

Warringah LEP 2000 – General Principals of Development Control	
Clause	Comment
Clause 38 Glare and reflection	No change
Clause 40 Housing for older people of people with disabilities	As identified in the Access Report provided in Attachment 3 the proposed modification still provides wheelchair access in accordance with Cl.40.
Clause 42 Construction sites	The extent of excavation will be reduced as a result of the proposed modification and will therefore be an improvement on the currently approved scheme
Clause 43 Noise	No change
Clause 44 Pollutants	No change
Clause 48 Potentially contaminated land	No change
Clause 50 Safety and security	No change
Clause 51 Front fences and walls	Change to front fencing as a result of substation relocation. Consistent with approved fencing and articulated to provide visual interest.
Clause 52 Development near parks, bushland, reserves & other public open space	No change
Clause 54 Provision & location of utility services	No change
Clause 56 Retaining unique environmental features on site	No change. The proposed extent of the building footprint remains as is currently approved and no further site modifications are proposed.
Clause 57 Development on sloping land	No change
Clause 58 Protection of existing flora	No change
Clause 59 Koala habitat protection	No change
Clause 61 Views	No change
Clause 62 Access to sunlight	There is no proposed change to the outer extent of currently approved building envelope and therefore the proposed modification remains compliant with this clause.
Clause 63 Landscaped open space	The proposal will still provide more than the minimum amount of landscaped open space
Clause 63A Rear building setback	No change
Clause 65 Privacy	Bedrooms to the south, and the outdoor dining area, which are nearest to the closest residential allotment, maintain the same setback and treatment as currently approved.
Clause 66 Building bulk	There is no proposed change to the out extent of the building envelope as currently approved.
Clause 67 Roofs	No change

Clause 68 Conservation of energy & water	No change
Clause 69 Accessibility – Public and Semi- Public Buildings	See Cl.40
Clause 70 Site Facilities	No change
Clause 71 Parking Facilities (visual impact)	Parking facilities are designed so as not to dominated street frontage. Landscaped screening is provided to the visitor parking at ground level.
Clause 72 Traffic Access & Safety	All car parking and access continue to meet relevant Australian Standards.
Clause 73 On-site Loading and Unloading	Facilities for the loading and unloading of service, delivery and emergency vehicles are to be appropriate to the size and nature of the development. On-site facilities are screened from public view and designed so that vehicles may enter and leave in a forward direction.
Clause 74 Provision of Car Parking	The modification results in an additional 4 spaces – 1 accessible car park and 3 visitor car parks at ground level and exceeds the requirements of Cl.29.
Clause 75 Design of Car Parking Areas	All car parking areas continue to provide safe and convenient pedestrian and vehicle movement, include adequate provision for manoeuvring and meet relevant Australian Standards.
Clause 76 Management of Stormwater	No change
Clause 78 Erosion & Sedimentation	A condition requiring the preparation of a Soil & Water Management Plan is attached to the existing consent. There is no request to remove this condition.