

**DCP Assessment Table**

Proposed Cancer Treatment Centre

49 Frenchs Forest Road East, Frenchs Forest (Lot 7 DP1020015)

<b>Warringah DCP 2011 – Key Provisions</b>		
<b>Control</b>	<b>Description</b>	<b>Comment</b>
<b>Part B – Built Form Controls</b>		
B4 – Site Coverage	33.3% - the total building footprint(s) must not cover more than 33.3% of the site area.	<p>The proposed cancer treatment centre has a building area of approximately 647m<sup>2</sup>.</p> <p>Hence proposal exhibits a total site coverage of approximately 36%. While the proposed site coverage is greater than the DCP requirement of 33.3%, it is noted that the proposal has a total landscaped open area of 35%. Given that the provision of landscaped open space exceeds the minimum requirement of 33.3% under WDCP2011, the proposed landscaped open space is considered adequate to mitigate the height, bulk and scale of the building. Therefore, the proposed site coverage of 36% is deemed appropriate and acceptable for the proposed cancer treatment centre.</p>
B5 and B6 Side Boundary Setbacks	<p>Side boundary setbacks will be determined on a merit basis and will have regard to:</p> <ul style="list-style-type: none"> <li>▪ Streetscape;</li> <li>▪ Amenity of surrounding properties; and</li> <li>▪ Setbacks of neighbouring development</li> </ul>	<p>The proposal would be setback approximately 4.2m from the eastern side boundary and between 4.5m – 27.4m from the western side boundary.</p> <p>The proposal would be generally consistent with the eastern side setback of the neighbouring development to the north and west.</p> <p>In respect of amenity, the proposal adjoins a car park to the east and an existing commercial building to the west. Given the nature of the adjoining properties, the proposal is not likely to result in any adverse amenity impacts.</p>
<p>B7 and B8 Front Boundary Setbacks – Warringah Road and Wakehurst Parkway</p> <p>B14 Main Roads Setback</p>	<p>On land where the main roads setback is 30 metres, the front setback area:</p> <p>a) must be densely landscaped using locally occurring species of canopy trees and shrubs; and b) no signs are to be erected in the 30 metre front setback area.</p>	<p>In accordance with B14 Main Roads Setback, a 30m setback is required from Warringah Road.</p> <p>The proposal demonstrates a 15m setback from Warringah Road. While the proposed setback illustrates a numerical departure from the setback requirement, it is noted that the front setback area would be densely landscaped and free of any structures.</p>

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		<p>Furthermore, the proposed setback would also be consistent with the front setback of the adjoining property to the west.</p> <p>Therefore, the proposed 15m setback is considered adequate to provide a landscaped buffer between the proposed facility and Warringah Road.</p>
B9 and B10 Rear Boundary Setbacks	<p>Rear boundary setbacks will be determined on a merit basis and will have regard to:</p> <ul style="list-style-type: none"> <li>▪ Streetscape;</li> <li>▪ Amenity of surrounding properties; and</li> <li>▪ Setbacks of neighbouring development.</li> </ul>	<p>The majority of the proposal would be set back 7.3m from the rear boundary and a small portion of the building comprising the switch room would have nil setback to the rear.</p> <p>The proposal is consistent with the rear setback of adjoining properties.</p> <p>As mentioned, given the nature of the adjoining properties, the proposal is not likely to result in any adverse amenity impacts.</p>
<b>Part C – Siting Factors</b>		
C2 Traffic, Access and Safety	The proposal is to be designed in accordance with Australian Standard 2890 and safety.	The proposed parking would be designed in accordance with AS-2890 (see Traffic and Parking report).
	Vehicle access is to be obtained from minor streets and lanes where available and practical.	Vehicular access to the site would be provided via the existing internal access road in the Forest Central Business Park.
	There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.	The site does not obtain access from Mona Vale Road or Forest Way.
	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.	The proposed vehicle crossing would be designed in accordance with Council's policies (see Traffic and Parking report).
	Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.	See above.

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	<p>Facilities for the loading and unloading of service, delivery and emergency vehicles are to be:</p> <p>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.</p>	<p>The loading area and ambulance bay have been designed to be of appropriate size for the proposed cancer treatment centre. The loading area has been designed to allow vehicles to enter and leave in a forward direction.</p>
<p>C3. Parking Facilities</p>	<p>Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p> <ul style="list-style-type: none"> <li>• the land use;</li> <li>• the hours of operation;</li> <li>• the availability of public transport;</li> <li>• the availability of alternative car parking; and</li> <li>• the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles</li> </ul>	<p>As addressed within the Traffic Report, the parking rate of health consulting rooms is three spaces per room used to see patients.</p> <p>A total of 56 spaces are proposed to be provided on the basement levels, including 10 spaces for patients and 46 spaces for staff. The proposed parking provision is considered appropriate and capable of accommodating the parking demand of the proposed cancer treatment centre.</p>
	<p>Carparking, other than for individual dwellings, shall:</p> <ul style="list-style-type: none"> <li>• Avoid the use of mechanical car stacking spaces;</li> <li>• Not be readily apparent from public spaces;</li> <li>• Provide safe and convenient pedestrian and traffic movement;</li> <li>• Include adequate provision for manoeuvring and convenient access to individual spaces;</li> <li>• Enable vehicles to enter and leave the site in a forward direction;</li> <li>• Incorporate unobstructed access to visitor parking spaces;</li> <li>• Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places;</li> <li>• Provide on site detention of stormwater, where appropriate; and</li> <li>• Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1.</li> </ul>	<p>As demonstrated in the Swept Path Diagrams within the Traffic Report, the proposed parking design would allow vehicles to enter and leave the site in a forward direction.</p> <p>The carpark would not be visible from public spaces.</p> <p>No mechanical car stacking spaces are proposed.</p>

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	Carparking is to be provided in accordance with Appendix 1 of the DCP which details the rate of car parking for various land uses.	As demonstrated above, the proposed parking provision has been designed in accordance with Appendix 1 of WDCP2011.
	Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.	As noted in the Traffic Report, two parking spaces would be dedicated as disabled parking spaces in accordance with BCA.
C4. Stormwater	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	A Stormwater Report has been provided at <b>Appendix 3</b> . The proposed stormwater design would not result in downstream flooding or adverse environmental impacts.
	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.	The proposed stormwater drainage would be designed, installed and maintained in accordance with Council's water management policy.
C5. Erosion and Sedimentation	<p>All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised.</p> <p>Any erosion and sedimentation is to be managed at the source. Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy.</p> <p>An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m<sup>2</sup> of land.</p>	<p>An Erosion and Sediment Control Plan is provided within the Civil Engineering Plans at <b>Appendix 3</b>.</p> <p>Details of the erosion and sediment controls for the proposal are provided within the Civil Engineering Plans.</p>
C6. Building over or adjacent to Constructed Council Drainage Easements	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	Where construction works are proposed within the proximity of the adjoining easements, approval from Ausgrid would be obtained.

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	Adjacent to Constructed Council Drainage Systems and Easements technical specifications.	
C7. Excavation and Landfill	<ul style="list-style-type: none"> <li>All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</li> <li>Excavation and landfill works must not result in any adverse impact on adjoining land.</li> <li>Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</li> <li>Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</li> <li>Rehabilitation and revegetation techniques shall be applied to the fill.</li> </ul> <p>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.</p>	Proposed excavation works would be undertaken in accordance with the recommendations prescribed by the submitted Geotechnical report ( <b>Appendix 5</b> ).
C8. Demolition and Construction and C9. Waste Management	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	The proposed demolition and construction works would be done in accordance with the submitted Waste Management Plan.
<b>Part D – Design</b>		
D1. Landscaped Open Space and Bushland Setting	<p>Comment in Pre-DA Notes:</p> <p><i>A landscaped setting is required for the building from Warringah Road. As a baseline this net area should exceed 33.3% but with ancillary design losses in Landscaped Open Space for driveways, forecourt, reversing/turning areas, ramps and pathways, services and the like, compliance is still practicable and achievable.</i></p>	<p>The proposal would provide 35% of landscaped open space throughout the site.</p> <p>A landscaping setting has been provided within the setback from Warringah Road.</p>

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D3. Noise	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.	As demonstrated in the Acoustic Report ( <b>Appendix 6</b> ), The proposal would comply with the relevant noise emission criteria.  Further details of the acoustic assessment are provided in the Acoustic Report.
D6. Access to Sunlight	Development should avoid unreasonable overshadowing any public open space.	Shadow Diagrams are provided within the Architectural Plans.  As demonstrated in the Shadow Diagrams, the proposed built form would not result in unreasonable overshadowing over the adjacent buildings.
D9. Building Bulk	As per Council's Pre-DA Notes advice, emphasis must be placed on high quality external materials and presentation of a buildings that "fits" appropriately with the surrounding buildings. Landscaping must be used to enhance the business park setting of the building.	The proposed four-storey cancer treatment centre is considered to be of appropriate bulk and scale. The built form of the facility has been designed to respond to the built form of the existing building to the west. High quality external materials would also be adopted for the proposed facility.  Landscaping would also be provided throughout the site, which would enhance its appearance to Frenchs Forest Road and its setting within the business park. The proposed landscaping design is illustrated within the Landscape Plans ( <b>Appendix 10</b> ).
D10. Building Colours and Materials	Comments from the Pre-DA Notes:  <i>The use of stone and timber elements together with a muted colour scheme are to be incorporated into the façade treatments to soften the appearance of the development.</i>  <i>A Schedule of Colours and Materials is to be submitted with the application.</i>	The proposed appearance of the development would present a muted colour scheme and it would incorporate a variety of façade treatments that will soften the appearance of the development when viewed from the surrounding area.  The proposal would incorporate high quality building materials that will be complementary to surrounding built form. A Schedule of Materials and Finishes is provided within the Architectural Plans. It is noted that the materials such as timber louvered cladding, glass panels, opaque panels and a series of paint finishes would be incorporated in the design of the built form. The materials and

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		finishes of the proposed built form would enhance the visual amenity of the site and its surroundings.
D11. Roofs	<ul style="list-style-type: none"> <li>▪ Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</li> <li>▪ Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</li> <li>▪ Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</li> <li>▪ Roofs shall incorporate eaves for shading.</li> <li>▪ Roofing materials should not cause excessive glare and reflection.</li> <li>▪ Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.</li> </ul>	<p>The proposal would incorporate a flat roof form which is consistent with neighbouring buildings.</p> <p>Plant rooms and other mechanical equipment would be appropriately located and would not be directly visible from public open space.</p>
D12. Glare and Reflection	<p>Comments from the Pre-DA Notes:</p> <p><i>The development application is to address possibility of glare toward adjacent overlooking office space from the building design.</i></p>	A mixture of glass and opaque panels would be incorporated in the design of the building. Therefore the proposal is not anticipated to result in adverse glare toward the adjacent office building.
D18. Accessibility	<p>Comments from the Pre-DA Notes:</p> <p><i>The proposal is required to comply with the Disability Discrimination Act 1992 (DDA). The proposal includes lift service, accessible car spaces and the like. Note that allocation car parking width should be appropriate to the mobility of patient ratio to normal (narrower) parking spaces.</i></p> <p><i>An Access Report (prepared by an appropriately qualified</i></p>	A BCA Report is provided at <b>Appendix 9</b> . The findings of the BCA Report are presented within the SEE.

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	<i>person) is to be submitted with the application.</i>	
D20. Safety and Security	<p>Comments from the Pre-DA Notes:</p> <p><i>The application is to provide an Operational Management Plan and formal risk assessment, including a consideration of the 'Crime Prevention through Environmental Design' principles.</i></p>	<p>The Operational Management Plan (<b>Appendix 14</b>) provides detail on crime prevention principles.</p> <p>An assessment against the CPTED principles is provided within the SEE.</p>
D21. Provision and Location of Utility Services	<p>Comments from the Pre-DA Notes:</p> <p><i>The location of service rooms required for water meters, hydrants, electricity and the like to be shown on the plans.</i></p>	<p>The proposed plans provide detail on the location of water meters, hydrants, electricity and the like.</p>
D23. Signs	<p>Details of signage proposed as part of the development should be submitted with the development application.</p>	<p>Details of the proposed signage are illustrated within the Architectural Plans.</p>
<b>Part E – The Natural Environment</b>		
E1. Private Property Tree Management	<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ Development must also avoid any impact on trees on public land.</li> </ul>	<p>The proposal would not have an adverse impact on existing native vegetation or trees on public land. While the proposal involves the removal of two trees, the tree removal is considered to be minor in nature and is not anticipated to result in adverse environmental impacts.</p> <p>The proposal would not impact on any trees on public land.</p>
E10. Landslip Risk	<p>A Geotechnical Assessment is required due to the depth of excavation and potential impact on adjoining properties.</p>	<p>There would not be any adverse impact on adjoining properties from the proposed excavation. Further details are provided within the Geotechnical Report.</p>