

Table 1 – Warringah DCP 2011 Compliance Table

Control	Requirement	Comment	Compliance
Part D Design			
D1 Landscaped Open Space and Bushland Setting	The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting	The DCP Map "Landscaped Open Space and Bushland Setting" identifies the proposed lot as requiring 40% Landscaped area. The majority of the proposal will be carried out within the existing convenience store and will not affect the existing landscaping on the site.	Y
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. See also NSW Industrial Noise Policy Appendices	During the construction phase, the proposed works will comply with the NSW Industrial Noise Policy.	Y
	2. Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.	The development will continue to mitigate the effect of existing noise generating activities.	Y
	3. Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.	Noted. There are no changes to the approved waste collection and delivery on the site.	Y
	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.	The proposal will not impact the existing noise environment.	Y
	5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact	The proposal will not impact the existing noise environment.	Y
D6 Access to Sunlight	1. Development should avoid unreasonable overshadowing any public open space.	The proposal will not create any additional overshadowing which was not considered as part of the original DA.	Y

D10 Building Colours and Materials	3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.	The proposal involves changes to the existing façade to allow for a more pleasing and modern amenity to the existing service station. The additional alterations shall complement the new external building façade.	Y
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. <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. <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 	<p>The proposed signs will be scaled and located at an appropriate height from the ground level.</p> <p>The signs will be located an adequate distance away from adjoining properties.</p> <p>The illumination of the sign will be set to appropriate LUX levels so that there is no light spill or negative impact to the amenity of the site. The illumination is proposed to alert drivers of the facilities available at the service station without distracting them from the road, especially at night.</p> <p>Noted. As stated above, the illumination will be set to an appropriate light level for the location and time of day.</p> <p>The proposed new façade will have less reflection due to the choice of material and colour. No new glazing is proposed to the existing service station.</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>

D14 Site Facilities	<ul style="list-style-type: none"> To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours. To encourage innovative design solutions to improve the urban environment. To make servicing the site as efficient and easy as possible. To allow for discreet and easily serviceable placement of site facilities in new development. 	The proposal does not involve any changes to the existing site facilities and will continue to comply with the objectives within the DCP.	Y
D18 Accessibility and Adaptability	<p>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.</p> <p>2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.</p> <p>3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.</p> <p>4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.</p> <p>5. There is to be effective signage and sufficient illumination for people with a disability.</p> <p>6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.</p>	<p>The proposed changes to the internal design of the building will not negatively impact the accessibility of the building.</p> <p>The proposed design will allow continuous, independent and barrier-free access ways to the unrestricted areas of the store.</p> <p>All pathways will be level with minimal crossfall and sufficient width, comfortable seating and slip-resistant floor surfaces.</p> <p>Noted, the proposal does not involve work that will change the level from the footpath to the commercial floor level.</p> <p>Noted.</p> <p>Noted. Tactile ground surface indicators will be provided for the orientation of people with visual impairments in accordance with relevant Australian Standards.</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>

D20 Safety and Security	Objective – To ensure that development maintains and enhances the security and safety of the community.	The proposal will maintain the security and safety of the location as required by the DCP. The proposed internal changes will not cause disruption to sightlines within the store or reduce views into or out of the store and will therefore continue to allow for passive surveillance.	Y
D23 Signs	1. 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.	The proposed signs will be located so as to not adversely impact the amenity of the streetscape and the surrounding locality. The signs will not dominate or obscure other signs or result in visual clutter.	Y
	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.	Noted. The signs are considered to be of an appropriate scale and architectural character in relation to the existing building.	Y
	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.	The proposed site is not a heritage item or in a heritage conservation area.	N/A
	4. Signs are not to obscure views of vehicles, pedestrians or potentially hazardous road features or reduce the safety of all users of any public road (including pedestrians and cyclists).	The signs will be structurally affixed to the external façade of the building and will not obscure views of vehicles, pedestrians or potentially hazardous road features or reduce the safety of all users of any public road.	Y
	5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.	The design and colour scheme of the signs will not be confused with or reduce the effectiveness of traffic control devices.	Y
	6. Signs are not to emit excessive glare or cause excessive reflection.	The signs will not emit excessive glare or cause excessive reflection.	Y
	7. Signs should not obscure or compromise important views.	The signs will not obscure or compromise important views.	Y
			N/A

	<p>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.</p> <p>10. No more than one sign is to be located above the awning level for business uses.</p> <p>11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.</p> <p>12. Signs shall meet the following criteria: Wall sign</p> <ul style="list-style-type: none"> • Shall not extend within 200mm of the top and sides of the wall. • Shall not cover any window or architectural projections; • Must be of a size and shape that relates to the architectural design of the building to which it is attached; • Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and • Shall not project more than 300mm from the wall. 	<p>No signs are proposed to dwellings under this DA.</p> <p>There are no signs proposed above awning level.</p> <p>Noted.</p> <p>The proposed signs will not extend past the top or sides of the wall.</p> <p>The signs will not cover any windows or architectural projections.</p> <p>The signs are considered to be of an appropriate sign and scale to the existing building.</p> <p>The sign will not be more than 2.7m above the existing ground level.</p> <p>The sign will not project more than 300mm from the wall</p>	<p>N/A</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>
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