

DCP Assessment Table

Proposed alterations and additions to an existing industrial facility, offices and ancillary café
4 – 10 Inman Road, Cromer (Lot 1 DP1220196)

WTJ19-423

WARRINGAH DEVELOPMENT CONTROL PLAN 2011		
Controls	Compliance	Planning Assessment
<i>PART B BUILT FORM CONTROLS</i>		
<i>B1 Wall Heights</i>		
N/A – the subject site is zoned IN1 General industrial		
<i>B2 Number of Storeys</i>		
N/A – the subject site is not shown coloured on the DCP Map Number of Storeys.		
<i>B3 Side Boundary Envelope</i>		
N/A – the subject site is not shown coloured on the DCP Map Side Boundary Envelope.		
<i>B4 Site Coverage</i>		
N/A – the subject site is not shown coloured on the DCP Map Site Coverage.		
<i>B5 Side Boundary Setbacks</i>		
N/A – the subject site is identified for 'Merit Assessment' of Side Boundary Setbacks.		
<i>B6 Merit Assessment of Side Boundary Setbacks</i>		
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	<p>The proposed development has a minimum side boundary setback of 8.7m to its closest northern property boundary. It is noted that the existing development (to be demolished) is located approximately 3.7m to the same property boundary.</p> <p>This boundary adjoins Cromer Motors and Kindy Kids. The proposed development is located a further 5m away from these properties and would turn its back to them, with no openings proposed to this extent of the subject site.</p> <p>The proposal is supported by a Noise Impact Assessment, prepared by Acoustic Dynamics, which ensures that noise impacts would be kept to a minimum.</p>
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 side setback area would result in existing landscaping being retained, in accordance with the Landscape Plans prepared by Site Image.

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<i>B7 Front Boundary Setbacks</i>		
1. Development is to maintain a minimum setback to road frontages.	YES	The DCP Map Front Boundary Setbacks prescribes a minimum front boundary setback of 4.5m The proposed development would achieve the following minimum setbacks: <ul style="list-style-type: none"> 8m from Inman Road to the existing cottage; and 10m from South Creek Road to the proposed multi-unit warehouse.
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 proposal seeks to retain established mature landscaping along Inman Road and South Creek Road, with additional soft landscaping also proposed.
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	
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	
<i>B8 Merit Assessment of Front Boundary Setbacks</i>		
N/A – the subject site is shown as requiring a 4.5m front setback on the DCP Map Front Boundary Setbacks.		
<i>B9 Rear Boundary Setbacks</i>		
N/A – the subject site is identified for 'Merit Assessment' of Rear Boundary Setbacks.		
<i>B10 Merit Assessment of Rear Boundary Setbacks</i>		
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	
<i>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 subject site is not shown coloured as a national park setback on the DCP Map Special Setbacks.		
<i>B13 Coastline 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</i>		
<i>C1 Subdivision</i>		
N/A – the proposal does not involve the subdivision of land.		
<i>C2 Traffic, Access and Safety</i>		
<i>Vehicular Access</i>		
1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.
2. Vehicle access is to be obtained from minor streets and lanes where available and practical.	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.
3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.	N/A	The subject site is not in the B7 zone or on Mona Vale Road or Forest Way.

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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.	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.
5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.
<i>On-site loading and unloading</i>		
6. Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: <ul style="list-style-type: none"> ▪ 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. 	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.
<i>C3 Parking Facilities</i>		
1. The following design principles shall be met: <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	Refer to Traffic Impact Assessment, prepared by GTA Consultants.
2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account: <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 	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.

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<ul style="list-style-type: none"> the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. 		
3. Carparking, other than for individual dwellings, shall: <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; Include adequate provision for manoeuvring and convenient access to individual spaces; Enable vehicles to enter and leave the site in a forward direction; Incorporate unobstructed access to visitor parking spaces; Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places; Provide on site detention of stormwater, where appropriate; and Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1. 	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.
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.	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.
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.	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.
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.	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.
7. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.

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8. For Forest Way Village car parking at ground level is to be provided for individual units.	N/A	The subject site is not part of the Forest Way Village.
<i>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.	YES	While bicycle parking is not currently shown on the proposal plans, the required 39 spaces can be readily accommodated. Refer to Traffic Impact Assessment, prepared by GTA Consultants.
2. Bicycle parking shall be designed and constructed in accordance with Australian Standard AS 2890.3 – Bicycle Parking Facilities.	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.
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.	YES	Refer to Traffic Impact Assessment, prepared by GTA Consultants.
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.	YES	While bicycle parking is not currently shown on the proposal plans, the required 39 spaces can be readily accommodated. Refer to Traffic Impact Assessment, prepared by GTA Consultants.
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	Refer to Architectural Plans, prepared by SBA Architects. End of trip facilities form part of each individual warehouse unit.
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.	YES	Refer to Architectural Plans, prepared by SBA Architects. While end of trip facilities form part of each individual warehouse unit, with shower facilities included in each accessible cubicle, details of clothes lockers have not been provided. Based on the 39 bicycle spaces required for the proposal, a total of 6 shower cubicles are required. A total of 11 shower

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b) Clothes Lockers shall be: <ul style="list-style-type: none"> i) Provided at the rate of one clothes locker for every required bicycle parking space. 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). 		cubicles are incorporated into accessible cubicles, located at each warehouse unit.
<i>C4 Stormwater</i>		
1. 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.	YES	Refer to Civil Engineering Report, prepared by Costin Roe.
2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.	YES	Refer to Civil Engineering Report, prepared by Costin Roe.
<i>C5 Erosion and Sedimentation</i>		
1. All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised.	YES	The proposal includes erosion and sediment control measures. Refer to Civil Engineering Report, prepared by Costin Roe.
2. Any erosion and sedimentation is to be managed at the source.	YES	The proposal includes erosion and sediment control measures. Refer to Civil Engineering Report, prepared by Costin Roe.
3. Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy.	YES	The proposal includes erosion and sediment control measures. Refer to Civil Engineering Report, prepared by Costin Roe.
4. 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 ² of land.	YES	The proposal includes erosion and sediment control measures. Refer to Civil Engineering Report, prepared by Costin Roe.

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5. Soil and Water Management 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 more than 2500m2 of land.	YES	The proposal includes erosion and sediment control measures. Refer to Civil Engineering Report, prepared by Costin Roe.
<i>C6 Building over or adjacent to Constructed Council Drainage Easements</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.	YES	The proposal does not seek to reconstruct or relocate a public drainage system. Refer to Civil Engineering Report, prepared by Costin Roe.
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.	YES	The proposal makes provision for stabilising batters and reinstatement vegetation. Refer to Civil Engineering Report, prepared by Costin Roe.
<i>C7 Excavation and Landfill</i>		
1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.	YES	Understood and noted.
2. Excavation and landfill works must not result in any adverse impact on adjoining land.	YES	Refer to Civil Engineering Report, prepared by Costin Roe, Preliminary Geotechnical Assessment, prepared by JK Geotechnics and Desktop Groundwater Assessment, prepared by Douglas Partners.
3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.	YES	Refer to Civil Engineering Report, prepared by Costin Roe, Preliminary Geotechnical Assessment, prepared by JK Geotechnics and Desktop Groundwater Assessment, prepared by Douglas Partners.
4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.	YES	Refer to Civil Engineering Report, prepared by Costin Roe, Preliminary Geotechnical Assessment, prepared by JK Geotechnics and Desktop Groundwater Assessment, prepared by Douglas Partners.
5. Rehabilitation and revegetation techniques shall be applied to the fill.	YES	Refer to Civil Engineering Report, prepared by Costin Roe, Preliminary Geotechnical Assessment, prepared by JK

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Controls	Compliance	Planning Assessment
		Geotechnics and Desktop Groundwater Assessment, prepared by Douglas Partners.
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.	YES	Refer to Civil Engineering Report, prepared by Costin Roe, Preliminary Geotechnical Assessment, prepared by JK Geotechnics and Desktop Groundwater Assessment, prepared by Douglas Partners.
<i>C8 Demolition and Construction</i>		
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	Refer to Waste Management Plan, prepared by MRA Consulting Group.
<i>C9 Waste Management</i>		
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	Refer to Waste Management Plan, prepared by MRA Consulting Group.
<i>PART D DESIGN</i>		
<i>D1 Landscaped Open Space and Bushland Setting</i>		
1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space: a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; c) Landscaped open space must be at ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.	N/A	The subject site is not identified on the WDCP2011 Landscaped Open Space and Bushland Setting Map.

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2. Where land is shown on DCP Map Landscaped Open Space and Bushland Setting as "Bushland Setting", a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural bushland or landscaped with locally indigenous species.	N/A	The subject site is not identified on the WDCP2011 Landscaped Open Space and Bushland Setting Map.								
3. In Cottage Point the relationship of the locality with the surrounding National Park and Cowan Creek waterway will be given top priority by enhancing the spread of indigenous tree canopy and protecting the natural landscape including rock outcrops and remnant bushland.	N/A	The subject site is not identified on the WDCP2011 Landscaped Open Space and Bushland Setting Map.								
D2 Private Open Space										
1. Residential development is to include private open space for each dwelling.	N/A	The proposal is not a residential development.								
2. The minimum area and dimensions of private open space are as follows: <table border="1"><thead><tr><th>DWELLING Type</th><th>Area and Minimum Dimensions per dwelling</th></tr></thead><tbody><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms</td><td>A total of 35m2 with minimum dimensions of 3 metres</td></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms</td><td>A total of 60m2 with minimum dimensions of 5 metres</td></tr><tr><td>Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing</td><td>A total of 10m2 with minimum dimensions of 2.5 metres</td></tr></tbody></table>	DWELLING Type	Area and Minimum Dimensions per dwelling	Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres	Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres	N/A	The proposal is not a residential development.
DWELLING Type	Area and Minimum Dimensions per dwelling									
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres									
Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres									
Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres									
3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children’s play.	N/A	The proposal is not a residential development.								
4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.	N/A	The proposal is not a residential development.								
5. Private open space shall not be located in the primary front building setback.	N/A	The proposal is not a residential development.								
6. Private open space is to be located to maximise solar access.		The proposal is not a 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	YES	Refer to Noise Impact Assessment, prepared by Acoustic Dynamics.								

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Controls	Compliance	Planning Assessment
Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.		
D4 Electromagnetic Radiation		
Radiation levels from mobile phone base stations, antennas and transmitters which emit electromagnetic radiation are to comply with the following requirements: <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		
1. Development should avoid unreasonable overshadowing any public open space.	YES	Refer to shadow diagrams included in Architectural Plans, prepared by SBA Architects.
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.	N/A	The proposal is not residential development.
D7 Views		
1. Development shall provide for the reasonable sharing of views.	YES	The proposed development would result in a lesser bulk and scale than the existing premises.
D8 Privacy		
1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	YES	The proposed warehouse building at the south west corner of the subject site will be lower in scale than the existing building and has been designed to complement the retained former Roche office building. The horizontally banded arrangement of the façade is more in harmony with the architectural expression of the former Roche office building than the building that it will replace, and turns its back on adjoining properties at Orlando Road.

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2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.	N/A	The proposal is not residential development.
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.	N/A	The proposal is not residential development.
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.	N/A	The proposal is not residential development.
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.	N/A	The proposal is not residential development.
D9 Building Bulk		
1. Side and rear setbacks are to be progressively increased as wall height increases.	N/A	The proposal offers a single storey multi-unit warehouse development, in addition to maintaining existing two storey buildings.
2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.	YES	Refer to Architectural Plans, prepared by SBA Architects, and Urban Design Review, prepared by DFP Planning.
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. 	YES	The subject site, in its existing state, generally slopes from Orlando Road towards South Creek Road. The proposed development has been designed to limit the amount of fill during construction, by making use of undercroft space for carparking and self-storage units.
4. Building height and scale needs to relate to topography and site conditions.	YES	The proposal involves a slight exceedance in building height requirements, which results from the falling topography towards South Creek Road.
5. Orientate development to address the street.	YES	The proposed development seeks to locate new warehouse within the subject site. By setting back from the retained Roche office buildings, the proposed warehouse

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		successfully recedes into perspective, maintaining existing the streetscape.
6. Use colour, materials and surface treatment to reduce building bulk.	YES	Careful selection of building finishes and colours, combined with proposed landscape planting, particularly along the southern and western boundaries (South Creek Road and Inman Road frontages) of the subject site, is considered to be appropriately treated from an architectural perspective, as well as being aesthetically pleasing to mitigate any visual impacts. This will assist in screening the built-form of the proposed development within the locality.
7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.	YES	The proposed development seeks to retain soft landscaping along Inman Road and South Creek Road and the introduce of additional soft landscaping. Refer to Architectural Plans, prepared by SBA Architects, and Landscape Plan, prepared by Site Image.
8. Articulate walls to reduce building mass.	YES	Refer to Architectural Plans, prepared by SBA Architects.
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	Careful selection of building finishes and colours, combined with proposed landscape planting, particularly along the southern and western boundaries (South Creek Road and Inman Road frontages) of the subject site, is considered to be appropriately treated from an architectural perspective, as well as being aesthetically pleasing to mitigate any visual impacts. This will assist in screening the built-form of the proposed development within the locality.
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.	YES	The proposed development has been designed to sympathise with the existing heritage items and integrate with the natural landscape, through the maintenance and addition of quality landscaping.
3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.	YES	The proposed development has been designed to sympathise with the existing heritage items and colours and

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		materials have been selected based on significant consultation with Council officers.
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.	N/A	The subject site is not located in Cottage Point.
D11 Roofs		
1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.	YES	The proposed development does not incorporate a lift overruns, plant or other mechanical equipment on roofs.
2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	YES	Refer to Architectural Plans, prepared by SBA Architects.
3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.	YES	Refer to Architectural Plans, prepared by SBA Architects.
4. Roofs shall incorporate eaves for shading.	YES	Refer to Architectural Plans, prepared by SBA Architects.
5. Roofing materials should not cause excessive glare and reflection.	YES	Refer to Architectural Plans, prepared by SBA Architects.
6. 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.	YES	The proposed development does not incorporate a lift overruns, plant or other mechanical equipment on roofs.
D12 Glare and Reflection		
1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: <ul style="list-style-type: none"> Selecting an appropriate lighting height that is practical and responds to the building and its neighbours; Minimising the lit area of signage; Locating the light source away from adjoining properties or boundaries; and Directing light spill within the site. 	TBC (at CC stage)	Details of lighting have not been provided.

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2. Any glare from artificial illumination is to be minimised by utilising one or more of the following: <ul style="list-style-type: none"> ▪ Indirect lighting; ▪ Controlling the level of illumination; and ▪ Directing the light source away from view lines. 	TBC (at CC stage)	Details of lighting have not been provided.
3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following: <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 ▪ Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls. 	YES	Refer to Architectural Plans, prepared by SBA Architects.
<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.	YES	The proposed fencing has been resolved to seamlessly integrate with the existing items of heritage and mature landscaping and maintain the existing streetscape character.
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.	N/A	Solid fencing is not proposed.
3. Fences located within the front building setback area are to complement the existing streetscape character.	YES	The proposed fencing has been resolved to seamlessly integrate with the existing items of heritage and mature landscaping and maintain the existing streetscape character.

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4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise.	YES	The proposed fencing is palisade / diplomat, with a powder coated finish.
5. Gates are not to encroach over the property boundary when opening or closing.	N/A	The proposed architectural drawings do not offer any property gates.
6. Fences should complement the architectural period of the building.	YES	The proposed fencing has been resolved to seamlessly integrate with the existing items of heritage and mature landscaping and maintain the existing streetscape character.
D14 Site Facilities		
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: <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. 	YES	<ul style="list-style-type: none"> Waste: Collection of waste and recycling bins would occur directly from each industrial warehouse building, with collection points for café and office related waste being situated towards the entrance of the subject site (refer to Architectural Plan (DA202 Rev 12 dated 06/11/2019). Further details on waste are included in the Waste Management Plan, prepared by MRA Consulting Group. Landscaping: The proposal seeks to maintain existing landscaping and implement supplementary landscaping. The locations of waste and recycling on site in conjunction with landscaping would ensure that such areas are screened from public view. Mail boxes: The proposed Architectural Plans do not suggest any mailboxes.
D15 Side and Rear Fences		

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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.	N/A	The proposal does not incorporate any side/rear boundary fencing.
2. For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped.	N/A	The proposal does not incorporate any side/rear boundary fencing.
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	The proposal does not incorporate any side/rear boundary fencing.
<i>D16 Swimming Pools and Spa Pools</i>		
1. Pools are not to be located in the front building setback.	N/A	The proposal does not include any pools or spas.
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 pools or spas.
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 pools or spas.
<i>D17 Tennis Courts</i>		
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.
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.

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<i>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.	YES	The proposal has been adequately designed to ensure accessibility and adaptability.
2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.	YES	The proposal has been adequately designed to ensure accessibility and adaptability. Refer to Architectural Plans, prepared by SBA Architects.
3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.	YES	The proposal has been adequately designed to ensure accessibility and adaptability. Refer to Architectural Plans, prepared by SBA Architects.
4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.	YES	The proposal has been adequately designed to ensure accessibility and adaptability. Refer to Architectural Plans, prepared by SBA Architects.
5. There is to be effective signage and sufficient illumination for people with a disability.	TBC (at CC stage)	Details of signage and lighting have not been provided.
6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.	TBC (at CC stage)	Details of tactile ground surface indicators have not been provided.
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, prepared by SBA Architects.
8. Development is to comply with Australian Standard AS1428.2.	YES	Refer to BCA Statement, prepared by SBA Architects.
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.
<i>D19 Site Consolidation in the R3 and IN1 Zone</i>		
1. Development shall not result in adjacent allotments that have areas or dimensions, or are constrained in other ways, that would render such	N/A	The proposal does not necessitate site consolidation.

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allotment(s) incapable of being developed in accordance with Warringah Local Environmental Plan.		
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.
<i>D20 Safety and Security</i>		
1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.	YES	The proposal has been designed so that the retained buildings continue to interact with the street, while integrating with the proposed warehouse units. The wide driveway and orientation of proposed warehouses will allow for easy casual surveillance and the spill out areas/courtyards promote communal open space for the facility users.
2. Service areas and access ways are to be either secured or designed to allow casual surveillance.	YES	The large open space areas between the existing buildings and the proposed warehouse units promotes openness and leaves a wide field of view for casual surveillance.
3. There is to be adequate lighting of entrances and pedestrian areas.	TBC (at CC stage)	Details of lighting has not been provided.
4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.	N/A	The proposal does not have any anticipated tenants at this stage.
5. Entrances to buildings are to be from public streets wherever possible.	NO	Entrance to the proposed buildings are via the internal driveway area.
6. For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through	N/A	The proposal does not include a site management plan and formal risk assessment.

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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).		
<p>7. Buildings are to be designed to allow casual surveillance of the street, for example by:</p> <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. 	YES	Refer to Architectural Plans, prepared by SBA Architects.
<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 proposed warehouse units promotes openness and leaves a wide field of view for casual surveillance. Adequate lighting will also be incorporate into the facility.
<p>9. 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	Entrances to the kept buildings will be maintained and enhanced, while entrance to the proposed warehouse units will be via the internal driveway. The warehouse entrances are clearly identifiable through the articulated design, which promotes the ancillary office areas at the primary entrance to each unit.
D21 Provision and Location of Utility Services		

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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.	YES	Refer to Civil Engineering Report, prepared by Costin Roe.
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.	YES	While not located underground, the proposed sprinkler tank and generator (located at the South Creek Road entrance area) will be suitably screened by landscaping. Refer to Landscape Plan, prepared by Site Image.
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;	NO	The proposal will utilise existing services, refer to Civil Engineering Drawings, prepared by Costin Roe.
4. The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses.	N/A	The proposal will utilise existing services, refer to Civil Engineering Drawings, prepared by Costin Roe.
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.	YES	Embankment stability will be ensured through permanent batters and reinstatement of vegetation. Refer to Civil Engineering Report, prepared by Costin Roe.
6. 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.	YES	The proposed sprinkler tank and generator (located at the South Creek Road entrance area) will be suitably screened by landscaping. Refer to Landscape Plan, prepared by Site Image.
7. Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater.	N/A	The proposal does not include any habitable buildings.
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	N/A	The proposal does not include any habitable buildings.

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demonstrate that the proposed sewerage systems or works are able to operate over the long term without causing unreasonable adverse effects.		
<i>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.	YES	The proposed 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, as illustrated in the shadow diagrams (DA400 and DA401), prepared by SBA Architects.
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.	YES	The proposal has the opportunity to incorporate solar access measures.
3. Buildings are to be designed to minimize energy and water consumption.	YES	Refer to Architectural Plans, prepared by SBA Architects.
4. Landscape design is to assist in the conservation of energy and water.	YES	Refer to Landscape Plan, prepared by Site Image.
5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.	N/A	The proposed stormwater system consists of a major/ minor system which conveys surface water from the warehouse roof areas, hardstand, parking areas and truck circulation areas to a stormwater management basin prior to discharge from the site via the existing trunk drainage.
6. All development must comply with Council's Water Management Policy.	YES	Refer to Civil Engineering Report, prepared by Costin Roe.
<i>D23 Signs</i>		
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.	YES	<p>The proposed signage is intended to provide wayfinding opportunities for the premises.</p> <p>The proposed signage includes:</p> <ul style="list-style-type: none"> ▪ Signage at the premises entrances of a scale that is consistent with the adjacent fencing; ▪ Signage on the retained hexagonal tower; ▪ Pylon sign at the corner of Inman Road and South Creek Road, with consistent materials and colouring;

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		<ul style="list-style-type: none"> Wall signs on proposed warehouse units.
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.	YES	The proposed signage (at the premises entrances) will also act as possible heritage interpretive displays.
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.	YES	The proposed signage is consistent with the architecture of the premises and is sympathetic to the character of the facility. The proposed signage (at the premises entrances) will also act as possible heritage interpretive displays.
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).	YES	The proposed signage at the premises entrances are set back from the property boundary to ensure that site distances are not impacted.
5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.	YES	Refer to Architectural Plan, prepared by SBA Architects.
6. Signs are not to emit excessive glare or cause excessive reflection.	YES	The proposed signage will be of a matte finish.
7. Signs should not obscure or compromise important views.	YES	The proposed signage at the premises entrances are set back from the property boundary to ensure that site distances are not impacted.
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.	N/A	The proposal does include an dwellings.
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.	N/A	The subject site is not in the RU4 zone, with frontage to Mona Vale Road or Myoora Road.
10. No more than one sign is to be located above the awning level for business uses.	YES	The proposal include only one tall sign, being the reuse of the retained hexagonal tower.

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Controls	Compliance	Planning Assessment																					
11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.	N/A	Tenancy boards are not anticipated.																					
12. Signs shall meet the following criteria:																							
13.																							
<table><tr><th>Sign</th><th>Criteria</th></tr><tr><td><u>Awning fascia sign</u> (attached to the fascia or return end of an awning)</td><td>Shall not project above, below or beyond the fascia or return end of the awning to which it is attached.</td></tr><tr><td>Freestanding signs (not being a sign elsewhere listed in this table, and includes a bulletin board, tenancy board, and the like)</td><td>Shall not exceed 2 metres in height above the existing <u>natural ground level</u>; Shall not have an area greater than 4sqm; Shall not project beyond the boundary of the premises; and Shall not be illuminated.</td></tr><tr><td>Pole or pylon sign (erected on a pole or pylon independent of any building or other structure)</td><td>Shall not be less than 2.6 metres above ground level; Shall not exceed 6 metres in height above the existing <u>natural ground level</u>; Must have a maximum area of no more than 4sqm on any single face; Shall not project beyond the boundary of the premises; and No more than one pole/pylon sign per site is permitted.</td></tr><tr><td>Top <u>hamper sign</u> (attached to the transom of a doorway or display window of a building)</td><td>Shall not extend beyond any building alignment or below the level of the head of the doorway or window within the building upon which it is attached; Shall not exceed 600mm in height; and Shall not have an advertising area greater than 5sqm.</td></tr><tr><td><u>Under awning sign</u> (attached to the underside of an awning)</td><td>Shall not exceed 2.5m in length or 0.3m in height; Shall be no less than 2.7 m above the ground and at right angles to the property boundary to which the awning is attached;</td></tr></table>	Sign	Criteria	<u>Awning fascia sign</u> (attached to the fascia or return end of an awning)	Shall not project above, below or beyond the fascia or return end of the awning to which it is attached.	Freestanding signs (not being a sign elsewhere listed in this table, and includes a bulletin board, tenancy board, and the like)	Shall not exceed 2 metres in height above the existing <u>natural ground level</u> ; Shall not have an area greater than 4sqm; Shall not project beyond the boundary of the premises; and Shall not be illuminated.	Pole or pylon sign (erected on a pole or pylon independent of any building or other structure)	Shall not be less than 2.6 metres above ground level; Shall not exceed 6 metres in height above the existing <u>natural ground level</u> ; Must have a maximum area of no more than 4sqm on any single face; Shall not project beyond the boundary of the premises; and No more than one pole/pylon sign per site is permitted.	Top <u>hamper sign</u> (attached to the transom of a doorway or display window of a building)	Shall not extend beyond any building alignment or below the level of the head of the doorway or window within the building upon which it is attached; Shall not exceed 600mm in height; and Shall not have an advertising area greater than 5sqm.	<u>Under awning sign</u> (attached to the underside of an awning)	Shall not exceed 2.5m in length or 0.3m in height; Shall be no less than 2.7 m above the ground and at right angles to the property boundary to which the awning is attached;	<table><tr><td>N/A</td><td>No awning fascia signs are proposed.</td></tr><tr><td>N/A</td><td>No freestanding signs are proposed.</td></tr><tr><td>NO</td><td>The proposed pylon sign at the corner of Inman Road and South Creek Road has a maximum height of approximately 7.9m and face area of approximately 19m². The scale and design of the proposed pylon sign is consistent with the premises and would not be out of character.</td></tr><tr><td>N/A</td><td>No hamper signs are proposed.</td></tr><tr><td>N/A</td><td>No under awning signs are proposed.</td></tr></table>	N/A	No awning fascia signs are proposed.	N/A	No freestanding signs are proposed.	NO	The proposed pylon sign at the corner of Inman Road and South Creek Road has a maximum height of approximately 7.9m and face area of approximately 19m ² . The scale and design of the proposed pylon sign is consistent with the premises and would not be out of character.	N/A	No hamper signs are proposed.	N/A	No under awning signs are proposed.
Sign	Criteria																						
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Freestanding signs (not being a sign elsewhere listed in this table, and includes a bulletin board, tenancy board, and the like)	Shall not exceed 2 metres in height above the existing <u>natural ground level</u> ; Shall not have an area greater than 4sqm; Shall not project beyond the boundary of the premises; and Shall not be illuminated.																						
Pole or pylon sign (erected on a pole or pylon independent of any building or other structure)	Shall not be less than 2.6 metres above ground level; Shall not exceed 6 metres in height above the existing <u>natural ground level</u> ; Must have a maximum area of no more than 4sqm on any single face; Shall not project beyond the boundary of the premises; and No more than one pole/pylon sign per site is permitted.																						
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N/A	No freestanding signs are proposed.																						
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	Shall not project beyond the awning; and No more than one under-awning sign may be erected per business/shop.	YES	Refer to Architectural Plans, prepared by SBA Architects.
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)	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 <u>natural ground level</u> ground; and Shall not project more than 300mm from the wall.		
Window sign (painted or letters stuck onto the inside or outside of a display window)	Must occupy less than 50% of the window area so as to not obstruct natural light; and Shall only be permitted on ground floor windows, below awning level or equivalent.	N/A	No window signs are proposed.
Bed and Breakfast Accommodation (sign associated with)	No greater than 600cm ² in area; and No more than 1 sign shall be erected.	N/A	The proposal does not involve bed and breakfast accommodation. The proposal does not involve any home based businesses.
Home Business / Home Occupation/ Home Industry and Health Consulting Rooms (signs associated with)	No greater than 600cm ² in area; Not more than 1 sign shall be erected; and The sign is to indicate the name and occupation of the business.	N/A	
Service Station (signs associated with)	Emblem and price signs must not be greater than 6 metres in height as measured from ground level; The total area of all signage on the property must not exceed 1sqm per 3 metres of the primary road frontage; All signs must be wholly contained within the allotment; Awning / canopy fascia signs must contain trade name details and corporate identification only;	N/A	The proposal does not involve a service station.

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Controls		Compliance	Planning Assessment
	Subsidiary signs must be of a number, size and style that are compatible with the size of the operation as determined by Council; and Illuminated and floodlit signs may only operate during approved trading hours.	N/A	No real estate or promotional signs are proposed.
Real Estate and Property Promotional Signs	Not more than one sign may be erected at any premises, except where there is more than one real estate agency where not more than 1 sign per real estate agency may be erected at any premises. Signage must advertise only the premises and/or land to be sold/leased or the development under construction on the site which is to be sold/leased upon completion. All signs are to be removed by the completion of the property sale. The size of signs is not to exceed; (i) 1.2sqm where single dwellings, dual occupancy development or single units within multi-unit housing, shop-top housing or residential flat building developments are being advertised for sale. (ii) 4.5sqm where single tenancies within commercial or industrial premises are being advertised. For developments where multiple units/tenancies are for sale signs must be of a size and shape that relates to the length of the street frontage of the site, the number of tenancies/units which are for sale and the scale of the development to which it relates.		
14. The following signs are not considered appropriate and are discouraged: <ul style="list-style-type: none"> Flashing or moving signs on all land other than the carriageway of a public road 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 		N/A	The proposal does not involve any signs identified in item 14.

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Controls	Compliance	Planning Assessment
<p>signs described as Exempt Development, or a sign erected by the Council for the display of community information;</p> <ul style="list-style-type: none"> ▪ Signs on or above the roof or parapet of a building. ▪ A-frame and temporary signs located on public land, including: <ol style="list-style-type: none"> 1. Signs on motor vehicles which are not able to be driven with the sign displayed 2. Balloons or other inflatable objects used for the purpose of advertising which are placed on or above roof level 3. Illuminated signs in residential zones 		
PART E THE NATURAL ENVIRONMENT		
E1 Preservation of Trees or Bushland Vegetation		
6. 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.		<p>Whilst the sited area of the proposed development contains highly managed vegetation and a small area of disturbed remnant vegetation, the proposal has considered and incorporated recommendations made in the following specialist reports:</p> <ul style="list-style-type: none"> ▪ Tree Assessment Report, prepared by Travers Bushfire & Ecology; ▪ Biodiversity Constraints Assessment, prepared by Eco Logical Australia; and ▪ Biodiversity Development Assessment Report, prepared by Travers Bushfire & Ecology. <p>For further information, refer to the abovementioned reports.</p>
7. 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.	YES	Refer to Landscape Plan, prepared by Site Image.
8. Development must also avoid any impact on trees on public land.	NO	One public tree at the northern entrance is proposed to be removed. This is to make way for the relocation of the vehicular crossover (which is required to reinstate in the

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		drainage corridor). The current vehicular crossover to South Creek Road interferes with the location of the drainage corridor.
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.	YES	Refer to Tree Assessment, prepared by Travers Bushfire & Ecology, Biodiversity Development Assessment Report, prepared by Travers Bushfire & Ecology, and Biodiversity Constraints Assessment, prepared by Eco Logical Australia.
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.	YES	Details are included in the Tree Assessment, prepared by Travers Bushfire & Ecology.
11. Development applications which require the removal of bushland 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.	YES	Assessment is provided below.
<i>E2 Prescribed Vegetation</i>		
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 d) 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 study area was not mapped under the DCP Native Vegetation, Threatened and High Conservation Habitat or Wildlife Corridor maps, however due to the significance of the subject site, control E2 has been considered and incorporated into the development proposal.
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.	YES	The proposal has been located in the most disturbed portion of the subject site and will replace most of the existing buildings, with a number of heritage items being retained.
<i>E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat</i>		
N/A – the subject site is not identified on the DCP Map Threatened and High Conservation Habitat.		

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<i>E4 Wildlife Corridors</i>		
N/A – the subject site is not identified on the DCP Map Wildlife Corridors.		
<i>E5 Native Vegetation</i>		
N/A – the subject site is not identified on the DCP Map Native Vegetation.		
<i>E6 Retaining unique environmental features</i>		
1. Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land.	YES	The proposal has been offset from the existing drainage corridor, with the conflicting vehicular crossover and driveway relocated further to the west of South Creek Road. In doing so, the drainage line will be reinstated and protected.
2. Development should respond to these features through location of structures, outlook, design and materials.	YES	Refer to Architectural Plans, prepared by Site Image.
<i>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.	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.
2. Public access to public open space is to be maximised.	N/A	The proposal does not adjoin any public open space.
3. Buildings are to be located to provide an outlook to public open space, without appearing to privatise that space.	N/A	The proposal does not adjoin any public open space.
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.	N/A	The proposal does not adjoin any public open space.
5. Development is to protect views to and from public open space.	N/A	The proposal does not adjoin any public open space.
6. Development is to provide buffers for bushfire protection on private land, not on public land.	N/A	The proposal does not adjoin any public open space.

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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.	N/A	The proposal does not adjoin any public open space.
8. Development should be designed to maximise opportunities for casual surveillance of the public open space.	N/A	The proposal does not adjoin any public open space.
9. Development is to utilise landscaping or existing landscape elements to screen development.	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 Hazard		
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	Refer to Preliminary Geotechnical Assessment, prepared by JK Geotechnics, Desktop Groundwater Assessment, prepared by Douglas Partners, and Civil Engineering Report, prepared by Costin Roe.
2. Development must not cause detrimental impacts because of stormwater discharge from the land.	YES	Refer to Civil Engineering Report, prepared by Costin Roe.
3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.	YES	Refer to Civil Engineering Report, prepared by Costin Roe.
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 	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 E. Refer to Preliminary Geotechnical Assessment, prepared by JK Geotechnics, Desktop Groundwater Assessment, prepared by Douglas Partners, and Civil Engineering Report, prepared by Costin Roe.

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<p>geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.</p> <ul style="list-style-type: none"> ▪ 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. <p>ii) For land identified as being in Area B or Area D:</p> <ul style="list-style-type: none"> ▪ 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. ▪ 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. ▪ 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. <p>iii) For land identified as being in Area C or Area E:</p> <ul style="list-style-type: none"> ▪ A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer/ engineering geologist, must be submitted with the development application. ▪ 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. <p>iv) 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.</p>		

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<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</i>		
<i>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.		

* end of DCP compliance assessment *