

# WARRINGAH DEVELOPMENT CONTROL PLAN 2011

Compliance Table

Section	Control	Comment	Compliance
<b>Part B – Built form controls</b>			
B6 Merit assessment side boundary setback	<ul style="list-style-type: none"> <li>Side boundary setbacks will be determined on a merit basis and will have regard to:               <ul style="list-style-type: none"> <li>streetscape;</li> <li>amenity of surrounding properties; and</li> <li>setbacks of neighbouring development</li> </ul> </li> <li>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.</li> </ul>	<p>Side setbacks, on Russell Avenue, are 2m in width and are landscaped.</p> <p>There is no change to the southern setback adjacent to the school, given the built form does not alter in this area.</p> <p>Refer to Section 6.6 of the SEE for additional comments which assesses the proposal against the merit criteria.</p>	Y
B8 Merit assessment of front boundary setbacks	<ul style="list-style-type: none"> <li>The appropriate alignment of buildings to road frontages will be determined on a merit basis and will have regard to the:               <ul style="list-style-type: none"> <li>streetscape;</li> <li>amenity of surrounding properties; and</li> <li>setbacks of neighbouring development</li> </ul> </li> </ul>	<p>Front setbacks, on Forest Way, are 2m in width and are landscaped.</p> <p>Refer to Section 6.6 of the SEE for additional comments which assesses the proposal against the merit criteria.</p>	Y
B10 Merit assessment of rear boundary setbacks	<ul style="list-style-type: none"> <li>Rear boundary setbacks will be determined on a merit basis and will have regard to:               <ul style="list-style-type: none"> <li>streetscape;</li> <li>amenity of surrounding properties; and</li> <li>setbacks of neighbouring development</li> </ul> </li> </ul>	<p>Rear setbacks, on Sorlie Place, are 2m in width. Hard landscaping is provided in the setback to enable a footpath and also facilitate the transition to outdoor seating areas.</p> <p>Refer to Section 6.6 of the SEE for additional comments which assesses the proposal against the merit criteria.</p>	Y

Section	Control	Comment	Compliance
<b>Part C</b>	<b>Siting Factors</b>		
C2 Traffic, access and safety	<ul style="list-style-type: none"> <li>• Vehicle access is to be obtained from minor streets and lanes where available and practical.</li> <li>• There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.</li> <li>• Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: <ul style="list-style-type: none"> <li>- appropriate to the size and nature of the development;</li> <li>- screened from public view; and</li> <li>- designed so that vehicles may enter and leave in a forward direction</li> </ul> </li> </ul>	<p>The existing site benefits from access from Forest Way and this is proposed to be retained.</p> <p>To assist in mitigating traffic impact on the local residential streets, a second entry and exit is proposed to the north of the current entry. This is facilitated by a proposed new signalised intersection.</p> <p>The Grace Avenue entry/exit is also proposed to be retained in the existing position.</p> <p>The proposal consolidates the loading and also places a 'lid' on the service area to mitigate any associated noise and visual impact. Loading can occur in a forward direction with the exception of the Woolworths loading, which is retained and will occur as per existing.</p>	Y
C3 Parking Facilities	<ul style="list-style-type: none"> <li>• Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;</li> <li>• Parking is to be located so that views of the street from front windows are not obscured; and</li> <li>• Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses: <ul style="list-style-type: none"> <li>- office: 1sp per 40sqm</li> <li>- restaurant: 15 sp per 100sqm GFA or 1</li> </ul> </li> </ul>	<p>The proposal represents an improvement in the appearance of the site largely by the undergrounding of the existing two storey car park structure and provision of two basement levels and one rooftop level of car parking. The rooftop parking is somewhat sleeved by retail space and design elements.</p> <p>Colston Budd Rogers and Hunt have assessed the car parking requirements of the centre assuming the rate for a shopping mall, where multi purpose trips predominate along with traffic surveys as allowed in the DCP. Refer to traffic report for commentary.</p>	Y

Section	Control	Comment	Compliance
	<p style="text-align: center;">space per 3 seats</p> <ul style="list-style-type: none"> <li>- shop (for shopping centre): &gt;20,000sqm GLFA: 4.3spaces per 100sqm GLFA</li> <li>- gym: 4.5sp per 100sqm GFA</li> <li>- child care: 1 space per 4 children</li> <li>- medical centre: 4 spaces per 100sqm GFA</li> </ul>		
<p>C3(A) Bicycle Parking and End of Trip Facilities</p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Bicycle parking shall be designed and constructed in accordance with Australian Standard AS 2890.3 – Bicycle Parking Facilities.</li> <li>• 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.</li> <li>• Retail: 1 per 200m<sup>2</sup> GFA (lockers) and Visitors: 1 per 600m<sup>2</sup> GFA (rails)</li> </ul>	<p>Appropriate bicycle parking will be provided as part of the detailed design in accordance with Council requirements. Three zones have been indicated on the drawing at the ground level and allow for approximately 48 bike spaces.</p>	<p>Can comply</p>

Section	Control	Comment	Compliance
C4 Stormwater	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.</li> </ul>	Civil and stormwater report is included in the DA submission addressing the council requirements.	Y
C5 Erosion and Sedimentation	<ul style="list-style-type: none"> <li>• All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised.</li> <li>• Any erosion and sedimentation is to be managed at the source.</li> </ul>	These requirements will be adhered to as part of the development and it is envisaged that the appropriate conditions will be imposed.	Can comply
C7 Excavation and Landfill	<ul style="list-style-type: none"> <li>• All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</li> <li>• Excavation and landfill works must not result in any adverse impact on adjoining land.</li> <li>• Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</li> <li>• Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</li> </ul>	These requirements will be adhered to as part of the development and it is envisaged that the appropriate conditions will be imposed. A geotechnical report also accompanies the DA.	Can comply

Section	Control	Comment	Compliance
	<ul style="list-style-type: none"> <li>Rehabilitation and revegetation techniques shall be applied to the fill.</li> <li>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</li> </ul>		
C8 Demolition and Construction	<ul style="list-style-type: none"> <li>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 WMP.</li> </ul>	A construction management plan is included in the DA submission which includes waste management. Appropriate conditions of consent in relation to construction waste management are likely to be imposed.	Can comply
C9 Waste Management	<ul style="list-style-type: none"> <li>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 WMP.</li> </ul>	A construction management plan is included in the DA submission which includes waste management. Appropriate conditions of consent in relation to construction waste management are likely to be imposed.	Can comply
D3 Noise	<ul style="list-style-type: none"> <li>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.</li> <li>Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the</li> </ul>	<p>An acoustic report is included in the DA submission which assesses traffic, child care noise, Sky park noise, loading areas, mechanical plant and proposes recommendations to mitigate any potential noise impacts.</p> <p>The site is a redevelopment of an existing retail site in which the refurbishment design acknowledges the more sensitive residential land uses on Grace Avenue. As such the loading is enclosed to minimise noise, there is a minimal outdoor seating on the terrace associated with the Level 1 restaurant and the plaza area and associated activity is well away</p>	Y

Section	Control	Comment	Compliance
	<p>effect of that noise.</p> <ul style="list-style-type: none"> <li>Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.</li> <li>Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</li> </ul>	<p>from this interface.</p> <p>There is no waste collection or loading between 10pm and 6am.</p> <p>The plaza area near the corner of Russell Avenue is well distanced from residential areas and also screened from Forest Way traffic noise.</p>	
D9 Building Bulk	<ul style="list-style-type: none"> <li>Side and rear setbacks are to be progressively increased as wall height increases.</li> <li>Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</li> <li>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"> <li>The amount of fill is not to exceed one metre in depth.</li> <li>Fill is not to spread beyond the footprint of the building.</li> <li>Excavation of the landform is to be minimised.</li> </ul> </li> <li>Building height and scale needs to relate to topography and site</li> </ul>	<p>Setbacks are assessed on merit as being appropriate in the context.</p> <p>The design intent is to read the centre as a series of smaller individual buildings with pitched forms to articulate long elevations.</p> <p>The facades are modulated and architectural elements increase articulation (for example the ramp on Forest Way, pitched roof forms)</p> <p>The corner of Grace and Russell is elevated (due to slope of land) and has around a 1.5m level difference to the retail level and as such a hard and soft landscape area is proposed at this corner.</p> <p>Various materials and finishes break up the facades. The green wall softens the rear elevation.</p> <p>Refer to Section 6.11 for additional commentary on the appropriateness of the built form.</p>	Y

Section	Control	Comment	Compliance
	<p>conditions.</p> <ul style="list-style-type: none"> <li>• Orientate development to address the street.</li> <li>• Use colour, materials and surface treatment to reduce building bulk.</li> <li>• Landscape plantings are to be provided to reduce the visual bulk of new building and works.</li> <li>• Articulate walls to reduce building mass.</li> </ul>		
D10 Building Colours and Materials	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade</li> </ul>	<p>As per the architectural statement:</p> <ul style="list-style-type: none"> <li>• <i>The choice of materials is inspired by local neighbourhood and Northern beaches context and involves use of raw, natural and honest materials which are integrated with layered landscape elements.</i></li> <li>• <i>For the roof and general facades - a lighter material colour was selected as part of the overall ecological sustainability strategy and is a means of reducing solar heat gain to the building</i></li> </ul>	Y
D11 Roofs	<ul style="list-style-type: none"> <li>• Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</li> <li>• Roofs should complement the roof pitch and forms of the existing buildings in the</li> </ul>	<p>The lift overrun on Forest Way, whilst non compliant in height assists in identifying the pedestrian entrance and does not detract from the appearance of the site.</p> <p>The roof forms are an integral part of the design assisting in reducing scale, creating a village cluster of buildings and allowing incorporation of planters and greenery.</p>	Y

Section	Control	Comment	Compliance
	<p>streetscape.</p> <ul style="list-style-type: none"> <li>Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</li> <li>Roofs shall incorporate eaves for shading.</li> <li>Roofing materials should not cause excessive glare and reflection.</li> <li>Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.</li> </ul>	<p>The shade sails over the roof top parking is essential to reduce heat to the parking area and make the roof spaces more attractive for shoppers which in turn assists in sharing and distributing vehicle access and egress across the site.</p> <p>All elements exceeding 12m in height are assessed as appropriate in the submitted Clause 4.6 Request.</p>	
D12 Glare and Reflection	The overspill from artificial illumination or sun reflection is to be minimised	The detailed design of the proposal will ensure compliance with the relevant standards.	Can comply
D18 Accessibility	Access for people with a disability is to be provided at the main entrance to the development. Development is to comply with Australian Standard AS1428.2	An accessibility statement accompanies the DA submission and ensures compliance with the relevant standards and has the ability to comply.	Y
D20 Safety and Security	<ul style="list-style-type: none"> <li>Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</li> <li>Service areas and access ways are to be either secured or designed to allow casual surveillance.</li> <li>There is to be adequate lighting of entrances and pedestrian areas.</li> <li>After hours land use activities are to be given priority along primary pedestrian routes to</li> </ul>	<p>Refer to Section 6.13.3 of the SEE for an assessment of safety and security principles.</p> <p>Generally:</p> <ul style="list-style-type: none"> <li>The design allows opportunities for natural surveillance including glazed shop fronts on the ground level and openings of an adequate size in the upper levels to maximise opportunities for surveillance, e.g. gym</li> <li>Building entrances are clearly identifiable, defined, lit and visible</li> <li>The centre and Skypark is secured after hours.</li> </ul>	Y



Section	Control	Comment	Compliance
	<p>increase safety.</p> <ul style="list-style-type: none"> <li>Entrances to buildings are to be from public streets wherever possible.</li> <li>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</li> <li>Buildings are to be designed to allow casual surveillance of the street</li> </ul>	<ul style="list-style-type: none"> <li>Regular maintenance regime will be implemented across the whole site.</li> </ul>	
D22 Conservation of Energy and Water	<ul style="list-style-type: none"> <li>To encourage innovative design solutions to improve the urban environment.</li> <li>To ensure energy and water use is minimised</li> </ul>	A Sustainability report is included in the DA submission.	Y
E1 Preservation of Trees or bushland vegetation		The site is largely cleared of vegetation, however any tree removal and construction works has been assessed in the accompanying arborist report. See also the response to Clause 5.9 of WLEP. Replacement planting is detailed in the landscape plan.	Y
E7 Development on land adjoining	<ul style="list-style-type: none"> <li>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.</li> <li>Public access to public open space is to be maximised.</li> </ul>	<p>The immediately adjoining public land is a primary school and is not appropriate to provide access over or through this lot.</p> <p>However the site incorporates a new Skypark which can be accessed independently of the centre and is intended to be a broader community benefit through increasing the passive recreational land in the area (albeit managed</p>	Y

Section	Control	Comment	Compliance
	<ul style="list-style-type: none"> <li>Buildings are to be located to provide an outlook to public open space, without appearing to privatise that space.</li> </ul>	privately).	
E10 Landslip Risk	<ul style="list-style-type: none"> <li>The applicant must demonstrate that: <ul style="list-style-type: none"> <li>The proposed development is justified in terms of geotechnical stability; and</li> <li>The proposed development will be carried out in accordance with good engineering practice.</li> </ul> </li> <li>Development must not cause detrimental impacts because of stormwater discharge from the land.</li> <li>Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties</li> </ul>	<p>A geotechnical report is provided with the DA submission.</p> <p>A civil and stormwater report is also submitted.</p>	Y
F1 Local and neighbourhood centres	<ul style="list-style-type: none"> <li>Buildings are to define the streets and public spaces and create environments that are appropriate to the human scale as well as being interesting, safe and comfortable.</li> <li>The minimum <u>floor to ceiling height</u> for buildings is to be 3.0 metres for ground floor levels and 2.7 metres for upper storeys.</li> <li>The design and arrangement of buildings are to recognise and preserve existing significant public views.</li> </ul>	<p>The proposal represents a significant improvement in its relationship to the public domain. The built form creates the impression of smaller buildings reducing the scale of the development.</p> <p>The ground floor has a floor to floor height of 5.2m and the level 1 is 4.2m.</p> <p>No significant view lines are obscured by the proposal. The Skypark will enhance the general public's view to the Gadigal National Park and district views.</p>	Y

Section	Control	Comment	Compliance
	<ul style="list-style-type: none"> <li data-bbox="421 465 842 607">• Development that adjoins residential land is not to reduce amenity enjoyed by adjoining residents.</li> <li data-bbox="421 636 842 965">• The built form of development in the local or neighbourhood retail centre is to provide a transition to adjacent residential development, including reasonable setbacks from side and rear boundaries, particularly above ground floor level.</li> <li data-bbox="421 1576 842 1906">• Buildings greater than 2 storeys are to be designed so that the massing is substantially reduced on the top floors and stepped back from the street front to reduce bulk and ensure that new development does not dominate existing buildings and public spaces.</li> <li data-bbox="421 1935 842 1995">• Applicants are to demonstrate how the following significant</li> </ul>	<p data-bbox="852 450 1278 936">The amenity of the adjoining residential area is paramount and has been addressed by providing enhanced vehicle access on Forest Way (and in turn potentially reducing Grace Ave), providing a 'lid' on the loading, creating a dining and gathering plaza distanced from the west and ensuring mitigating measures are proposed as recommended by the acoustic report. See also Section 6.11.1. The form and functioning of the development is largely unchanged providing shared access from Forest Way and Grace Avenue.</p> <p data-bbox="852 949 1278 1189">The arrangement of the land uses and potentially 'noisy' activities are located away from the residential interface (such as the plaza and child care) or have incorporated appropriate mitigation measures (such as acoustic barrier and of the Skypark)</p> <p data-bbox="852 1202 1278 1352">The acoustic report has assessed the likely operational noise including traffic noise and the development can comply subject to the stated recommendations.</p> <p data-bbox="852 1366 1278 1516">There is no adverse overshadowing on neighbouring properties as a result of the proposal, complying with the solar access requirements in the DCP.</p> <p data-bbox="852 1576 1278 1659">The building is essentially two large retail storeys with a roof top car park.</p> <p data-bbox="852 1951 1278 1995">Refer to Section 6.11.1 for additional commentary and the</p>	<p data-bbox="1347 450 1374 472">Y</p>

Section	Control	Comment	Compliance
	<p>considerations meet the objectives of this control:</p> <ul style="list-style-type: none"> <li>- Scale and proportion of the façade;</li> <li>- Pattern of openings;</li> <li>- Ratio of solid walls to voids and windows;</li> <li>- Parapet and/or building heights and alignments;</li> <li>- Height of individual floors in relation to adjoining buildings;</li> <li>- Materials, textures and colours; and</li> <li>- Architectural style and façade detailing including window and balcony details</li> </ul> <ul style="list-style-type: none"> <li>• Footpath awnings should be designed to allow for street <u>tree</u> planting.</li> <li>• Awnings should be consistent in design, materials, scale and overhang with adjacent retail developments.</li> <li>• Awnings should have an adequate clearance from the kerb.</li> </ul>	<p>architectural design statement.</p> <p>Street trees have been nominally denoted in the landscape plans (and form part of the replacement planting in and around the site) to ensure they are planned for in the future. Awnings will not obstruct street tree planting and will be designed to be compatible with the remainder of the design.</p> <p>Awnings are able to comply in the detailed design stage.</p>	
	<p>15. Forestway Shops:</p> <ul style="list-style-type: none"> <li>• At Forestway Shops, expansion or alteration to the existing approved buildings is to address the relationship of the development with the adjoining residential area and pedestrian and vehicular access and circulation.</li> </ul>	<p>This has been addressed in Section 6.11.1 of the SEE.</p>	<p>Y</p>



Section	Control	Comment	Compliance
	<ul style="list-style-type: none"><li data-bbox="421 409 837 663">• Parking and access arrangements are to minimize conflicts between pedestrians and vehicles. Additional vehicular access from streets other than Forest Way is preferred.</li></ul>	<p data-bbox="847 409 1270 465">Vehicle and pedestrian access was a key design consideration.</p> <p data-bbox="847 477 1270 745">Although access from streets other than Forest Way is preferred, the existing access/egress on Grace Ave is maintained in the same position and improved to assist in sharing and distributing traffic flows. Refer to traffic statement for greater discussion on traffic and egress/ingress into the site.</p>	Y