal road network connecting to Old Pittwater Road.</p> <p>Main warehouse entries are identifiable through architectural treatment and functional design for industrial operations. Entrances will be adequately lit in accordance with AS1158 standards.</p> <p>Vehicle and pedestrian circulation is separated through the site layout, with designated pedestrian pathways and vehicle hardstand areas shown in the civil plans.</p> <p>Pavement treatments and wayfinding signage will be detailed through subsequent Development Applications. Parts (b) and</p>



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		(c) are not applicable as this is industrial development without residential or shop top housing components.
<b>D21 Provision and Location of Utility Services</b>		
(1) <i>If a proposed development will involve a need for them, utility services must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.</i>	<b>YES</b>	<p>The Site has access to essential utility services including water, sewer, electricity, telecommunications, and stormwater infrastructure as detailed in <b>Section 5.13</b> of the SEE.</p> <p>The Civil Report in <b>Appendix 3</b> demonstrates connection to existing Northern Beaches Council stormwater systems via diversion swales and sediment basins.</p> <p>Water and sewer services are available in Old Pittwater Road with connections to be extended to service each lot. Electricity supply will be provided through connection to the existing network.</p> <p>Detailed servicing requirements including internal reticulation and connection specifications will be confirmed through subsequent Development Applications and Construction Certificate processes for individual lots.</p>
(2) <i>Service structures, plant and equipment are to be located below ground or be designed to be an integral part of the development and suitably screened from public places or streets.</i>	<b>YES</b>	<p>Service structures, plant and equipment will be integrated within the warehouse buildings or screened service areas as shown in the Architectural Plans in <b>Appendix 1</b>.</p> <p>Rooftop plant will be set back from parapet edges and</p>



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		<p>screened from view. Ground-level services including stormwater infrastructure, utility connections, and mechanical equipment will be located within building footprints or appropriately screened from Old Pittwater Road and adjoining properties through landscaping and architectural treatments.</p> <p>Detailed service infrastructure design and screening will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B.</p>
<p>(3) <i>Where possible, underground utility services such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are:</i></p> <ul style="list-style-type: none"> <li><i>a) A reduction in the number of trenches required;</i></li> <li><i>b) An accurate location of services for maintenance;</i></li> <li><i>c) Minimising the conflict between services;</i></li> <li><i>d) Minimising land required and cost;</i></li> </ul>	<b>YES</b>	<p>Underground utility services including water, sewer, electricity, telecommunications and gas will be coordinated where practical to minimise trenching and service conflicts.</p> <p>The Civil Report in <b>Appendix 3</b> addresses site servicing strategy, with detailed utility design and service coordination to be finalised through subsequent Development Applications and Construction Certificate processes in consultation with relevant service authorities.</p> <p>Common trenching will be utilised where feasible to reduce construction impacts, improve service location accuracy, and minimise costs in accordance with service authority requirements and Australian Standards.</p>
(4) <i>The location of utility services should take account of</i>	<b>YES</b>	Utility services will be located to minimise impacts on retained





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<i>and minimise any impact on natural features such as bushland and natural watercourses.</i>		<p>vegetation and natural features.</p> <p>The AIA in <b>Appendix 2</b> identifies 83 trees for retention with protection measures per AS4970-2025, particularly along the Allenby Park interface.</p> <p>Service trenching and underground infrastructure will be designed to avoid Tree Protection Zones and minimise disturbance to root systems of retained trees.</p> <p>Detailed utility layouts will be coordinated with tree protection requirements and environmental features through subsequent Development Applications for individual lots, ensuring services are routed through already disturbed areas where possible.</p>
<i>(5) Where natural features are disturbed the soil profile should be restored and landscaping and tree planting should be sited and selected to minimise impact on services, including existing overhead cables.</i>	<b>YES</b>	<p>Where natural features are disturbed during utility installation, soil profiles will be restored and reinstated in accordance with arboricultural recommendations.</p> <p>The Landscape Plans in <b>Appendix 7</b> demonstrate landscaping and tree planting strategies, with species selection and placement designed to minimise future conflicts with underground services and avoid impacts on overhead infrastructure.</p> <p>The 1:1 replacement planting ratio (minimum 142 new trees)</p>



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		<p>will utilise appropriate species with root systems compatible with utility locations.</p> <p>Detailed landscape and service coordination will be addressed through subsequent Development Applications to ensure long-term compatibility between vegetation and infrastructure.</p>
<p>(6) <i>Where utilities are located above ground, screening devices should include materials that complement the streetscape, for example fencing and landscaping. The location of service structures such as electricity substations should be within the site area.</i></p>	<b>YES</b>	<p>Any above-ground utility infrastructure including transformers, substations, or service enclosures will be located within the site boundaries and screened from Old Pittwater Road and adjoining properties.</p> <p>Screening will utilise materials complementary to the industrial character including fencing and landscaping shown in the Landscape Plans (<b>Appendix 7</b>).</p> <p>Service structures will be integrated with the warehouse building design or located in screened service areas, with landscape plantings providing additional visual softening. Detailed locations and screening treatments for above-ground utilities will be confirmed through subsequent Development Applications in consultation with relevant service authorities.</p>
<p>(7) <i>Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater.</i></p>	<b>N/A</b>	<p>This control applies to habitable buildings and residential density calculations. The proposed development is for industrial subdivision and warehouse uses within the E4</p>



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		General Industrial zone, which does not include habitable dwellings. The warehouse buildings are Class 5-8 buildings under the BCA and will be connected to Sydney Water's sewer system for industrial/commercial purposes as required.
(8) <i>On land where the density is less than one dwelling per 1050 square metres, and where connection to Sydney Water is not possible, Council may consider the on-site disposal of effluent where the applicant can demonstrate that the proposed sewerage systems or works are able to operate over the long term without causing unreasonable adverse effects.</i>	N/A	This control applies to on-site effluent disposal for low-density residential development where connection to Sydney Water is not possible. The proposed development is for industrial subdivision and warehouse uses within the E4 General Industrial zone with no residential dwellings. The development will connect to Sydney Water's sewer system as confirmed in <b>Section 5.13</b> of the SEE, with sewer services available in Old Pittwater Road.
<b>D22 Conservation of Energy and Water</b>		
(1) <i>The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.</i>	YES	<p>The warehouse buildings are oriented to address Old Pittwater Road with appropriate building placement responding to site topography and solar access.</p> <p>The Architectural Plans in <b>Appendix 1</b> show building layouts designed to maximise operational efficiency for industrial uses.</p> <p>The landscape strategy in <b>Appendix 7</b> incorporates native plantings that provide environmental benefits whilst allowing natural ventilation across the Site.</p>



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		Detailed building orientation, glazing design, and ventilation strategies will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B to optimise natural light and passive environmental design principles where appropriate for industrial warehouse operations.
(2) <i>Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.</i>	<b>YES</b>	<p>The site layout responds to the existing topography with the Site sloping downward from west (Allenby Park) to east (Old Pittwater Road).</p> <p>The development maintains reasonable solar access to adjoining properties through appropriate building setbacks and retention of boundary vegetation.</p> <p>The Site is surrounded by industrial and commercial uses to the north and south, with bushland reserve to the west. Building heights and placement shown in the Architectural Plans (<b>Appendix 1</b>) ensure solar access is maintained to adjoining industrial lots.</p> <p>Detailed solar access analysis and consideration of rooftop services including potential solar infrastructure will be addressed through subsequent detailed Development Applications for individual lots.</p>



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(3) <i>Buildings are to be designed to minimize energy and water consumption.</i>	<b>YES</b>	<p>Buildings will be designed to minimise energy and water consumption in accordance with <b>Section 4.3.10</b> of the SEE addressing the Sustainable Buildings SEPP requirements.</p> <p>Energy efficiency measures, thermal performance, water consumption reduction strategies, and embodied emissions documentation will be addressed through subsequent detailed Development Application for Lot C and future applications for Lots A and B.</p> <p>Detailed compliance with sustainable building standards including energy efficient design, water harvesting opportunities, and resource efficiency will be demonstrated through the Construction Certificate process for each warehouse building in accordance with BCA provisions and the State Environmental Planning Policy (Sustainable Buildings) 2022.</p>
(4) <i>Landscape design is to assist in the conservation of energy and water.</i>	<b>YES</b>	<p>The Landscape Plans in <b>Appendix 7</b> demonstrate landscape design incorporating native species suited to local conditions, reducing water consumption and maintenance requirements.</p> <p>The planting strategy includes retention of 83 existing mature trees that provide passive cooling through shade and transpiration. New native plantings of 142 trees will be strategically positioned to provide shade to hardstand areas and building facades where appropriate, reducing heat island</p>



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		<p>effects and contributing to passive cooling.</p> <p>Species selection will prioritise drought-tolerant natives appropriate to the Sydney Coastal Sandstone Bloodwood Shrub Forest context, minimising irrigation requirements whilst supporting the bushland character of the adjoining Allenby Park interface.</p>
<i>(5) Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.</i>	<b>YES</b>	<p>Opportunities for stormwater reuse for on-site irrigation will be considered through subsequent detailed Development Applications for individual lots.</p> <p>The Civil Report in <b>Appendix 3</b> addresses stormwater management including drainage infrastructure and water quality treatment. Water Sensitive Urban Design (WSUD) principles have been incorporated into the drainage strategy.</p> <p>Stormwater harvesting and reuse systems for landscape irrigation could be integrated with the sediment basins and water quality treatment measures proposed for each lot, subject to detailed design and public health requirements. Domestic water use in office areas will connect to Sydney Water's potable supply, with potential for rainwater harvesting to be assessed through subsequent applications.</p>
<i>(6) All development must comply with Council's Water Management Policy.</i>	<b>YES</b>	The development complies with Council's Water Management Policy as detailed in the Civil Report ( <b>Appendix</b>



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		<p><b>3)</b> and Flood Impact Risk Assessment (<b>Appendix 4</b>).</p> <p>The stormwater management strategy has been developed in accordance with AS 3500.3, Northern Beaches Council requirements, and Australian Rainfall and Runoff (AR&amp;R) principles.</p> <p>The drainage design incorporates WSUD principles with diversion swales and sediment basins for each lot connected to Council infrastructure. Erosion and sediment control plans in drawings CO12068.01-DA200, DA251 and DA252 demonstrate construction works can proceed without polluting receiving waters.</p> <p>On-site detention (OSD) and water quality treatment will be addressed through subsequent applications.</p>
<b>D23 Signs</b>		
<p>(1) <i>Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality. In particular, signs are not to dominate or obscure other signs or result in visual clutter.</i></p>	<b>YES</b>	<p>No signage is proposed as part of this Concept Development Application as confirmed in <b>Table 4</b> of the SEE.</p> <p>Future signage for individual warehouse tenancies will be subject to separate approval and will be designed to integrate with the building facades without dominating the streetscape or creating visual clutter.</p> <p>Any proposed signage will comply with the Industry and</p>



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		Employment SEPP and relevant DCP controls and be appropriately scaled to the industrial context of the Old Pittwater Road precinct, addressed through subsequent Development Applications or signage applications for individual lots.
<i>(2) Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed.</i>	<b>YES</b>	<p>No signage is proposed as part of this Concept Development Application. Future signage for warehouse tenancies will be designed to be compatible with the industrial architectural character, building scale, and materials palette shown in the Architectural Plans (<b>Appendix 1</b>).</p> <p>Signage design will be addressed through subsequent Development Applications or separate signage applications for individual lots, ensuring compatibility with the warehouse building forms and the established industrial character of the Brookvale precinct.</p>
<i>(3) Signs on heritage items or on buildings in conservation areas should not by their size, design or colour, detract from the character or significant qualities of individual buildings, the immediate context or the wider streetscape context of the area.</i>	<b>YES</b>	<p>The Site is not identified as a Heritage Item or within a Heritage Conservation Area as confirmed in <b>Section 4.3.5</b> of the SEE and Clause 5.10 of WLEP2011.</p> <p>No signage is proposed as part of this Concept Development Application.</p>
<i>(4) Signs are not to obscure views of vehicles, pedestrians</i>	<b>YES</b>	No signage is proposed as part of this Concept Development





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<i>or potentially hazardous road features or reduce the safety of all users of any public road (including pedestrians and cyclists).</i>		Application.
<i>(5) Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.</i>	<b>YES</b>	No signage is proposed as part of this Concept Development Application.
<i>(6) Signs are not to emit excessive glare or cause excessive reflection.</i>	<b>YES</b>	No signage is proposed as part of this Concept Development Application.
<i>(7) Signs should not obscure or compromise important views.</i>	<b>YES</b>	No signage is proposed as part of this Concept Development Application.
<i>(8) Signs displayed on dwellings are to be attached to the ground floor façade of the dwelling, unless the land is located on a main road or the dwelling is not visible from the street, in which case the sign may be attached to a front fence.</i>	<b>YES</b>	No signage is proposed as part of this Concept Development Application.
<i>(9) For Land in the RU4 zone with frontage to both Mona Vale Road and Myoora Road: Only small, non obtrusive and non illuminated signs that identify the use of a site are to be visible from Mona Vale Road. Signs that are designed of such size, height or visual appearance so as to attract passing trade are not considered appropriate and are discouraged. All signs are to be in keeping with the colour and textures of the natural landscape.</i>	<b>N/A</b>	The Site is zoned E4 General Industrial under WLEP2011 and is located at 120 Old Pittwater Road, Brookvale. This control applies specifically to land in the RU4 zone with frontage to Mona Vale Road and Myoora Road, which does not apply to this development.



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Control	Compliance	Comment				
(10)No more than one sign is to be located above the awning level for business uses.	YES	No signage is proposed as part of this Concept Development Application.				
(11) Tenancy boards and the like are encouraged to be in the form of consolidated signs.	YES	No signage is proposed as part of this Concept Development Application.				
(12) Signs shall meet the following criteria: <div><div>13. SIGN TYPES</div><table><tr><th>Sign</th><th>Criteria</th></tr><tr><td>Wall sign (painted onto a wall of a building or Attached to the wall of a building, not being a sign elsewhere listed in this table)</td><td><ul style="list-style-type: none"><li>Shall not extend within 200mm of the top and sides of the wall.</li><li>Shall not cover any window or architectural projections;</li><li>Must be of a size and shape that relates to the architectural design of the building to which it is attached;</li><li>Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and</li><li>Shall not project more than 300mm from the wall.</li></ul></td></tr></table></div>	Sign	Criteria	Wall sign (painted onto a wall of a building or Attached to the wall of a building, not being a sign elsewhere listed in this table)	<ul style="list-style-type: none"><li>Shall not extend within 200mm of the top and sides of the wall.</li><li>Shall not cover any window or architectural projections;</li><li>Must be of a size and shape that relates to the architectural design of the building to which it is attached;</li><li>Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and</li><li>Shall not project more than 300mm from the wall.</li></ul>	YES	No signage is proposed as part of this Concept Development Application.
Sign	Criteria					
Wall sign (painted onto a wall of a building or Attached to the wall of a building, not being a sign elsewhere listed in this table)	<ul style="list-style-type: none"><li>Shall not extend within 200mm of the top and sides of the wall.</li><li>Shall not cover any window or architectural projections;</li><li>Must be of a size and shape that relates to the architectural design of the building to which it is attached;</li><li>Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and</li><li>Shall not project more than 300mm from the wall.</li></ul>					
(13) The following signs are not considered appropriate and are discouraged: <ul style="list-style-type: none"><li>Flashing or moving signs on all land other than the carriageway of a public road</li></ul>	YES	No signage is proposed as part of this Concept Development Application.				



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<ul style="list-style-type: none"> <li>• Pole or pylon signs, unless there is no building on the site, or the building is not visible from the street or public domain; this does not include identification, interpretive, directional and advance warning signs described as Exempt Development, or a sign erected by the Council for the display of community information;</li> <li>• Signs on or above the roof or parapet of a building.</li> <li>• A-frame and temporary signs located on public land, including:               <ol style="list-style-type: none"> <li>1. Signs on motor vehicles which are not able to be driven with the sign displayed</li> <li>2. Balloons or other inflatable objects used for the purpose of advertising which are placed on or above roof level</li> </ol> </li> <li>• Illuminated signs in residential zones</li> </ul>		
<b>Part E The Natural Environment</b>		
<b>E1 Preservation of Trees or Bushland Vegetation</b>		
<p>(1) Authority to clear a <u>tree</u> or other vegetation is regulated in this plan in accordance with State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 i.e. 'Vegetation SEPP'. In particular, Part 2 of the Vegetation SEPP sets out the authority to clear vegetation and Part 3 provides for Council to declare under this DCP when a Vegetation Clearing</p>	<b>YES</b>	<p>The AIA in <b>Appendix 2</b> is prepared in accordance with the State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 2 (Vegetation in non-rural areas).</p> <p>The AIA identifies 225 individual trees and 3 tree groups within the development area, with 142 trees and 3 tree groups requiring removal to accommodate the subdivision and</p>



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<p><i>Permit may be issued for clearing of vegetation.</i></p> <p><i>However a permit under Part 3 of the Vegetation SEPP cannot allow the clearing of vegetation that is or forms part of a heritage item or that is within a heritage conservation area, or that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance, unless the council is satisfied that the proposed activity:</i></p> <ul style="list-style-type: none"> <li><i>o is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and</i></li> <li><i>o would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.</i></li> </ul>		<p>warehouse development, and 83 trees retained with protection measures per AS4970-2025.</p> <p>The Site is not identified as a Heritage Item or within a Heritage Conservation Area as confirmed in Section 4.3.5 of the SEE and Section 5.2 of the AIA. Tree removal is assessed as part of this Development Application in accordance with <b>Section 10.10</b> of the AIA, with compensatory planting at a 1:1 replacement ratio (minimum 142 new trees) to offset vegetation removal impacts as detailed in the Landscape Plans in <b>Appendix 7</b>.</p>
<p>(2) A person shall not ringbark, cut down, top, lop, remove, poison, injure, or wilfully destroy any <u>tree</u> or <u>bushland</u> vegetation that requires a Vegetation Clearing Permit under the provisions of Part 3 of the Vegetation SEPP. This includes damage to a <u>tree</u> or <u>bushland</u> vegetation by:</p> <ul style="list-style-type: none"> <li>• Damaging or tearing live branches and roots;</li> </ul>	<b>YES</b>	<p>The AIA in <b>Appendix 2</b> identifies all trees and vegetation proposed for removal and retention. Tree removal of 142 trees and 3 tree groups is assessed as part of this Development Application in accordance with <b>Section 10.10</b> of the AIA.</p> <p>Tree protection measures per AS4970-2025 are specified in <b>Section 11</b> of the AIA for the 83 trees to be retained, including</p>



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<p><i>Damaging the bark, including attachment of objects using invasive fastenings, the fastening of materials around the trunk of trees which may result in a detrimental impact on <u>tree</u> health;</i></p> <ul style="list-style-type: none"> <li>• <i><u>Tree</u> topping, where large branches and/or the trunk of the <u>tree</u> is removed from the top of the trees canopy;</i></li> <li>• <i><u>Tree</u> lopping, where branches are removed to reduce the height and spread of the <u>tree</u>.</i></li> <li>• <i>Damaging the root zone of a <u>tree</u> by way of compaction, including storage and stockpiling materials;</i></li> <li>• <i>Changing of ground levels within the root zone of a <u>tree</u> by way of excavation, trenching, filling or stockpiling;</i></li> <li>• <i>Underscrubbing of <u>bushland</u> vegetation;</i></li> <li>• <i>Burning of vegetation (not part of a <u>Hazard Reduction Certificate</u>); or</i></li> <li>• <i>Any other act or activity that causes the destruction of, the severing of trunks or stems of, or any other substantial damage to, some or all of the native vegetation in an area.</i></li> </ul> <p><i>Where such activities are required as part of other works for which a Development Application (DA) is required, the works will be assessed as part of the DA.</i></p>		<p>Tree Protection Zones (TPZs), protection fencing, and restrictions on works within root zones to prevent damage through compaction, excavation, level changes, or root severance.</p> <p>The AIA prohibits restricted activities within TPZs including machine excavation, soil compaction, storage of materials, fill placement, and unauthorised root damage as detailed in <b>Section 11.10</b>.</p> <p>A Project Arborist with minimum AQF Level 5 qualification will supervise all works within TPZs throughout construction to enforce protection measures and prevent unauthorised damage to retained vegetation, withhold points for certification at key construction stages detailed in Section 12 of the AIA.</p>



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<p>(3) A Vegetation Clearing Permit is required for:</p> <p>(a) Removal or <u>cutting down</u> of any <u>tree</u> over five (5) metres in height;</p> <p>(b) Pruning of more than ten percent (10%) of a <u>tree</u> canopy.</p> <p>(c) The removal or <u>cutting down</u> of vegetation in "<u>Bushland</u>".</p>	<b>YES</b>	<p>The proposed tree removal of 142 trees and 3 tree groups identified in the AIA (<b>Appendix 2</b>) exceeds 5 metres in height and meets the threshold that would otherwise require a Vegetation Clearing Permit.</p> <p>As specified in this control, tree removal required as part of Development Application works is assessed as part of the DA rather than requiring a separate Vegetation Clearing Permit.</p> <p>The tree removal is integral to the approved subdivision and warehouse development works, with all trees assessed in accordance with AS4970-2025 and the State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 2.</p> <p>The Development Application process provides the appropriate mechanism for assessing the tree removal against relevant environmental considerations, with conditions of consent to regulate removal methodology, timing, protection of retained trees, and implementation of the 1:1 compensatory planting ratio (minimum 142 new trees) as detailed in Section 10 of the AIA.</p>
<p>(4) In applying for a Vegetation Clearing Permit, the applicant must demonstrate that any <u>tree</u> to be removed as part of a Vegetation Clearing Permit</p>	<b>YES</b>	<p>The AIA in <b>Appendix 2</b> provides assessment of all 225 individual trees and 3 tree groups using the Tree AZ retention value methodology.</p>



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<p><i>meets one or more of the criteria of the Removal of <u>Tree</u> Test in Appendix 8 (WDCP) and the <u>Tree</u> Retention Assessment in Appendix 9 (WDCP). An <u>arborist</u> report may be required to satisfy this requirement.</i></p>		<p>The assessment demonstrates that the 142 trees and 3 tree groups recommended for removal meet removal criteria through major NRZ/SRZ encroachment from proposed structures (trunk locations within building footprints, warehouses, access roads, and car parking areas), poor structural condition (dead or declining trees), or incompatibility with the development creating non-viable retention scenarios.</p> <p>The AIA satisfies the arborist report requirement, with detailed impact assessment in <b>Table 1</b> of <b>Section 8</b> providing site-specific analysis against AS4970-2025 standards for each tree proposed for removal.</p>
<p><i>(5) Both Development Applications and Vegetation Clearing Permits for the removal of <u>bushland</u> on land under the Warringah LEP 2011 must address relevant objectives and requirements of Parts E2, E3, E4, E5, E6, E7 and E8 of the Warringah DCP 2011.</i></p>	<b>YES</b>	<p>The Development Application addresses the relevant objectives and requirements of Parts E2, E3, E4, E5, E6, E7 and E8 of the Warringah DCP 2011 through the AIA (<b>Appendix 2</b>), Biodiversity Assessment Report (<b>Appendix 10</b>), Landscape Plans (<b>Appendix 7</b>), and environmental impact assessment provided throughout the SEE.</p> <p>The AIA identifies retention of 83 mature native trees with AS4970-2025 protection measures, particularly along the Allenby Park bushland interface. Compensatory planting at 1:1 replacement ratio (minimum 142 new trees) will be concentrated along boundaries to maintain canopy cover and</p>



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		complement the adjoining bushland character, addressing bushland conservation, vegetation retention, and environmental protection objectives.
(6) <i>Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.</i>	<b>YES</b>	<p>The development has been sited and designed to minimise impacts on remnant native vegetation through retention of 83 mature canopy trees predominantly along the southern and eastern boundaries as identified in the AIA (<b>Appendix 2</b>). The warehouse buildings and access roads have been positioned to avoid high-value trees including <i>Angophora costata</i> specimens (trees 186-187, 189-197, 218-225) along the Allenby Park interface.</p> <p>Tree protection measures per AS4970-2025 including Tree Protection Zones, protection fencing, and construction supervision by a Project Arborist will minimise impacts to retained vegetation during construction. The bulk earthworks strategy detailed in <b>Section 9.3</b> of the AIA requires modification to achieve viable tree retention for the 83 trees identified for protection, ensuring the development responds to remnant vegetation as a site constraint.</p>
(7) <i>Where the applicant demonstrates that no reasonable alternative design exists and a tree must be removed, suitable compensatory tree planting is required. Details including proposed species and the location of replacement planting are to be provided.</i>	<b>YES</b>	Where trees must be removed to accommodate the subdivision and warehouse development, compensatory planting at a 1:1 replacement ratio is provided as recommended in the AIA ( <b>Appendix 2</b> ), resulting in a minimum of 142 new native trees.





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		The Landscape Plans in <b>Appendix 7</b> demonstrate replacement planting locations concentrated along site boundaries, particularly at the Allenby Park interface, and throughout landscaped setback areas. Species selection prioritises native plantings suited to the Sydney Coastal Sandstone Bloodwood Shrub Forest context, complementing retained vegetation and the adjoining bushland character whilst providing appropriate screening and canopy cover replacement in accordance with AS2303-2018 Tree stock for landscape use as specified in Section 11.14 of the AIA.
(8) <i>Development must also avoid any impact on trees on public land.</i>	<b>YES</b>	<p>The development is contained entirely within the site boundaries, with no works proposed on public land. The AIA in <b>Appendix 2</b> inventories trees within 10 metres of development works, identifying only on-site trees and trees on adjoining private properties.</p> <p>No trees on public land (including street trees or trees within Allenby Park public reserve) are proposed for removal or will be impacted by the development. Tree Protection Zones for retained boundary trees along the Allenby Park interface will prevent encroachment onto public land, with all Asset Protection Zones and development works contained within the site as confirmed in the Bushfire Protection Assessment (<b>Appendix 11</b>).</p>



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<i>(9) For development applications involving the construction of new buildings and works containing Classes 2-9 (BCA), the information contained in Appendix 11 is to be submitted.</i>	<b>YES</b>	<p>The proposed development involves construction of Class 5-8 industrial warehouse buildings under the BCA. The AIA in <b>Appendix 2</b> has been prepared in accordance with AS4970-2025, providing comprehensive tree assessment, protection specifications, Tree Protection Zones, and construction methodology for all retained trees.</p> <p>The AIA addresses the information requirements for development applications involving Classes 2-9 buildings, with detailed tree inventory, retention values, impact assessment, and tree protection specifications provided throughout the report including Sections 8, 9, 10 and 11.</p>
<i>(10) Where trees proposed to be retained may be affected by the construction of new buildings and works of Classes 1 and 10, a Tree Protection Plan as per Appendix 12 is to be submitted.</i>	<b>YES</b>	<p>This control applies to Classes 1 and 10 buildings (residential dwellings and associated structures). The proposed development is for industrial subdivision and warehouse buildings classified as Class 5-8 under the BCA.</p> <p>Tree protection for the Class 5-8 warehouse buildings is addressed through the AIA in <b>Appendix 2</b>, which includes Tree Protection Plans in <b>Appendix 1A</b> and <b>Appendix 1B</b> of the AIA, with tree protection specifications provided in <b>Section 11</b> and <b>Section 12</b> in accordance with AS4970-2025.</p>
<i>(11) Development applications which require the removal of bushland on land under the Warringah LEP 2011 must address relevant objectives and requirements of</i>	<b>YES</b>	The Development Application addresses the relevant objectives and requirements of Parts E2, E3, E4, E5, E6, E7 and E8 of the Warringah DCP 2011 through environmental



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Parts E2, E3, E4, E5, E6, E7 and E8 of the Warringah DCP 2011.		<p>assessment including the AIA (<b>Appendix 2</b>), Biodiversity Assessment Report (<b>Appendix 10</b>), Bushfire Protection Assessment (<b>Appendix 11</b>), Landscape Plans (<b>Appendix 7</b>), and Civil Report (<b>Appendix 3</b>).</p> <p>The assessment demonstrates retention of 83 mature native trees along site boundaries with AS4970-2025 protection measures, compensatory planting at 1:1 replacement ratio, landscape buffers at the Allenby Park interface, appropriate bushfire Asset Protection Zones contained within the site, and stormwater management measures that protect adjoining bushland areas, satisfying bushland conservation and environmental protection objectives across Parts E2-E8.</p>
<b>E2 Prescribed Vegetation</b>		
<p>(1) The following is prescribed for the purposes of clause 5.9(2) of Part 2 of the Vegetation SEPP:</p> <p>All native vegetation identified on:</p> <p>(a) DCP Map Threatened and High Conservation Habitat</p> <p>(b) DCP Map Wildlife Corridors</p> <p>(c) DCP Map Native Vegetation known or potential habitat for threatened species, populations or ecological communities as listed under the NSW Threatened Species Conservation Act 1995 and/or the Commonwealth Environment Protection and</p>	<b>NOTED</b>	<p>The Site contains remnant native vegetation (Sydney Coastal Sandstone Bloodwood Shrub Forest - PCT 3593) as identified in the pre-lodgement consultation notes and assessed through the Biodiversity Assessment Report (<b>Appendix 10</b>).</p> <p>The AIA in <b>Appendix 2</b> identifies 225 individual trees and 3 tree groups, with 83 mature native trees retained along site boundaries. The development addresses prescribed vegetation requirements through retention of high-value boundary vegetation, particularly along the Allenby Park interface, with comprehensive AS4970-2025 protection measures and 1:1 compensatory planting (minimum 142 new</p>



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<i>Biodiversity Conservation Act 1999.</i>		native trees) to offset vegetation removal impacts. The BDAR addresses potential habitat for threatened species, populations or ecological communities in accordance with statutory requirements.
<i>(2) Development is to be situated and designed to minimise the impact on prescribed vegetation, including remnant canopy trees, understorey vegetation, and ground cover species.</i>	<b>NOTED</b>	<p>The development has been sited and designed to minimise impacts on prescribed vegetation through retention of 83 mature native canopy trees predominantly along the southern and eastern boundaries, including high-value <i>Angophora costata</i> specimens along the Allenby Park interface as identified in the AIA (<b>Appendix 2</b>).</p> <p>The warehouse buildings and access roads have been positioned to avoid the most significant remnant vegetation, with Tree Protection Zones established per AS4970-2025 to protect retained trees, understorey vegetation within their root zones, and ground cover species.</p> <p>The Biodiversity Assessment Report (<b>Appendix 10</b>) addresses impact on prescribed vegetation including remnant Sydney Coastal Sandstone Bloodwood Shrub Forest. Compensatory planting of 142 new native trees will reinforce vegetation corridors and maintain habitat values along site boundaries.</p>
<b>E6 Retaining Unique Environment Features</b>		
<i>(1) Development is to be designed to address any</i>	<b>YES</b>	The development responds to distinctive environmental



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<i>distinctive environmental features of the site and on adjoining nearby land.</i>		<p>features including the natural rock escarpment bisecting the site (10m elevation difference between eastern and western portions), remnant Sydney Coastal Sandstone Bloodwood Shrub Forest vegetation, and the adjoining Allenby Park bushland reserve.</p> <p>The design addresses these features through retention of 83 mature native trees along site boundaries as identified in the AIA (<b>Appendix 2</b>), earthworks strategy that responds to natural topography and bedrock constraints detailed in the Geotechnical Report (<b>Appendix 5</b>) and Civil Report (<b>Appendix 3</b>), landscape buffers along the bushland interface shown in the Landscape Plans (<b>Appendix 7</b>), and building placement that maintains appropriate setbacks to the parkland.</p> <p>The architectural drawings in <b>Appendix 1</b> demonstrate built form responding to site constraints and natural features.</p>
<i>(2) Development should respond to these features through location of structures, outlook, design and materials.</i>	<b>YES</b>	<p>The development responds to the Site's distinctive environmental features through strategic building placement on the lower eastern portion to minimise visual bulk and respond to the natural escarpment, retention of 83 mature native trees along boundaries providing screening and integration with the bushland setting, warehouse orientation addressing the rock escarpment topography with appropriate setbacks to Allenby Park, and material selection including metal cladding and concrete appropriate for industrial</p>



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		<p>buildings adjacent to bushland as shown in the architectural drawings (<b>Appendix 1</b>).</p> <p>The earthworks strategy in the Civil Report (<b>Appendix 3</b>) responds to natural landform and bedrock constraints, whilst the landscape strategy in <b>Appendix 7</b> reinforces the bushland character through native plantings concentrated at the parkland interface.</p>
<b>E7 Development on land adjoining public open space</b>		
(1) <i>Development on land adjoining public open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces.</i>	<b>YES</b>	<p>The development complements Allenby Park through retention of 83 mature native trees along the western and southern boundaries per the AIA (<b>Appendix 2</b>), landscape buffers shown in the Landscape Plans (<b>Appendix 7</b>) providing visual screening and ecological transition, and 142 replacement native trees concentrated at the bushland interface.</p> <p>Warehouse buildings maintain appropriate setbacks from the parkland boundary with landscaped zones preserving the bushland character.</p>
(2) <i>Public access to public open space is to be maximised.</i>	<b>N/A</b>	<p>This control relates to maximising public access to public open space.</p> <p>The development is for industrial subdivision and warehouse</p>



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		<p>uses on private land zoned E4 General Industrial.</p> <p>The Site adjoins Allenby Park public reserve but does not propose any works on public land or changes to existing public access arrangements to the parkland. Public access to Allenby Park remains unchanged by the development.</p>
<i>(3) Buildings are to be located to provide an outlook to public open space, without appearing to privatise that space.</i>	<b>YES</b>	<p>The warehouse buildings on Lot C are positioned with appropriate setbacks to Allenby Park as shown in the Architectural Plans (<b>Appendix 1</b>), with landscape buffers in the Landscape Plans (<b>Appendix 7</b>) maintaining separation between industrial uses and public parkland.</p> <p>The building design avoids direct boundary treatments that would privatise the space, with retained native vegetation providing a natural transition. Office mezzanine areas provide outlook towards the bushland reserve whilst maintaining the public character of Allenby Park through vegetated screening and appropriate setback distances.</p>
<i>(4) Development is to provide a visual transition between open space, bushland reserves or other public spaces and buildings, including avoiding abutting public open space with back fences.</i>	<b>YES</b>	<p>The development provides visual transition to Allenby Park through retention of 83 mature native trees along the western and southern boundaries (including trees 186-187, 189-197, 218-225) per the AIA (<b>Appendix 2</b>), landscaped buffer zones shown in the Landscape Plans (<b>Appendix 7</b>), and 142 replacement native plantings concentrated at the parkland interface.</p>



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		The Architectural Plans in <b>Appendix 1</b> demonstrate warehouse buildings setback from the bushland boundary with landscaped zones providing graduated transition from industrial uses to public parkland, avoiding hard boundary treatments such as back fences and maintaining the natural bushland character through vegetated screening.
<i>(5) Development is to protect views to and from public open space.</i>	<b>YES</b>	The development protects views to and from Allenby Park through retention of 83 mature native trees along the western and southern boundaries creating vegetated screening, landscape buffers shown in the Landscape Plans ( <b>Appendix 7</b> ) maintaining the bushland character when viewed from the parkland, and building placement responding to site topography with the warehouse on Lot C positioned lower than the adjoining reserve. The landscape strategy with 142 replacement native trees concentrated at the parkland interface softens built form and preserves the natural bushland outlook from public open space.
<i>(6) Development is to provide buffers for bushfire protection on private land, not on public land.</i>	<b>YES</b>	The Bushfire Protection Assessment in <b>Appendix 11</b> confirms Asset Protection Zones are contained entirely within the Site and do not extend into Allenby Park public reserve. All bushfire protection measures including the 2m non-combustible fence and radiant heat barrier along the western boundary, landscape management for fuel reduction, and building construction standards are located on private land within the site boundaries, ensuring no bushfire protection requirements





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		encroach onto adjoining public parkland in accordance with Planning for Bush Fire Protection 2019 and NSW Rural Fire Service requirements.
<i>(7) If the adjoining parks, bushland reserves or public open space contain bushland, development is not to threaten the protection or preservation of the bushland.</i>	<b>YES</b>	The development does not threaten the protection or preservation of Allenby Park bushland through retention of 83 mature native trees along the interface providing ecological connectivity per the AIA ( <b>Appendix 2</b> ), Tree Protection Zones with AS4970-2025 protection measures preventing construction impacts to boundary vegetation, landscape buffers in <b>Appendix 7</b> reinforcing the bushland character, and stormwater management detailed in the Civil Report ( <b>Appendix 3</b> ) preventing sediment-laden runoff to the parkland.
<i>(8) Development should be designed to maximise opportunities for casual surveillance of the public open space.</i>	<b>YES</b>	<p>The warehouse buildings on Lot C include office mezzanine levels with windows providing outlook towards Allenby Park as shown in the Architectural Plans in <b>Appendix 1</b>.</p> <p>This enables casual surveillance of the adjoining public open space. The building orientation and fenestration design allow visual connection between the industrial development and parkland boundary, contributing to passive surveillance whilst maintaining appropriate setbacks and landscape screening at the bushland interface.</p>



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(9) Development is to utilise landscaping or existing landscape elements to screen development.	YES	<p>The development utilises existing landscape elements through retention of 83 mature native trees along site boundaries providing screening to adjoining properties and Allenby Park per the AIA (<b>Appendix 2</b>).</p> <p>The Landscape Plans in <b>Appendix 7</b> demonstrate landscaped buffer zones along all boundaries, with 142 replacement native trees concentrated at the parkland interface and Old Pittwater Road frontage providing additional screening of the warehouse buildings. The landscape strategy combines retained vegetation with new plantings to soften built form and integrate the industrial development with the surrounding bushland character.</p>
<b>E8 Waterways and Riparian Lands</b>		
(1) The applicant shall submit a <u>Waterway Impact Statement</u> .	N/A	<p>The Site is not located adjacent to waterways or riparian lands. The Site adjoins Allenby Park bushland reserve to the west and south, with no mapped waterways, creeks, or riparian corridors identified on or adjoining the Site.</p> <p>Stormwater management is addressed through the Civil Report (<b>Appendix 3</b>) and Flood Impact Risk Assessment (<b>Appendix 4</b>), with drainage connecting to Northern Beaches Council infrastructure.</p>
(2) Developments shall comply with the requirements of	YES	The development complies with Council's Water



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<i>Council's <u>Protection of Waterway and Riparian Land Policy</u> and Water Management Policy.</i>		<p>Management Policy as detailed in the Civil Report (<b>Appendix 3</b>) and Flood Impact Risk Assessment (<b>Appendix 4</b>).</p> <p>The stormwater management strategy has been developed in accordance with AS 3500.3, Northern Beaches Council requirements, and Australian Rainfall and Runoff principles, incorporating WSUD principles with diversion swales and sediment basins for each lot connected to Council infrastructure. The Site is not located on riparian land, with no waterways identified on or adjoining the Site.</p>
<i>(3) Infrastructure such as roads, drainage, stormwater structures, services, etc. should be located outside land identified as Waterways and Riparian Land.</i>	<b>N/A</b>	<p>The Site is not identified as containing Waterways and Riparian Land. No waterways, creeks, or riparian corridors are mapped on or adjoining the Site.</p> <p>All infrastructure including roads, drainage, stormwater structures and services is located within the site boundaries as shown in the Civil Report (<b>Appendix 3</b>) and civil drawings in <b>Appendix 14</b>.</p>
<i>(4) The Asset Protection Zone must not extend into land identified as Waterways and Riparian Land. Refer to NSW Rural Fire Service for site assessment methodology.</i>	<b>N/A</b>	<p>The Site is not identified as containing Waterways and Riparian Land. The Bushfire Protection Assessment in <b>Appendix 11</b> confirms Asset Protection Zones are contained entirely within the Site boundaries and do not extend into adjoining Allenby Park or any waterways. The bushfire assessment has been prepared in accordance with Planning for Bush Fire Protection 2019 and NSW Rural Fire Service</p>



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		methodology.
<b>E10 Landslip Risk</b>		
<p>(1) The applicant must demonstrate that:</p> <ul style="list-style-type: none"> <li>The proposed development is justified in terms of geotechnical stability; and</li> <li>The proposed development will be carried out in accordance with good engineering practice.</li> </ul>	<b>YES</b>	<p>The Geotechnical Assessment Report in <b>Appendix 5</b> confirms the development is justified in terms of geotechnical stability, with recommendations for excavations up to 14m deep into sandstone bedrock and appropriate footing design.</p> <p>The Civil Report in <b>Appendix 3</b> demonstrates works will be carried out in accordance with good engineering practice, with Level 1 geotechnical control supervision per AS3798-2007 and embankment stability maintained through appropriate batter slopes. Stormwater discharge is managed through the drainage strategy in <b>Appendix 3</b> designed to AS 3500.3, Northern Beaches Council requirements and AR&amp;R principles, with diversion swales, sediment basins and connections to Council infrastructure preventing detrimental impacts to adjoining land.</p>
<p>(2) Development must not cause detrimental impacts because of stormwater discharge from the land.</p>	<b>YES</b>	<p>The Civil Report in <b>Appendix 3</b> and Flood Impact Risk Assessment in <b>Appendix 4</b> demonstrate stormwater discharge will not cause detrimental impacts. The drainage system is designed to AS 3500.3, Northern Beaches Council requirements and AR&amp;R principles, with diversion swales, sediment basins and connections to Council infrastructure ensuring appropriate conveyance and treatment. Erosion and</p>



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		sediment control plans in drawings CO12068.01-DA200, DA251 and DA252 prevent pollution of receiving waters during construction.
(3) <i>Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</i>	<b>YES</b>	<p>The Civil Report in <b>Appendix 3</b> addresses subsurface drainage and groundwater conditions, with the stormwater management strategy designed to maintain existing subsurface flow patterns.</p> <p>The Geotechnical Assessment Report in <b>Appendix 5</b> assesses site conditions including groundwater, with earthworks and drainage infrastructure designed to avoid detrimental impacts on subsurface flow conditions.</p> <p>The development maintains appropriate drainage to Council systems, ensuring no adverse impacts on adjoining properties' subsurface flows.</p>
<p>(4) <i>To address Requirements 1 to 3:</i></p> <p>i) <i>For land identified as being in Area A:</i></p> <ul style="list-style-type: none"> <li><i>Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/engineering geologist. The</i></li> </ul>	<b>YES</b>	<p>The Geotechnical Report in <b>Appendix 5</b> addresses site stability, excavation requirements up to 14m deep into sandstone bedrock, and appropriate engineering solutions for the development.</p> <p>The Civil Report in <b>Appendix 3</b> addresses stormwater discharge and subsurface flow conditions in accordance with AS 3500.3, Northern Beaches Council requirements and AR&amp;R principles.</p>



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<p><i>preliminary assessment must be submitted to Council before the granting of any development consent.</i></p> <ul style="list-style-type: none"> <li><i>If the preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D.</i></li> </ul> <p><i>ii) For land identified as being in Area B or Area D:</i></p> <ul style="list-style-type: none"> <li><i>A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.</i></li> <li><i>If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application.</i></li> <li><i>Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological</i></li> </ul>		<p>The Geotechnical Report confirms the development can proceed with appropriate engineering controls including Level 1 geotechnical supervision per AS3798-2007, demonstrating compliance with geotechnical stability and hydrological assessment requirements for the Site's landslip risk classification area.</p>



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<p><i>engineer, must be submitted with the development application.</i></p> <p><i>iii) For land identified as being in Area C or Area E:</i></p> <ul style="list-style-type: none"> <li><i>A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer/ engineering geologist, must be submitted with the development application.</i></li> <li><i>Also, a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.</i></li> </ul> <p><i>When a geotechnical report is required to be submitted, (determined in accordance with i) to iii) above), the report must include a risk assessment of landslip in relation to both property and life. The risk assessment must have regard to any guidelines published by the Australian Geomechanics Society.</i></p>		
<b>E11 Flood Prone Land</b>		
<p><i>(1) Development must comply with the prescriptive controls set out in the Matrix below. Where a property is affected by more than one Flood Risk Precinct, or has varying Flood Life Hazard Category across it, the assessment must consider the controls relevant at</i></p>	<b>YES</b>	<p>The Flood Impact Risk Assessment in <b>Appendix 4</b> addresses flood risk and demonstrates compliance with flood planning controls.</p> <p>The assessment confirms the Site represents a low-risk</p>



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<i>each location on the property.</i>		<p>precinct but is flood affected during the Probable Maximum Flood (PMF) event.</p> <p>The Civil Report in <b>Appendix 3</b> demonstrates the stormwater management strategy maintains appropriate flood immunity for proposed warehouse buildings and does not increase flood risk to surrounding properties.</p> <p>The development complies with Northern Beaches Council flood planning requirements through appropriate site grading, overland flow paths and connection to Council drainage infrastructure.</p>
<i>(2) Development on flood prone land requires the preparation of a Flood Management Report by a suitably qualified professional.</i>	<b>YES</b>	<p>The Flood Impact Risk Assessment in <b>Appendix 4</b> assessment compares pre-development and post-development flood conditions, confirming the development maintains appropriate flood immunity and does not cause adverse impacts to upstream, downstream or adjacent properties.</p> <p>The flood study addresses the Site's flood-affected status during PMF events and overland flow paths from the western catchment, demonstrating compliance with Northern Beaches Council flood planning requirements.</p>

