

WARRINGAH DCP 2011 COMPLIANCE TABLE

Control	Requirement	Comment	Compliance
Part B – Built Form Controls			
B5 Side Boundary Setbacks	3. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.	The proposed works do not project beyond the bounds of the existing building line.	Y
Part C – Siting Factors			
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.	A waste management plan has been provided at Appendix D.	Y
C9 Waste Management	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.	A waste management plan has been provided at Appendix D.	Y
Part D - Design			
D10 Building Colours and Materials	<p>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.</p> <p>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.</p> <p>3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</p>	The colours and materials proposed are consistent with the existing built form.	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>	Due to the nature of the existing land use, the works have been designed to maximise access for residents and visitors including access ramp and other accessibility features.	Y

		<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>		
Part E – The Natural Environment				
E10 Risk	Landslip	<p>1. The applicant must demonstrate that:</p> <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. <p>2. Development must not cause detrimental impacts because of stormwater discharge from the land.</p> <p>3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</p>	<p>Site is located within Area A and as a result no geotechnical report is required.</p> <p>The proposed development is minor in nature and consists of alterations and additions to the existing assisted care facility.</p> <p>The development area is flat with the proposed development to not contribute to any increase in risk of landslip events.</p>	Y