

## WARRINGAH DEVELOPMENT CONTROL PLAN 2011 ASSESSMENT

PROVISIONS	RESPONSE
<b>Part G Special Area Controls - G4 Warringah Mall</b>	
<b>Design Quality and Excellence</b>	<p>The proposed modification is limited to a minor increase in the approved height of the Centre Court Shade Sail structure.</p> <p>The increase in Shade Sail height will improve the functionality and amenity of Centre Court, improving natural light and ventilation to the space, and optimising its connection with the ambient environment while maintaining weather protection.</p> <p>As demonstrated by the View Impact Study at <b>Appendix B</b>, the proposed modification to the Centre Court Shade Sail height is minor and will only be visible from a few locations on the escarpment along the west, north west and south west of the site. In addition, the View Impact Study found that the proposed modification will not have an adverse impact on the views overlooking the site from these locations.</p> <p>It is not proposed to modify any of the materials, external colours or finishes associated with the structure.</p> <p>While the proposed modification will increase the Shade Sail height to a minor extent, the proposed modification represents a high level of consistency with the design quality of the approved development, and will provide a high standard of architectural design excellence through quality, durable and robust materials with a contemporary design.</p>
<b>Building Setbacks and Street Frontage</b>	<p>The proposed modification is limited to the Shade Sail structure over Centre Court and will not impact on the approved building setbacks and street frontages.</p>
<b>Building Height</b>	<p>Warringah DCP 2011 provides a 'Future Development Envelope Plan' for development on the Warringah Mall site. The Centre Court is identified as a void (because the Shade Sail structure was not envisaged at the time the DCP was prepared), with a predominant envelope of RL 28.00 for the Warringah Mall development surrounding Centre Court.</p> <p>The proposed The proposed amendment to the height of the Shade Sail will exceed the Warringah Mall envelope height of RL 28.00 by 1.2 metres. This represents a minor increase over the envelope in the context of the significantly higher envelope of RL 30.00 and RL 34.80 proposed to the south east corner of the site. In addition the variation to the envelope will be restricted to a very limited portion of the overall roof structure of Warringah Mall.</p> <p>The increase in Shade Sail height will improve the functionality and amenity of Centre Court, improving natural light and ventilation to the space, while maintaining weather protection.</p> <p>In addition, as demonstrated by the View Impact Study, this minor increase in height of</p>

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	<p>the Shade Sail structure will not have an impact on the visual bulk of the building and the amenity of surrounding residential properties.</p> <p>The proposed modification will satisfy the requirements set out in this section of the DCP. Accordingly, this minor variation of the Shade Sail height from the prescribed 'Future Development Envelope Plan' is considered acceptable in this instance.</p>
<b>Floor space</b>	The proposed modification will not result in any changes to the approved Gross Leasable Floor Area (GLFA) of the shopping centre.
<b>Landscaping</b>	The proposed modification does not propose any changes to the approved landscaping.
<b>Amenity of Surrounding Residential Properties</b>	<p>As demonstrated by the View Impact Study, the proposed Shade Sail will only be visible from a few points along the escarpment surrounding the site.</p> <p>The proposed 1.2 metre height increase of the Shade Sail structure will have a negligible impact on the views overlooking Warringah Mall from properties located on the higher escarpment areas surrounding the site to the west, north west and south west.</p> <p>In addition, the views that would be impacted by the Shade Sail are minor and would be to other development within the Warringah Mall site and an adjoining commercial building.</p> <p>There are no other impacts envisaged as a result of the proposed modification on the amenity of the surrounding residential properties.</p>
<b>Public Art</b>	The proposed modification is not related to public art.
<b>Advertising and Signage</b>	The proposed modification is not related to advertising or signage.
<b>Safety and Security</b>	The proposed modification will have no adverse impacts on the safety and security for users of Warringah Mall.
<b>Social Impacts</b>	<p>The proposed modification will improve the functionality and amenity of Centre Court, providing visitors to Warringah Mall a public space with improved natural light and ventilation, while maintaining weather protection to ensure that the Centre Court remains activated throughout the year.</p> <p>It is not anticipated that the proposed modification will have any adverse social impacts.</p>
<b>Access &amp; Movement</b>	<p><b>Road Infrastructure</b> - No changes to the existing road network, car parking rates, or GLA are proposed as part of this modification application.</p> <p><b>Pedestrian Access</b> - No changes to the existing pedestrian access arrangements are proposed as part of this modification application.</p>

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<b>Public Transport</b>	The proposed modification will not impact on access to or use of public transport.
<b>Parking Facilities</b>	The proposed modification does not relate to parking facilities, and no changes are proposed to existing facilities.
<b>Stormwater Management</b>	No changes to stormwater management arrangements are proposed as part of this modification application.
<b>Environmental Sustainability</b>	<p>The proposed modification will maintain natural daylight access to the Centre Court as it does not proposed any changes to the material or finishes, and will be limited to minor increase in the height of the approved Shade Sail structure.</p> <p>Accordingly, there are no anticipated impacts on the environmental sustainability of the approved development.</p>