

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 – COMPLIANCE ASSESSMENT
100% BUILD TO LINE

Development Standard	Control	Comment	Compliance
Part C: Siting Factors			
C2 Traffic, Access and Safety			
Objectives	To minimise: a) traffic hazards; b) vehicles queuing on public roads c) the number of vehicle crossings in a street; d) traffic, pedestrian and cyclist conflict; e) interference with public transport facilities; and f) the loss of “on street” kerbside parking.	The narrow street frontage of the subject site does not provide sufficient room for a vehicular access point to be accommodated, which would also require ingress and egress to a classified road. Given the use of the proposed development, which focuses on affordable accommodation provision, the additional cost of proposing car parking within a building basement on such a narrow and constrained site, if imposed, would result in an extensive cost impost that would be passed on to residents of the development, thus defeating the purpose of the use, that is to provide affordable accommodation. The site has been selected due to its proximity to public transport that allows for this, in conjunction with cycling and walking, to be the primary focus for transport solutions to and from the site.	Yes

Development Standard	Control	Comment	Compliance
Requirements			
Vehicular Access	1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.	The pedestrian access point into the development satisfies the objectives.	Yes
	2. Vehicle access is to be obtained from minor streets and lanes where available and practical.		Not applicable
	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.		Not applicable
	5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.		Not applicable
On-site loading and unloading			
	6. Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: appropriate to the size and nature of the development; screened from public view; and designed so that vehicles may enter and leave in a forward direction.	As detailed above, no vehicular access is proposed within the site, given its constrained characteristics. The small size of the proposed café will not warrant substantial deliveries, such that parking is available in adjacent streets and can be transported by foot to this. Waste collection will occur in accordance with the Waste Management Plan.	Yes
C3 Parking Facilities			
Objectives	<ul style="list-style-type: none"> ○ To provide adequate off street carparking ○ To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place 	Refer to C2, above.	Yes



Development Standard	Control	Comment	Compliance
	<ul style="list-style-type: none"> To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces. 		
Requirements	<p>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.</p>	Refer to Traffic Impact Statement	Not applicable
	<p>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.</p> <p><u>Retail and Commercial Provision</u></p> <p>1 space per 40 m² GFA excluding customer service/access areas, plus for customer service/access areas 1 space per 16.4 m² GFA.</p> <p>1 space per 16.4 m² GLFA (6.1 spaces per 100 m² GLFA).</p>	Refer to Traffic Impact Statement	Not applicable
C3(A) Bicycle Parking and End of trip Facilities			
Objectives	<ul style="list-style-type: none"> To help meet the transport needs of the Warringah community To encourage healthy active lifestyles and help reduce reliance on private motor vehicles To provide convenience and safety for bicycle users 	A primary focus of development on this site is the provision of cycle facilities.	Yes
Requirements	<p>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.</p>		Yes



Development Standard	Control	Comment	Compliance
	2. Bicycle parking shall be designed and constructed in accordance with Australian Standard AS 2890.3 – Bicycle Parking Facilities.		Yes
	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.	Due to the constrained nature of the development, bicycle parking facilities are located within the site itself; however, access to these will be addressed through a plan of management.	Yes
	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.		
	Boarding house – 1 space per 10 beds	Seventeen cycle spaces are proposed, which exceeds the minimum requirement.	Yes
	Business & retail Premises – 1 space per 200m ² GFA.	Sufficient space is provided within the store rooms of each of the commercial spaces for this purpose.	Yes
	5. End of trip facilities must be provided for new buildings and for alterations or additions to existing buildings.		Yes
	6. End of trip facilities shall be provided in accordance with the following: a) Bathroom/ change area(s) shall be provided and shall contain: i) At least one toilet, wash basin, mirror, clothing hooks and power points (including shaving plugs). ii) A minimum of one shower cubicle per seven (7) required bicycle parking spaces. iii) Each shower cubicle shall include a private clothes changing area with a bench and a minimum of two (2) clothing hooks. b) Clothes Lockers shall be: i) Provided at the rate of one clothes locker for every required	End of trip facilities are provided for the commercial uses within the building.	Yes



Development Standard	Control	Comment	Compliance
	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).		
C4 Stormwater			
Objectives	<ul style="list-style-type: none"> ○ Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, <u>riparian</u> areas and <u>bushland</u>; ○ To minimise the <u>risk</u> to public health and safety; To reduce the <u>risk</u> to life and property from any flooding and groundwater damage; ○ Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change. ○ Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle ○ Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources ○ To protect Council’s stormwater drainage assets during development works and to ensure Council’s drainage rights are not compromised by development activities. 	Refer to Stormwater management plans	Yes
Requirements	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving	Refer to Stormwater management plans	Yes



Development Standard	Control	Comment	Compliance
	stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.		
	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	Refer to Stormwater management plans	Yes
C6 Building over or adjacent to Construction Council Drainage Easements			
Objectives	To ensure that Council's drainage infrastructure is not damaged and that costs and liabilities are minimised when constructing, replacing, maintaining or obtaining emergency access to constructed public drainage systems located within private property		Not applicable
Requirements	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.		Not applicable
	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		Not applicable
C7 Excavation & Landfill			
Objectives	<ul style="list-style-type: none"> ○ To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties. ○ To require that excavation and landfill does not create airborne pollution ○ To preserve the integrity of the physical environment. ○ To maintain and enhance visual and scenic quality. 	Excavation is proposed for the purpose of footings and the lift core only, resulting in very minor cut on the site. The recommendations of the Geotechnical Report recommend removing unsuitable materials when the existing fill and topsoil is removed, the remainder of which can be re-used on site for landscaping purposes, or otherwise removed.	Yes



Development Standard	Control	Comment	Compliance
Requirements	All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.		Yes
	Excavation and landfill works must not result in any adverse impact on adjoining land.	Recommendations are provided in the Geotechnical Report to address this.	Yes
	Excavated and landfill areas shall be constructed to ensure the geological stability of the work.	Recommendations are provided in the Geotechnical Report to address this.	Yes
	Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.		Yes
	Rehabilitation and revegetation techniques shall be applied to the fill.		Yes
	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
C8 Demolition & Construction			
Objectives	<ul style="list-style-type: none"> ○ To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment. ○ To promote improved project management by minimising demolition and construction <u>waste</u> and encouraging source separation, reuse and recycling of materials. ○ To assist industry, commercial operators and site managers in planning their necessary <u>waste</u> management procedures through the preparation and lodgement of a <u>Waste Management Plan</u> ○ To discourage illegal dumping. 	Refer to Waste Management Plan	Yes



Development Standard	Control	Comment	Compliance
Requirements	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the <u>Waste</u> Management Guidelines and all relevant Development Applications must be accompanied by a <u>Waste Management Plan</u>	Refer to Waste Management Plan	Yes
C9 Waste Management			
Objectives	<ul style="list-style-type: none"> ○ To facilitate sustainable <u>waste</u> management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). ○ To achieve <u>waste</u> avoidance, source separation and recycling of household and industrial/commercial <u>waste</u>. ○ To design and locate <u>waste</u> storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal <u>adverse impacts</u> on residents, surrounding neighbours, and pedestrian and vehicle movements. ○ To ensure <u>waste</u> storage and collection facilities complement <u>waste</u> collection and management services, offered by Council and the private service providers and support on-going control for such standards and services. ○ To minimise risks to health and safety associated with handling and disposal of <u>waste</u> and recycled material, and ensure optimum hygiene. ○ To minimise any adverse environmental impacts associated with the storage and collection of <u>waste</u>. ○ To discourage illegal dumping. 	Refer to Waste Management Plan	Yes
Requirements	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of	Refer to Waste Management Plan	Yes



Development Standard	Control	Comment	Compliance
	the <u>Waste</u> Management Guidelines and all relevant Development Applications must be accompanied by a <u>Waste Management Plan</u> .		
PART D DESIGN			
D2 Private Open Space			
Objectives	<ul style="list-style-type: none"> ○ To ensure that all residential development is provided with functional, well located areas of private open space. ○ To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings. ○ To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces. ○ To ensure that private open space receives sufficient solar access and privacy. 	Each boarding room within the development has access to its own private open space area, by way of a balcony that is accessible from the living area/	Yes
Requirements	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.		Yes
	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.	<p>Rooms located on the western side of the site have balconies overlooking Pittwater Road, which provides sufficient separation to development on the opposing side of the street.</p> <p>To the east, blade walls have been introduced to address the boundary conditions with adjoining properties to deflect viewing angles and ensure that there is no adverse impact to adjoining properties as a result of the proposed private open space location.</p>	Yes



Development Standard	Control	Comment	Compliance
	5. Private open space shall not be located in the primary front building setback.	Due to the constrained nature of the site, some of the boarding rooms are provided to the front setback. This is consistent with adjoining residential development along Pittwater Road.	Yes
	6. Private open space is to be located to maximise solar access	Refer to Solar Access Studies	Yes
D3 Noise			
Objectives	<ul style="list-style-type: none"> To encourage innovative design solutions to improve the urban environment. To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors. 	Refer to Acoustic Report	Yes
Requirements	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 <i>NSW Industrial Noise Policy</i> at the receiving boundary of residential and other noise sensitive land uses.	Refer to Acoustic Report	Yes
D6 Access to Sunlight			
Objectives	<ul style="list-style-type: none"> To ensure that reasonable access to sunlight is maintained. To encourage innovative design solutions to improve the urban environment and public open space. To promote passive solar design and the use of solar energy. 	Refer to Shadow Analysis	Yes
Requirements	Development should avoid unreasonable overshadowing any public open space.	Refer to Shadow Analysis	Yes
	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	Refer to Shadow Analysis	No



Development Standard	Control	Comment	Compliance
	space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.		
Exceptions	<p>Council may consider a variation to this control in the particular circumstances of a proposal, where an applicant can demonstrate, to the satisfaction of Council that:</p> <ul style="list-style-type: none"> i. the slope or topography of the site or adjoining property makes compliance impractical; and ii. other design options have been investigated which would comply but would unreasonably constrain the development of an otherwise compliant building. 	Refer to Shadow Analysis	
D7 Views			
Objectives	<ul style="list-style-type: none"> o To allow for the reasonable sharing of views. o To encourage innovative design solutions to improve the urban environment. o To ensure existing canopy trees have priority over views. 	No views are impeded as a result of the proposed development.	Not applicable
Requirements	Development shall provide for the reasonable sharing of views.		
D8 Privacy			
Objectives	<ul style="list-style-type: none"> o To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours. o To encourage innovative design solutions to improve the urban environment. o To provide personal and property security for occupants and visitors. 		Yes
Requirements	Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.		Yes



Development Standard	Control	Comment	Compliance
	Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.		Yes
	The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.	The constrained width of the site results in private open space areas being provided to the elevations as available. In doing so, and with development being constructed to the northern and southern boundary, consistent with built form on the adjoining sites, the private open space areas have been designed with blade walls on both regular and irregular angles to ensure that the privacy of adjoining properties is protected. This has been established without compromising the design of the space, instead being presented as an architectural design feature to the building elevations.	Yes
	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.		Yes
	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.		Yes
D9 Building Bulk			
Objectives	<ul style="list-style-type: none"> ○ To encourage good design and innovative architecture to improve the urban environment. ○ To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes. 		Yes



Development Standard	Control	Comment	Compliance
Requirements	1. Side and rear setbacks are to be progressively increased as wall height increases.	The proposed building has been designed with side and rear setbacks consistent with those on adjoining properties	Yes
	2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.	The building is constructed to the eastern and western boundaries consistent with the adjoining allotments.	Yes
	4. Building height and scale needs to relate to topography and site conditions.		Yes
	5. Orientate development to address the street.		Yes
	6. Use colour, materials and surface treatment to reduce building bulk.		Yes
	7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.		Yes
	8. Articulate walls to reduce building mass.		Yes
D10 Building Colours & Materials			
Objectives	To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment		Yes
Requirements	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
D11 Roofs			
Objectives	<ul style="list-style-type: none"> ○ To encourage innovative design solutions to improve the urban environment. ○ Roofs are to be designed to complement the local skyline. 		Yes



Development Standard	Control	Comment	Compliance
	<ul style="list-style-type: none"> ○ Roofs are to be designed to conceal plant and equipment. 		
Requirements	1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.		Yes
	2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.		Yes
	3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.		Yes
	4. Roofs shall incorporate eaves for shading.		No
	5. Roofing materials should not cause excessive glare and reflection.		Yes
	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
D12 Glare & Reflection			
Objectives	<ul style="list-style-type: none"> ○ To ensure that development will not result in overspill or glare from artificial illumination or sun reflection. ○ To maintain and improve the amenity of public and private land. ○ To encourage innovative design solutions to improve the urban environment. 		Yes
Requirements	<p>3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; 		Yes



Development Standard	Control	Comment	Compliance
	<ul style="list-style-type: none"> • 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. 		
D14 Site Facilities			
Objectives	<ul style="list-style-type: none"> ○ To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours. ○ To encourage innovative design solutions to improve the urban environment. ○ To make servicing the site as efficient and easy as possible. ○ To allow for discreet and easily serviceable placement of site facilities in new development. 		Yes
Requirements	1. Site facilities including <u>garbage</u> 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.		Yes
D18 Accessibility & Adaptability			
Objectives	<ul style="list-style-type: none"> ○ To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety. 		Yes



Development Standard	Control	Comment	Compliance
	<ul style="list-style-type: none"> ○ To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability. ○ To provide a reasonable proportion of residential units that should be designed to be adaptable and easily modified to promote 'ageing in place' and for people with disabilities. 		
Requirements	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
	2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.		Yes
	3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.		Yes
	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
	5. There is to be effective signage and sufficient illumination for people with a disability.		Yes
	6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.		Yes
	7. Access for people with a disability is to be provided at the main entrance to the development.		Yes
	8. Development is to comply with Australian Standard AS1428.2.		Yes



Development Standard	Control	Comment	Compliance
	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	Three of the twenty rooms are accessible (15%).	Yes
D20 Safety & Security			
Objectives	<ul style="list-style-type: none"> ○ To ensure that development maintains and enhances the security and safety of the community. 		Yes
Requirements	1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.		Yes
	2. Service areas and access ways are to be either secured or designed to allow casual surveillance.		Yes
	3. There is to be adequate lighting of entrances and pedestrian areas.		Yes
	4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.		Yes
	5. Entrances to buildings are to be from public streets wherever possible.		Yes
	<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 		Yes



Development Standard	Control	Comment	Compliance
	e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters.		
	<p>9. Design entrances to buildings from public streets so that:</p> <p>a) Building entrances are clearly identifiable, defined, lit and visible;</p> <p>b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development;</p> <p>c) Main entrances are clearly identifiable;</p> <p>d) Pavement surfaces and signage direct pedestrian movements; and</p> <p>e) Potential conflict between pedestrians and vehicles is avoided.</p>		Yes
D21 Provision and Location of Utility Services			
Objectives	<ul style="list-style-type: none"> ○ To encourage innovative design solutions to improve the urban environment. ○ To ensure that adequate <u>utility services</u> are provided to land being developed. 		Yes
Requirements	1. If a proposed development will involve a need for them, <u>utility services</u> must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.		Yes
	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
	3. Where possible, underground <u>utility services</u> such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are:		Yes



Development Standard	Control	Comment	Compliance
	<ul style="list-style-type: none"> 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; 		
	4. The location of <u>utility services</u> should take account of and minimise any impact on natural features such as <u>bushland</u> and natural watercourses.		Not applicable
	5. Where natural features are disturbed the soil profile should be restored and landscaping and <u>tree</u> planting should be sited and selected to minimise impact on services, including existing overhead cables.		Not applicable
	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
D22 Conservation of Energy & Water			
Objectives	<ul style="list-style-type: none"> o To encourage innovative design solutions to improve the urban environment. o To ensure energy and water use is minimised. 		Yes
Requirements	The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.		Yes
	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



Development Standard	Control	Comment	Compliance
	Buildings are to be designed to minimize energy and water consumption.		
	Landscape design is to assist in the conservation of energy and water.	Refer to Landscape Plan	Yes
	Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.	Refer to Stormwater Management Plan.	Yes
	All development must comply with Council's Water Management Policy.	Refer to Stormwater Management Plan.	Yes
E11 Flood Prone Land			
Objectives	<ul style="list-style-type: none"> ○ Protection of people. ○ Protection of the natural environment. ○ Protection of private and public infrastructure and assets. 		Yes
Requirements	Development must comply with the prescriptive controls set out in the Matrix below. Where a property is affected by more than one Flood Risk Precinct, or has varying Flood Life Hazard Category across it, the assessment must consider the controls relevant at each location on the property.	Refer to Flood Management Report	Yes
	Development on <u>flood prone land</u> requires the preparation of a <u>Flood Management Report</u> by a <u>suitably qualified professional</u> .	Refer to Flood Management Report	Yes
Part G1 Dee Why Town Centre			
Introduction	Objectives – Dee Why Town Centre DCP <ul style="list-style-type: none"> ○ To deliver the Dee Why Town Centre Masterplan's (2013) aims and objectives. ○ To implement the priorities and actions of the Metropolis of Three Cities and North District Plan. 		Yes



Development Standard	Control	Comment	Compliance
	<ul style="list-style-type: none"> ○ To deliver an attractive, vibrant and safe and accessible centre. ○ To encourage site amalgamation. 		
<p>3. Desired Character for the Dee Why Town Centre</p>	<p>The Dee Why Town Centre will be characterised by community, retail, commercial and residential uses.</p> <p>The vision for Dee Why Town Centre identified in the 2013 Masterplan is as follows:</p> <p><i>“Dee Why will be home to a thriving cosmopolitan community who cherish their past, celebrate its unique and engaging vibe and embrace its bold commitment to urban sustainability. It will be a place of both energy and refuge, a city at the beach, with a distinctive modern urban identity.”</i></p> <p>The North District Plan 2018 identifies Dee Why Town Centre as a mixed-use area that offers a vibrant local night-time economy. It outlines actions that are interpreted as objectives within this section of the DCP.</p> <p>The desired character for the Dee Why Town Centre is further defined by objectives within this Development Control Plan.</p>		Yes
4 Streetscape & Public Domain			
Objectives	<ul style="list-style-type: none"> ○ Prioritise pedestrian, cycling and public transport users. ○ Improve access for people of all ages and abilities. ○ Ensure high levels of amenity addressing landscape and street <u>tree</u> planting, weather protection, circulation and seating. ○ Provide spaces for people to meet, walk and feel safe. ○ Integrate the management of stormwater and floodwater. 		Yes




Development Standard	Control	Comment	Compliance
	<ul style="list-style-type: none"> ○ Maximise opportunities for landscaping. ○ Encourage public art. ○ Activate the public domain and create lively, attractive public spaces. ○ Create a system of new and improved connected public spaces. 		
Requirements General	- 1. The public domain must be designed:		
	a. In accordance with the Warringah Public Spaces Design Guidelines or updated Policy and relevant Australian Standards;		Yes
	b. To address Crime Prevention Through Environmental Design;	<p>Given the limited width of the site, particularly at the ground plane, there is limited visibility to the street frontage. However, the design has incorporated a shared lobby space and café at the ground floor level to maximise opportunities for natural, passive surveillance to the street frontage.</p> <p>Access control is clearly defined within the site with adequate security measures to be installed to enable access to only the relevant parts of the building, despite the shared lifting arrangements.</p> <p>The ground floor lobby and café space provides a clear, but welcoming definition between the public and private domain which, through furnishings and so forth will enable management of the space as it fronts the street. During operating hours of the café, the doors will be open to the street, thus creating an inviting entry.</p>	Yes
	c. To incorporate spaces for outdoor seating and dining;		Not applicable



Development Standard	Control	Comment	Compliance
	d. To address disability access;	Refer to Access Report	Yes
	e. Be suitably treated with paving, seating and landscaping;		Yes
	f. Integrate stormwater and floodwater management;	Refer to Stormwater Management Plan and Flood Management Report.	
	g. Include canopy <u>tree</u> planting to provide shade, improve visual amenity, reduce the urban heat island effect and create a pleasant environment for pedestrians and cyclists.		Not applicable
Requirements – Pedestrian Connections	1. New developments must contribute to an interconnected and co-ordinated network of footpaths providing easy and convenient access to key locations and destinations.		Yes
	2. Pedestrian connections must be designed to: <ul style="list-style-type: none"> a. Be accessible and safe b. Reduce conflicts between pedestrians and other transport modes c. Improve safety for pedestrians in high-risk zones (e.g. vehicle crossovers, public car parks). d. Improve pedestrian crossing opportunities 		Yes
	3. Publicly accessible through-site links are encouraged to facilitate pedestrian movements away from vehicles.	The site is not of sufficient size to achieve this.	Not applicable
Requirements – Kerb Setbacks	1. Development is to maintain minimum front building setbacks from the kerb as outlined in Figure 3.		
	2. High quality facades must be provided and include modulation, articulation and may include planting on structures to create visual interest and contribute to the character of the area.	A high quantum of articulation and material variation is provided to the elevations, as well as planting on structure, facing Pittwater Road, at level 6.	Yes



Development Standard	Control	Comment	Compliance
			
<p>Requirements - Awnings</p>	<p>1. Awnings must form an integral part of the architecture of the building and be designed:</p> <ul style="list-style-type: none"> a. Along the full extent of the street frontage of the building. b. At a height to ensure suitable weather protection, having regard to site orientation. c. At a height that ensures continuity in appearance with adjacent awnings and to relate to any distinctive features of the building; d. To ensure: <ul style="list-style-type: none"> a. Any lighting fixtures are recessed into the awning; b. All wiring and conduits are concealed; e. To have a minimum width of 2.5 metres; f. To provide minimum setbacks of: 		<p>Yes</p>



Development Standard	Control	Comment	Compliance
	<ul style="list-style-type: none"> i. 1 metre from the face of the kerb to accommodate utility poles and vehicles in the kerbside lane; ii. 1.5 metres from the face of the kerb to accommodate existing and proposed street trees; g. With a fascia depth not exceeding 700mm, with the preferred depth less than 350mm; h. To be cantilevered and non-trafficable; i. To be reflective of the topography of the land; j. To slope away from the kerb to conceal gutters and downpipes k. To be integrated within the building front façade; l. To integrate with adjoining developments. 		
	2. Cut out segments in awnings are not acceptable.		Not applicable
Requirements – Retail Activation	1. Active uses must be provided adjacent to the public domain, including streets, open space, pedestrian accessways and laneways.		Yes
	2. Active frontages are to contribute to the liveliness and vitality of the area by maximising entries or display windows to shops and/or food and drink premises or other uses, customer service areas and activities which provide pedestrian interest and interaction and casual surveillance of the public domain.		Yes
	3. Large retail tenancies are to be bound by smaller retail tenancies to reduce continuous frontages of the same tenancy to the public domain (refer Figure 4).		Yes
	5. Where possible, retail premises and food and drink premises are to open onto the public domain.		Yes




Development Standard	Control	Comment	Compliance
	6. Active frontages are to maximise transparent glazing with a predominantly unobstructed view from the adjacent footpath to a depth of 6m within the building.		Yes
	7. Security grills, where provided, are to be fitted internally behind the shop front, fully retractable and at least 50% transparent when closed.		Yes
	8. Except where required by flood planning level provisions, ground floor uses are to be at the same level as the footpath at the entry to the individual tenancies.		Yes
Requirements – Design & Architectural Diversity			
Objectives	<ul style="list-style-type: none"> ○ To achieve architectural diversity and interest in the architectural character of the neighbourhood. ○ To ensure that each building contributes to the design quality of Dee Why Town Centre through innovative architecture and landscaping. ○ To provide solar access to the ground level and reduce the appearance of building bulk from the public domain. ○ To provide a mix of dwellings to cater for the needs of the resident population and to encourage a diverse population. ○ To allow dwelling adaptation that that meets the changing needs of people. 		Yes
Requirements – Architectural Design	1. New developments must be designed to avoid the use of blank walls fronting streets and the public domain. In circumstances where blank walls are unavoidable, they are to be designed in a		Yes



Development Standard	Control	Comment	Compliance
	manner that is consistent with the overall building form that contributes to the public domain and create visual interest.		
Requirements Housing	- 3. Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline silver level universal design features.		Not applicable
	4. Where a development comprises at least 5 dwellings, 10% (rounded up to the next whole number) of dwellings shall be capable of being adapted (Class C) under AS 4299. .		Yes
Requirements Tower Setbacks	- 1. Development is to maintain minimum tower setbacks from the kerb as outlined in Figure 5.	The proposed built form will be setback above 14.62m, being the peak of Level 5. This approach is consistent with the adjoining building to the north, where the tower form is stepped in at that level. To ensure consistent visual articulation and create rhythm in the presentation to the street, this is considered to be a more appropriate approach to addressing the urban form of Pittwater Road.	Yes, on merit
	2. An exception to the tower setbacks can be provided on building corners where they are given visual prominence through a change in articulation, materials or colour or roof expression.	Exception is sought on the basis of providing a more appropriate urban form with the adjoining development, as well as being complemented by contemporary materials and finishes to provide a high-quality outcome to the street frontage.	Yes



Development Standard	Control	Comment	Compliance
	 <p>Blue – 9m Red – 16m Orange – 8m Purple – 19m Pink – 12.5m Yellow – 4m</p> <p>Tower Setbacks from Kerb</p>		
6 Site Amalgamation			
Objectives	<ul style="list-style-type: none"> To avoid the isolation of small sites which may result in poor built form outcomes and inability for such sites to be developed to their potential. 	<p>The larger parcels of land have already been developed surrounding the site, such that this is an isolated site. The proposed design responds to the contextual features and alignments of neighbouring properties such that the overall outcomes for Pittwater Road are not compromised as it relates to built form.</p>	Yes
Requirements	<p>1. Development should not result in the isolation of land adjacent to the development site, preventing the reasonable development of that land.</p>		Not applicable
	<p>2. Development that would result in an isolated lot must be supported by documentary evidence to demonstrate that a</p>		Not applicable



Development Standard	Control	Comment	Compliance
	<p>genuine and reasonable attempt has been made to purchase an isolated lot adjacent to the development site, based on a fair market value. This is to include at least one recent independent valuation by a licensed valuer and a written offer to cover reasonable expenses likely to be incurred by the <u>owner</u> of the isolated lot during the sale of the property.</p>		
	<p>3. Where amalgamation of an isolated lot adjacent to the development site is not feasible, applicants will be required to:</p> <ul style="list-style-type: none"> a. Demonstrate that an orderly and economic use and development of the separate sites can be achieved; b. Provide a building envelope for the adjacent isolated lot, indicating height, setbacks, resultant site coverage (building and basement), sufficient to understand the relationship between the application and the adjacent isolated lot; c. Detail the likely impacts of development on the adjacent isolated lot in terms of solar access, visual privacy, building separation, streetscape and vehicular access. 		Not applicable
7 Traffic & Parking			
Objectives	<ul style="list-style-type: none"> ○ To encourage walking, cycling, public transport and car sharing. ○ To encourage integrated basement car parking areas with shared access in suitable locations. ○ To reduce overall building bulk and scale (particularly within podiums) by locating parking underground. ○ To ensure the security of residential parking areas in mixed use developments. 		Yes



Development Standard	Control	Comment	Compliance
Requirements General	- 1. Site amalgamation is encouraged to enable integrated carparking and service provision using shared driveways where possible.	As the adjoining sites have been developed and this was not factored in as part of those proposals, such opportunity for amalgamated parking arrangements has been lost.	Yes
	2. New developments are to be accompanied by a service delivery and loading dock plan.		Not applicable
9 Sustainability			
Objectives	<ul style="list-style-type: none"> o To supplement controls contained within Part D22 Conservation of Energy and Water. o To ensure substantial new developments incorporate best practice sustainability. o To establish benchmarks for building rating scheme compliance. 		Yes
Requirements General	- 1. New development with a cost of works equal to or greater than \$5 Million must achieve a minimum 4 Star, Green Star – Design and As Built rating in the Green Building Council of Australia rating system.		Yes
10 Water Sensitive Urban Design			
Objectives	<ul style="list-style-type: none"> o To integrate water sensitive urban design features in the built environment. o To improve stormwater quality. o To provide increased biodiversity, amenity and micro-climate benefits which can reduce the heat island effect. 		Not applicable
Requirements General	- 1. A water sensitive urban design (WSUD) Strategy shall be prepared for all new buildings. The Strategy shall demonstrate compliance with WSUD objectives of this DCP and with		Not applicable



Development Standard	Control	Comment	Compliance
	<p>Council’s Water Management Policy (PL 850). The Strategy must be prepared by a Civil Engineer, who has membership to the Institution of Engineers Australia (NPER-3). The Strategy shall include the following:</p> <ul style="list-style-type: none"> a. Proposed development – Describe the proposed development at the site, including site boundaries and proposed land uses; b. <u>Catchment</u> analysis plan – Clearly showing the surface type (roof, road, landscape, forest etc) and the total areas. This must be consistent with the land use nodes within the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) Model; c. Stormwater quality requirements – Demonstrate how Stormwater Quality Requirements of the Water Management Policy will be met, including the location, size and configuration of stormwater treatment measures proposed for the development; d. MUSIC model - Prepared in accordance with the draft NSW MUSIC Modelling Guidelines unless alternative modelling parameters are justified based on local studies. Details of the modelling of those elements, parameters and assumptions used. All MUSIC data files must be provided to Council. Two models are required to be submitted – the existing site, and the proposed development. The modelling should demonstrate a neutral or beneficial effect over the existing scenario; e. Integration with the urban design – Identify how the treatment measures will integrate with the development layout 		



Development Standard	Control	Comment	Compliance
	and the surrounding area. Proprietary devices in isolation to WSUD features are unlikely to be approved.		
11 Landscaping			
Objectives	<ul style="list-style-type: none"> ○ To integrate landscaping into development and the built environment as envisaged by the NSW Government's Greener Places Policy. ○ To provide for the protection of existing and provision of new trees, shrubs and ground-covers in the public and private realm. ○ To reduce the dominance of built form in the streetscape. ○ To enhance the urban forest and reduce the urban heat island effect. ○ Protection of existing and provision of new landscaping at ground and above ground levels by all new developments and public domain improvements. 		Yes
	1. Where possible, existing trees should be retained, particularly where they are adjacent to the public domain.		Not applicable
	2. A minimum of 20% of the site area is to be provided as landscaped area, which may be located on balconies, ground, podium and roof top levels or green walls of buildings.		Yes
	3. Facades at the street level may incorporate planting on structures to enhance views from the public domain.		Not applicable
	4. Where green walls are provided, they must be via a cladding structure with growing medium to facilitate extensive plant growth.		Not applicable



