

Warringah Development Control Plan 2011 Assessment

Proposed Indoor Trampoline Facility
4-8 Inman Road, Cromer (Lot 1 DP1220196)

Warringah Development Control Plan 2011		
Control	Compliance	Comment
Part B Built Form Controls		
B1 Wall Height		
N/A - the Subject Site is zoned IN1 General industrial		
B2 Number of Storeys		
N/A - the Subject Site is not shown coloured on the DCP Map Number of Storeys.		
B3 Side Boundary Envelope		
N/A - the Subject Site is not shown coloured on the DCP Map Side Boundary Envelope.		
B4 Site Coverage		
N/A - the Subject Site is not shown coloured on the DCP Map Site Coverage.		
B5 Side Boundary Setbacks		
N/A - the Subject Site is identified for 'Merit Assessment' of Side Boundary Setbacks.		
B6 Merit Assessment of Side Boundary Setbacks		
1. Side boundary setbacks will be determined on a merit basis and will have regard to: <ul style="list-style-type: none"> ▪ streetscape; ▪ amenity of surrounding properties; and ▪ setbacks of neighbouring development 	YES	The proposed development does not include any changes to the side boundary setbacks as approved under DA2019/1346 (Appendix 9) .
2. Generally, side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.	YES	The proposed development does not include any changes to the side boundary setbacks as approved under DA2019/1346 (Appendix 9) .
B7 Front Boundary Setbacks		
N/A - the Subject Site is shown as requiring a 4.5m front setback on the DCP Map Front Boundary Setbacks. Notwithstanding, the proposed development does not include any changes to the side boundary setbacks as approved under DA2019/1346 (Appendix 9) .		



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1. Development is to maintain a minimum setback to road frontages.	YES	The proposed development does not include any changes to the front boundary setbacks as approved under DA2019/1346 (Appendix 9) .
2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.	YES	The proposed development does not include any changes to the front boundary setbacks as approved under DA2019/1346 (Appendix 9) .
3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.	N/A	The proposed development does not include any changes to the front boundary setbacks as approved under DA2019/1346 (Appendix 9) .
4. For land zoned E3 and not having frontage to Kamber Road or Kimbriki Road the minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and free of any structures, carparking or site facilities other than driveways, letterboxes and fences.	N/A	The Subject Site is not located in an E3 zone.
B8 Merit Assessment of Front Boundary Setback		
N/A – the Subject Site is shown as requiring a 4.5m front setback on the DCP Map Front Boundary Setbacks.		
B9 Rear Boundary Setbacks		
N/A – the Subject Site is identified for ‘Merit Assessment’ of Rear Boundary Setbacks.		
B10 Merit assessment of rear boundary setback		
1. Rear boundary setbacks will be determined on a merit basis and will have regard to: <ul style="list-style-type: none"> ▪ streetscape; 	N/A	Given the configuration of the subject site, having two (2) street frontages, it is considered that there is no rear boundary.



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<ul style="list-style-type: none"> ▪ amenity of surrounding properties; and ▪ setbacks of neighbouring development 		
2. Development adjacent to Narrabeen Lagoon in the B2 Local Centre zone is to address the water and parkland. Buildings are not to dominate the parkland setting and will incorporate generous setbacks where necessary to achieve this.	N/A	The Subject Site is not located adjacent Narrabeen Lagoon in the B2 Local Centre zone.
B11 Foreshore Building Setback		
<i>N/A - the subject site is not shown coloured as a foreshore setback on the DCP Map Special Setbacks.</i>		
B12 National Parks Setback		
<i>N/A - The Site is not subject to National Parks Setbacks</i>		
B13 Coastal Cliffs Setback		
<i>N/A - the subject site is not identified on Setback to coastal cliffs (Queenscliff) map.</i>		
B14 Main Roads Setback		
<i>N/A - the subject site is not shown on the DCP Map Main Roads Setback.</i>		
Part C Siting Factors		
C1 Subdivision		
<i>N/A - the proposal does not involve the subdivision of land.</i>		
C2 Traffic, Access and Safety		
<p>Vehicular Access</p> <p>1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</p> <p>The objectives are as follows:</p>	YES	Refer to Transport Impact Assessment, prepared by Stantec and can be found at Appendix 5 providing further detail on this matter.



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<p><i>To minimise:</i></p> <ul style="list-style-type: none"> <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> 		
<p>2. Vehicle access is to be obtained from minor streets and lanes where available and practical.</p>	YES	No changes to vehicle access to the Site are proposed to those approved under DA2019/1346 (Appendix 9) .
<p>3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.</p>	YES	The Subject Site is not located along Mona Vale Road or Forest Way on land within the B7 Business Park zone pursuant to the WLEP2011.
<p>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.</p>	YES	No changes to vehicle crossing on the Site are proposed to those approved under DA2019/1346 (Appendix 9) .
<p>5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.</p>	YES	No changes to vehicle crossing on the Site are proposed to those approved under DA2019/1346 (Appendix 9) .
<p>On-site loading and unloading</p> <p>6. 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.</p>	YES	No changes to any loading areas on the Site are proposed to those approved under DA2019/1346 (Appendix 9) .
C3 Parking Facilities		



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<p>1. The following design principles shall be met:</p> <ul style="list-style-type: none"> ▪ 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.; ▪ Laneways are to be used to provide rear access to carparking areas where possible; ▪ Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; ▪ Parking is to be located so that views of the street from front windows are not obscured; and ▪ 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. 	YES	The carparking has been designed to have minimal impact on views.
<p>2. 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"> ▪ the land use; ▪ the hours of operation; ▪ the availability of public transport; ▪ the availability of alternative car parking; and ▪ the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. 	YES	The proposed on site car parking has taken into consideration the land use, hour of operation, public transport, alternative car parking, commercial delivery vehicles and bicycles. For further consideration, refer to the Traffic Impact Statement that has been prepared by Stantec and can be found at Appendix 5 providing further detail on this matter.
<p>3. Carparking, other than for individual dwellings, shall :</p> <ul style="list-style-type: none"> ▪ Avoid the use of mechanical car stacking spaces; ▪ Not be readily apparent from public spaces; ▪ Provide safe and convenient pedestrian and traffic movement; 	YES	The proposed carparking does not involve mechanical car stacking spaces and allows for safe and environment pedestrian and traffic movement, includes.



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<ul style="list-style-type: none"> ▪ <i>Include adequate provision for manoeuvring and convenient access to individual spaces;</i> ▪ <i>Enable vehicles to enter and leave the site in a forward direction;</i> ▪ <i>Incorporate unobstructed access to visitor parking spaces;</i> ▪ <i>Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places;</i> ▪ <i>Provide on site detention of stormwater, where appropriate; and</i> ▪ <i>Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1.</i> 		
<p><i>4. 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>	YES	Traffic Impact Statement has been prepared by Stantec and can be found at Appendix 5 . This report confirms that adequate car parking has been provided.
<p><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></p>	YES	A Traffic Impact Statement has been prepared by Stantec and can be found at Appendix 5 . This report confirms that adequate car parking has been provided.
<p><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></p>	N/A	The Subject Site is not a bulk good premises.



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<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>	YES	Appropriate car parking has been provided on the Site. Refer to the Traffic Impact Statement at Appendix 5 for further consideration of car parking matters.
<i>8. For Forest Way Village car parking at ground level is to be provided for individual units.</i>	N/A	The Subject Site is not located in Forest Way Village.
C3(A) Bicycle Parking and End of Trip Facilities		
<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>	NOTED	NOTED.
<i>2. Bicycle parking shall be designed and constructed in accordance with Australian Standard AS 2890.3 - Bicycle Parking Facilities.</i>	YES	No changes to any bicycle parking located on the Site is proposed to those approved under DA2019/1346 (Appendix 9) .
<i>3. Bicycle parking facilities shall be designed to be an integral part of the development and where visible from public places or streets, will complement the visual quality of the public domain.</i>	YES	No changes to any bicycle parking located on the Site is proposed to those approved under DA2019/1346 (Appendix 9) .
<i>4. 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>	YES	The WDCP2011 bicycle parking requirement for a recreational facility is summarised in Table 1, which indicates eight bicycle parking spaces would be required for the proposed development. The business park will have some 40 on-site bicycle parking spaces that can accommodate the modest demand expected to occur with the proposal.



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TABLE 1 MINIMUM BICYCLE PARKING REQUIREMENTS		
Land Use	Column 1 High-Medium Security Level	Column 2 High-Low Security Level
Recreation Facility (indoor, outdoor, or major)	1 per 4 employees PLUS 1 per 1500 spectator places	1 per 200 m ² GFA 1 per 250 spectator places
5. 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.	YES	The proposal includes alterations and additions (fitout), however will not result in any additional floor area.
6. End of trip facilities shall be provided in accordance with the following: a) Bathroom/ change area(s) shall be provided and shall contain: i) At least one toilet, wash basin, mirror, clothing hooks and power points (including shaving plugs). ii) A minimum of one shower cubicle per seven (7) required bicycle parking spaces. iii) Each shower cubicle shall include a private clothes changing area with a bench and a minimum of two (2) clothing hooks. b) Clothes Lockers shall be:	YES	The proposed development does not comprise additional GFA, so as per above comment, does not require to provide end of trip facilities. Notwithstanding, given the nature of the development (trampoline facility) the development will include bathroom and change room area that can be utilised by the employees.



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<p><i>i) Provided at the rate of one clothes locker for every required bicycle parking space.</i></p> <p><i>ii) Secure, ventilated and large enough to store cycling gear (such as panniers, shoes, towels and clothing). Suggested minimum dimensions of a clothes locker are 900mm (height), 350mm (width) and 500mm (depth).</i></p>		
C4 Stormwater		
<p><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></p>	YES	No changes to stormwater management the Site are proposed to those approved under DA2019/1346 (Appendix 9) .
<p><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></p>	YES	No changes to stormwater management the Site are proposed to those approved under DA2019/1346 (Appendix 9) .
C6. Building over or adjacent to Constructed Council Drainage Easements		
<p><i>1. 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></p>	N/A	The development does not propose to reconstruct or relocate a public drainage system.
<p><i>2. 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></p>	NOTED	Noted.
C7 Excavation and Landfill		



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1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.	N/A	No earthworks are proposed as part of this development.
2. Excavation and landfill works must not result in any adverse impact on adjoining land.	N/A	No earthworks are proposed as part of this development.
3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.	N/A	No earthworks are proposed as part of this development.
4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.	N/A	No earthworks are proposed as part of this development.
5. Rehabilitation and revegetation techniques shall be applied to the fill.	N/A	No earthworks are proposed as part of this development.
6. 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.	N/A	No earthworks are proposed as part of this development.
C8 Demolition and Construction		
1. 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.	YES	A Waste Management Plan has been prepared by MRA Consulting as part of DA2019/1346 (Appendix 2) and can be found at Appendix 7 .
C9 Waste Management		



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1. 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.	YES	A Waste Management Plan has been prepared by MRA Consulting as part of DA2019/1346 (Appendix 2) and can be found at Appendix 7 .
Part D Design		
D1 Landscaped Open Space and Bushland Setting		
N/A - the Subject Site is not shown coloured on the DCP Map Landscaped Open Space and Bushland Setting.		
D2 Private Open Space		
N/A - the proposed development does not comprise residential development.		
D3 Noise		
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.	YES	Noise from combined operation of all mechanical plant equipment is considered as part of the Operational Noise Emission Assessment as prepared by Acoustic Dynamics (Appendix 6) .
2. Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.	YES	The proposed development has been designed to mitigate the effect of external noise generating activities.
3. Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.	NOTED	Noted.
4. Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources.	N/A	The proposed development is for an indoor recreation facility and does not include any noise sensitive rooms.



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<i>For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages.</i>		
<i>5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</i>	N/A	The proposed development is for an indoor recreation facility and does not include any noise sensitive rooms.
D4 Electromagnetic Radiation		
<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"> ▪ Telecommunications Act 1997 ▪ Code of Practice ▪ ACMA 	N/A	The proposal does not involve mobile phone base stations, antennas or transmitters.
D6 Access to Sunlight		
<i>1. Development should avoid unreasonable overshadowing any public open space.</i>	YES	No changes to the built form that would result in unreasonable overshadowing of public open space are proposed.
<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>	N/A	The proposal does not comprise residential development.
D7 Views		
<i>1. Development shall provide for the reasonable sharing of views.</i>	YES	No changes to built form that would impact any significant views is proposed.



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D8 Privacy		
<i>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</i>	N/A	No changes to the building layout as approved under DA2019/1346 (Appendix 9) are proposed.
<i>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</i>	N/A	The proposal is not for residential development.
<i>3. 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>	YES	The location of any doors, windows and balconies would not result in any overlooking.
<i>4. 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>	N/A	The proposal is not for residential development.
<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>	N/A	No planter boxes, louvre screens, pergolas, balcony design or similar are proposed.
D9 Building Bulk		
<i>1. Side and rear setbacks are to be progressively increased as wall height increases.</i>		No changes to the setback of any buildings as approved under DA2019/1346 (Appendix 9) are proposed.
<i>2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</i>	YES	Large areas of continuous wall planes of Warehouses 7 and 8 are broken up through the use of Architectural features such as windows, awnings and the mezzanine. Refer to the Architectural Plans (Appendix 2) for further detail.



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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: <ul style="list-style-type: none"> ▪ The amount of fill is not to exceed one metre in depth. ▪ Fill is not to spread beyond the footprint of the building. ▪ Excavation of the landform is to be minimised. 	N/A	No earthworks or significant changes to the height and bulk of Warehouses 7 and 8 are proposed as part of the development.
4. Building height and scale needs to relate to topography and site conditions.	N/A	No changes to the approved height or scale of Warehouses 7 and 8 is proposed as part of this development.
5. Orientate development to address the street.	N/A	No changes to the orientation of Warehouses 7 and 8 is proposed as part of this development.
6. Use colour, materials and surface treatment to reduce building bulk.	YES	As mentioned, large areas of continuous wall planes of Warehouses 7 and 8 are broken up through the use of Architectural features such as windows, awnings and the mezzanine. Refer to the Architectural Plans (Appendix 2) for further detail.
7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.	YES	Appropriate landscaping that responds to the building bulk has been approved under DA2019/1346 (Appendix 9)
8. Articulate walls to reduce building mass.	YES	No changes to bulk or scale of Warehouses 7 and 8 is proposed as part of this development.
D10 Building Colours and Materials		
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.	YES	No significant changes to the built form as approved under DA2019/1346 (Appendix 9) are proposed. Notwithstanding, the existing site has been designed to be aesthetically pleasing to mitigate any visual impacts.



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<i>2. 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>	YES	The proposed development has been designed to sympathise with the existing heritage items and integrate with the natural landscape, by maintaining the existing landscaping as approved under DA2019/1346 (Appendix 9) .
<i>3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</i>	YES	The proposal only includes internal alterations and additions Warehouses 7 and 8. These alterations and additions have been designed to be sympathetic with the existing heritage items.
<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>	N/A	The proposed development is not located in or in proximity to Cottage Point.
D11 Roofs		
<i>1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</i>	YES	The proposed development does not incorporate a lift overruns, plant or other mechanical equipment on roofs.
<i>2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</i>	N/A	No changes to the roof pitch as approved under DA2019/1346 (Appendix 9) are proposed.
<i>3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</i>	N/A	No changes to the roof as approved under DA2019/1346 (Appendix 9) are proposed.
<i>4. Roofs shall incorporate eaves for shading.</i>	N/A	No changes to the roof as approved under DA2019/1346 (Appendix 9) are proposed.
<i>5. Roofing materials should not cause excessive glare and reflection.</i>	N/A	No changes to the roof as approved under DA2019/1346 (Appendix 9) are proposed.
<i>6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by</i>	N/A	No changes to the roof as approved under DA2019/1346 (Appendix 9) are proposed.



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<i>integrating as many services, etc as possible into the building.</i>		
D12 Glare and Reflection		
<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"> ▪ Minimising the lit area of signage; ▪ Locating the light source away from adjoining properties or boundaries; and ▪ Directing light spill within the site. 	N/A	No artificial illumination is proposed as part of the development.
<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"> ▪ Indirect lighting; ▪ Controlling the level of illumination; and ▪ Directing the light source away from view lines. 	N/A	No artificial illumination is proposed as part of the development.
<p>3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> ▪ Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; ▪ Orienting reflective materials away from properties that may be impacted; ▪ Recessing glass into the façade; ▪ Utilising shading devices; ▪ Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and 	YES	No additional reflectivity is anticipated from the proposed development.



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<ul style="list-style-type: none"> ▪ <i>Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls</i> 		
D13 Front Fences and Front Walls		
<i>1. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.</i>	N/A	No changes to any fencing as approved under DA2019/1346 (Appendix 9) is proposed.
<i>2. Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence.</i>	N/A	No changes to any fencing as approved under DA2019/1346 (Appendix 9) is proposed.
<i>3. Fences located within the front building setback area are to complement the existing streetscape character.</i>	N/A	No changes to any fencing as approved under DA2019/1346 (Appendix 9) is proposed.
<i>4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise.</i>	N/A	No changes to any fencing as approved under DA2019/1346 (Appendix 9) is proposed.
<i>5. Gates are not to encroach over the property boundary when opening or closing.</i>	N/A	No changes to any fencing as approved under DA2019/1346 (Appendix 9) is proposed.
<i>6. Fences should complement the architectural period of the building.</i>	N/A	No changes to any fencing as approved under DA2019/1346 (Appendix 9) is proposed.
D14 Site Facilities		
<i>1. 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>	YES	<ul style="list-style-type: none"> ▪ Waste: A Waste Management Plan has been prepared by MRA Consulting as part of and can be found at Appendix 7.



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<ul style="list-style-type: none"> ▪ 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; ▪ 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; ▪ Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers; ▪ 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 ▪ Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable. 		<ul style="list-style-type: none"> ▪ Landscaping: The proposal seeks to maintain existing landscaping that has been designed to screen waste areas from public view as approved under DA2019/1346 (Appendix 9). ▪ Mail boxes: The proposed development does not include mailboxes.
D15 Side and Rear Fences		
<p>1. Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary.</p>	N/A	<p>No changes to any fencing as approved under DA2019/1346 (Appendix 9) is proposed.</p>
<p>2. For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped.</p>	N/A	<p>No changes to any fencing as approved under DA2019/1346 (Appendix 9) is proposed.</p>



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3. All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.	N/A	No changes to any fencing as approved under DA2019/1346 (Appendix 9) is proposed.
D16 Swimming pools and Spa Pools		
1. Pools are not to be located in the front building setback.	N/A	The proposal does not include any swimming pools or spa pools.
2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.	N/A	The proposal does not include any swimming pools or spa pools.
3. Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.	N/A	The proposal does not include any swimming pools or spa pools.
D17 Tennis Court		
1. Tennis courts are to be located behind the front building setback.	N/A	The proposal does not include any tennis courts.
2. Where there are 2 frontages, the location of the tennis court is not to be in the primary street frontage.	N/A	The proposal does not include any tennis courts.
3. Tennis courts are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.	N/A	The proposal does not include any tennis courts.
4. The height and location of court fencing is to enable: a) Sharing of views from surrounding residences; and b) Provision of sunlight to surrounding properties.	N/A	The proposal does not include any tennis courts.
5. Fencing material is to be a dark colour.	N/A	The proposal does not include any tennis courts.



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6. Fences are to be setback a minimum of 1.5 metres from front, side and rear boundaries.	N/A	The proposal does not include any tennis courts.
D18 Accessibility and adaptability		
<i>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.</i>	YES	The proposal has been adequately designed to ensure accessibility and adaptability.
<i>2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.</i>	YES	The proposal has been adequately designed to ensure accessibility and adaptability. Refer to Architectural Plans (Appendix 2) .
<i>3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.</i>	YES	The proposal has been adequately designed to ensure accessibility and adaptability. Refer to Architectural Plans, (Appendix 2) .
<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>	YES	The proposal has been adequately designed to ensure accessibility and adaptability. Refer to Architectural Plans, (Appendix 2) .
<i>5. There is to be effective signage and sufficient illumination for people with a disability.</i>	N/A	The proposal does not include signage.
<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>	YES	Details of tactile ground surface indicators are subject to detailed design.



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7. Access for people with a disability is to be provided at the main entrance to the development.	YES	The proposal has been adequately designed to ensure accessibility and adaptability. Refer to Architectural Plans (Appendix 2)
8. Development is to comply with Australian Standard AS1428.2.	YES	Refer to the BCA Statement provided at Appendix 3 .
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.	N/A	The proposal does not involve any dwellings.
D19 Site Consolidation in the R3 and IN1 Zone		
1. Development shall not result in adjacent allotments that have areas or dimensions, or are constrained in other ways, that would render such allotment(s) incapable of being developed in accordance with Warringah Local Environmental Plan.	N/A	The proposal does not necessitate Site consolidation.
2. Lots are to be consolidated where necessary to ensure the development of one allotment will not render an adjoining one unsuitable for future development.	N/A	The proposal does not necessitate Site consolidation.
3. For residential development in the R3 zone private open space may extend to a minimum of 3.5 metres from a side boundary.	N/A	The proposal does not necessitate Site consolidation.
4. For residential development in the R3 zone basement carparking structures may be positioned up to a minimum of 2 metres from the side boundary but not be more than 1 metre above ground level.	N/A	The proposal does not necessitate Site consolidation.
D20 Safety and Security		



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<i>1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</i>	YES	The wide driveway and orientation of existing warehouses allows for easy casual surveillance and the spill out areas/courtyards promote communal open space for the facility users. Notwithstanding, no changes to any building locations are proposed.
<i>2. Service areas and access ways are to be either secured or designed to allow casual surveillance.</i>	YES	No changes to any service areas or access ways as approved under DA2019/1346 (Appendix 9) is proposed.
<i>3. There is to be adequate lighting of entrances and pedestrian areas.</i>	YES	No changes to lighting as approved under DA2019/1346 (Appendix 9) is proposed.
<i>4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.</i>	N/A	The proposed development does not include after hours activities.
<i>5. Entrances to buildings are to be from public streets wherever possible.</i>	NO	Entrance to the proposed trampoline facility is via the internal driveway area.
<i>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).</i>	YES	A plan of management (Appendix 8) has been supplied by Bounce Inc outlining the proposed operational details of the trampoline facility.
<i>7. Buildings are to be designed to allow casual surveillance of the street, for example by:</i>	YES	The wide driveway and orientation of existing warehouses allows for easy casual surveillance and the spill out areas/courtyards promote communal open space for the facility users.



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<ul style="list-style-type: none"> a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved; b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance; c) Locating high use rooms to maximise casual surveillance; d) Clearly displaying the street number on the front of the building in pedestrian view; and e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters. 		Notwithstanding, no changes to any building locations are proposed.
<p>8. Casual surveillance of loading areas is to be improved by:</p> <ul style="list-style-type: none"> a) Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and b) Providing adequate day and night lighting which will reduce the risk of undesirable activity. 	YES	The large open space areas between the existing buildings and the warehouse units promotes openness and leaves a wide field of view for casual surveillance.
<p>1. Design entrances to buildings from public streets so that:</p> <ul style="list-style-type: none"> a) Building entrances are clearly identifiable, defined, lit and visible; b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development; c) Main entrances are clearly identifiable; d) Pavement surfaces and signage direct pedestrian movements; and e) Potential conflict between pedestrians and vehicles is avoided. 	YES	Entrance to Warehouses 7 and 8 will be maintained and clearly identified.



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D21 Provision and Location of Utility Services		
<i>1. 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>	YES	All utilities are capable of being augmented to the Site.
<i>2. 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>	YES	All service structures, plant and equipment are suitably screened from public spaces and streets and are located in the pump room as identified in the Architectural Plans (Appendix 2).
<i>3. 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: a) A reduction in the number of trenches required; b) An accurate location of services for maintenance; c) Minimising the conflict between services; d) Minimising land required and cost;</i>	NOTED	Noted.
<i>4. The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses.</i>	N/A	It is understood that the proposal will utilise existing services.
<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>	N/A	No natural features are proposed to be distributed as part of the development.
<i>6. Where utilities are located above ground, screening devices should include materials that complement the</i>	N/A	No utilities are proposed to be located above ground as a result of the proposed development.



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<i>streetscape, for example fencing and landscaping. The location of service structures such as electricity substations should be within the site area.</i>		
<i>7. Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater.</i>	N/A	The proposal does not include any habitable buildings.
<i>8. 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	The proposal does not include any habitable buildings.
D22 Conservation of Energy and Water		
<i>1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.</i>	YES	No changes to the orientation, layout and landscaping as approved under DA2019/1346 (Appendix 9) is proposed. Notwithstanding, as approved under DA2019/1346 , the existing design has responded to a number of factors, being the location of retained buildings and existing drainage line, still managing to produce a quality sympathetic design that promotes natural ventilation through the widened open space areas and daylight.
<i>2. 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>	N/A	No changes to site layout and structures are proposed as part of this development.



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3. Buildings are to be designed to minimize energy and water consumption.	NOTED	Noted.
4. Landscape design is to assist in the conservation of energy and water.	YES	No changes to landscaping as approved under DA2019/1346 (Appendix 9) is proposed.
5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.	NOTED	Noted.
6. All development must comply with Council's Water Management Policy.	YES	Covered under the base build consent, approved under DA2019/1346 (Appendix 9) .
Part E The Natural Environment		
E1 Preservation of Trees or Bushland Vegetation		
N/A - The proposed development does not include the clearing of vegetation.		
E2 Prescribed Vegetation		
1. The following is prescribed for the purposes of clause 5.9(2) of Part 2 of the Vegetation SEPP: All native vegetation identified on: a) DCP Map Threatened and High Conservation Habitat b) DCP Map Wildlife Corridors 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 Biodiversity Conservation Act 1999.	N/A	The Subject Site is not mapped under the DCP Native Vegetation, Threatened and High Conservation Habitat or Wildlife Corridor maps. Furthermore, the proposed works are primarily internal and the development would not have a significant impact on any wildlife or biodiversity located at the Subject Site.



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<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>	YES	As mentioned, the proposed development primarily comprises internal work within Warehouse 7 and 8 and would not have a significant impact on any wildlife or biodiversity located at the Subject Site.
E3 Threatened Species, population, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat		
N/A - the Subject Site is not identified on the DCP Map Threatened and High Conservation Habitat.		
E4 Wildlife Corridors		
N/A - the subject site is not identified on the DCP Map Wildlife Corridors.		
E5 Native Vegetation		
N/A - the subject site is not identified on the DCP Map Native Vegetation.		
E6 Retaining Unique Environment Features		
<i>1. Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land.</i>	YES	The proposed works are primarily internal within Warehouse 7 and 8 and the development would not have a significant impact on any environmental features. Notwithstanding, the external components of the development have been designed to be sympathetic to the existing environmental features located on the Site.
<i>2. Development should respond to these features through location of structures, outlook, design and materials.</i>	YES	The external design, materials and proposed signage have been designed to be commensurate with the area and responded to any environmental features as displayed in the Architectural Plans (Appendix 2).
E7 Development on land adjoining public open space		
<i>1. 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>	N/A	Whilst the Subject Site does not directly adjoin any public open space, the proposal has acknowledged the presence of Cromer High School sporting fields across Inman Road and Cromer Park fields across South Creek Road.



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<i>2. Public access to public open space is to be maximised.</i>	N/A	The proposal does not adjoin any public open space.
<i>3. Buildings are to be located to provide an outlook to public open space, without appearing to privatise that space.</i>	N/A	The proposal does not adjoin any public open space.
<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>	N/A	The proposal does not adjoin any public open space.
<i>5. Development is to protect views to and from public open space.</i>	N/A	The proposal does not adjoin any public open space.
<i>6. Development is to provide buffers for bushfire protection on private land, not on public land.</i>	N/A	The proposal does not adjoin any public open space.
<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>	N/A	The proposal does not adjoin any public open space.
<i>8. Development should be designed to maximise opportunities for casual surveillance of the public open space.</i>	N/A	The proposal does not adjoin any public open space.
<i>9. Development is to utilise landscaping or existing landscape elements to screen development.</i>	N/A	The proposal does not adjoin any public open space.
E8 Waterways and Riparian Lands		
N/A - the subject site is not identified on the DCP Map Waterways and Riparian Lands.		
E9 Coastline Hazards		



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N/A - the subject site is not identified on the Warringah LEP Coastal Hazard Map.		
E10 Landslip Risk		
1. The applicant must demonstrate that: <ul style="list-style-type: none"> ▪ The proposed development is justified in terms of geotechnical stability; and ▪ The proposed development will be carried out in accordance with good engineering practice. 	YES	The Site is identified as being located sloping land. Notwithstanding, no changes to the predominant built form is proposed as approved under DA2019/1346 (Appendix 9) .
2. Development must not cause detrimental impacts because of stormwater discharge from the land.	YES	No changes to the predominant built form is proposed as approved under DA2019/1346 (Appendix 9) .
3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.	YES	No changes to the predominant built form is proposed as approved under DA2019/1346 (Appendix 9) .
4. To address Requirements 1 to 3: <ul style="list-style-type: none"> i) For land identified as being in Area A: <ul style="list-style-type: none"> ▪ 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 preliminary assessment must be submitted to Council before the granting of any development consent. ▪ 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. ii) For land identified as being in Area B or Area D: 	YES	The proposed development is mostly located within land identified as Area A, with a small portion to the north of the Subject Site identified as Area D. No changes to the predominant built form is proposed as approved under DA2019/1346 (Appendix 2) .



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<ul style="list-style-type: none"> ▪ <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> ▪ <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> ▪ <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 engineer, must be submitted with the development application.</i> <p>iii) <i>For land identified as being in Area C or Area E:</i></p> <ul style="list-style-type: none"> ▪ <i>A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer/ engineering geologist, must be submitted with the development application.</i> ▪ <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> <p>iv) <i>When a geotechnical report is required to be submitted, (determined in accordance with i) to iii)</i></p>		



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<i>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>		
E11 Flood Prone Land		
<i>N/A - the Subject Site is not identified on any of the Flood Risk Precincts Maps as being affected by flooding.</i>		
Part F Zones and Sensitive Areas		
F1 Local and Neighbourhood Centres		
<i>N/A - the Subject Site is zoned IN1 General industrial.</i>		
F2 Brookvale Brickworks		
<i>N/A - the Subject Site is not the Brookvale Brickworks.</i>		
F3 SP1 Special Activities		
<i>N/A - the Subject Site is zoned IN1 General industrial.</i>		
F4 SP2 Infrastructure Zone		
<i>N/A - the Subject Site is zoned IN1 General industrial.</i>		
Part G Special Area Controls		
<i>N/A - the Subject Site is not identified in Part G.</i>		

