

THE PLANNINGHUB

by Hawes & Swan

APPENDIX D

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 - COMPLIANCE TABLE

28 FISHER ROAD & 9 FRANCIS STREET,
DEE WHY

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Auburn Development Control Plan 2010 – Compliance Table

28 Fisher Road & 9 Francis Street, Dee Why

Control	Requirement	Comment	Complies
Part B – Built Form Controls			
B2 – Number of Storeys	Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys: <ul style="list-style-type: none"> Western portion of site – three storeys 	The proposed development has been designed to respond to the site's two street frontages and relevant height controls. The proposed development provides a three-storey built form to Francis Street in lien with the relevant control applicable to the western portion of the site.	✓
B3 – Side Boundary Envelope	Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: <ul style="list-style-type: none"> 4 metres, or 5 metres 	The proposed development does not include the relevant side building envelope applicable to the western portion of the site. The proposal provides appropriate side setbacks based on the narrow width of the site and adopts a built form that responds to the existing streetscape and is reflective of the proposed use and the site's other frontage located within the Dee Why Town Centre.	On Merit
B5 – Side Boundary Setbacks	Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map – 4.5m to Francis Street.	The proposed development provides 3m side setbacks for the western portion of the site. The variation to the minimum 4.5m is due to the constrained width of the site in line with Pre-DA comments provided by Council. The variation is considered reasonable due to the proposed boarding house us of the site and the treatment of the northern and southern elevations of the building that ensure an appropriate level of privacy is maintained onsite and on adjoining properties.	On Merit

	<p>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.</p> <p>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.</p>	The proposed side setback areas are to be appropriately landscaped to integrate the proposal into the existing landscape and provide screening.	✓
B6 - Merit Assessment of Side Boundary Setbacks	<p>Side boundary setbacks will be determined on a merit basis and will have regard to:</p> <ul style="list-style-type: none"> streetscape; amenity of surrounding properties; and setbacks of neighbouring development 	As detailed the proposed development provides 3m side setbacks for the western portion of the site. The variation to the minimum 4.5m is due to the constrained width of the site in line with Pre-DA comments provided by Council. The variation is considered reasonable due to the proposed boarding house use of the site and the treatment of the northern and southern elevations of the building that ensure an appropriate level of privacy is maintained onsite and on adjoining properties. The proposal is consistent with side setbacks on adjoining properties.	✓
B7 – Front Boundary Setbacks	<p>Development is to maintain a minimum setback to road frontages - – 6.5m to Francis Street</p> <p>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.</p>	<p>The proposed development provides a front setback of 6m to Francis Street. The proposed setback is generally consistent with the existing street setbacks on adjoining properties and does not adversely impact on the amenity of surrounding properties or the streetscape.</p> <p>The proposed front setback area will be appropriately landscaped to integrate the proposal into the existing streetscape and provide visual interest and amenity.</p>	<p>On Merit</p> <p>✓</p>

B8 - Merit Assessment of Front Boundary Setbacks	<p>The appropriate alignment of buildings to road frontages will be determined on a merit basis and will have regard to the:</p> <ul style="list-style-type: none"> streetscape; amenity of surrounding properties; and setbacks of neighbouring development 	The proposed development provides a front setback of 5.9m to Francis Street. The proposed setback is generally consistent with the existing street setbacks on adjoining properties and does not adversely impact on the amenity of surrounding properties or the streetscape. The proposed front setback area will also be appropriately landscaped to integrate the proposal into the existing streetscape and provide visual interest and amenity.	✓
Part C – Siting Factors			
C2 - Traffic, Access and Safety	<p>Vehicle access is to be obtained from minor streets and lanes where available and practical.</p> <p>Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.</p> <p>Facilities for the loading and unloading of service, delivery and emergency vehicles are to be:</p> <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. 	<p>Vehicular access is proposed to be provided from Francis Street.</p> <p>The proposed vehicle crossing has been designed in accordance with the relevant standards and specifications.</p> <p>All proposed parking and associated facilities are located in the basement level carpark. The basement level carpark has been designed to ensure it is an appropriate size for the development, is screened from the public and allows vehicles to enter and exit in a forward direction.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
C3 – Parking Facilities	<p>Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments.</p> <p>Carparking, other than for individual dwellings, shall :</p> <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; 	<p>All proposed parking and associated facilities are located in the basement level carpark.</p> <p>All proposed parking and associated facilities are located in the basement level carpark. The basement level carpark has been designed to ensure it is an appropriate size for the development, is screened from the public, has been designed in accordance with the relevant Australian</p>	<p>✓</p> <p>✓</p>

	<ul style="list-style-type: none"> • 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. 	standards and allows vehicles to enter and exit in a forward direction.	
C3A – Bicycle Parking and End of Trip Facilities	<p>Boarding house – 1 per 10 beds + visitor – 1 per 20 beds.</p> <p>Bathroom/ change area(s) shall be provided and shall contain:</p> <p>i) At least one toilet, wash basin, mirror, clothing hooks and power points (including shaving plugs).</p> <p>ii) A minimum of one shower cubicle per seven (7) required bicycle parking spaces.</p> <p>iii) Each shower cubicle shall include a private clothes changing area with a bench and a minimum of two (2) clothing hooks.</p> <p>b) Clothes Lockers shall be:</p> <p>i) Provided at the rate of one clothes locker for every required bicycle parking space.</p> <p>ii) Secure, ventilated and large enough to store cycling gear</p>	<p>Bicycle parking has been provided in accordance with State Environmental Planning Policy (Affordable Rental Housing) 2009 where a total of 16 motorcycle and 16 bicycle spaces are required for the proposed development. A total of 17 motorcycle and 16 bicycle spaces are proposed as a part of the development.</p> <p>The proposed boarding rooms have adequate private bathroom facilities for users.</p>	<p>✓</p> <p>✓</p>

C4 – Stormwater	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.	Concept Stormwater Plans have been prepared by Mesh Group Pty Ltd in support of the proposal and are provided in Appendix H .	✓
C5 - Erosion and Sedimentation	An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004).	An erosion and sediment control plan is included in Appendix H .	✓
C7 – Excavation and Landfill	Excavation and landfill works must not result in any adverse impact on adjoining land, shall be constructed to ensure the geological stability of the work and shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.	The proposal involves the excavation works to facilitate the basement levels. The earthworks will not have any detrimental impact on environmental functions, neighbouring uses or heritage items and all earthworks will be carried out in accordance with the recommendations of the Geotech Report prepared by Soilsrock Engineering in support of the application and provided in Appendix P .	✓
C8 – Demolition and Construction	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 prepared by The George Group in support of the proposed development and is provided in Appendix L . The waste management plan includes the proposed waste management for demolition, construction and ongoing use of the site.	✓
C9 – Waste Management	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 prepared by The George Group in support of the proposed development and is provided in Appendix L . The waste management plan includes the proposed waste management for demolition, construction and ongoing use of the site.	✓
Part D – Design			
D1 - Landscaped Open Space and Bushland Setting	The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting – 40% for the western portion of the site.	A total of 944m ² (67.85%) of landscaped area has been provided as a part of the development. The landscaped area calculations include areas on the ground floor and rooftop as the landscaped area has been provided in accordance with the requirements of Part G1 – Dee Why Town Centre which is applicable to the eastern portion of the site.	✓

	<p>To measure the area of landscaped open space:</p> <p>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;</p> <p>b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</p> <p>c) Landscaped open space must be at ground level (finished); and</p> <p>d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</p>	The landscaped area calculations include areas on the ground floor and rooftop as the landscaped area has been provided in accordance with the requirements of Part G1 – Dee Why Town Centre which is applicable to the eastern portion of the site.	✓
D6 – Access to Sunlight	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.	Detailed shadow diagrams have been prepared demonstrating compliance with adjoining residential lots.	✓
D7 - Views	Development shall provide for the reasonable sharing of views.	The proposed development has been sited and designed to provide for reasonable sharing of views.	✓
D8 - Privacy	<p>Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>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.</p>	<p>The proposed development has been sited and design to maintain an appropriate level of privacy for users of the site and adjoining properties. This has been achieved through the design of the internal layout and the location of windows and openings.</p> <p>The proposed habitable room windows and balconies have been located and orientated to minimise overlooking of and from adjoining properties.</p> <p>The proposed development does not contain any dwellings however the windows and opening of the proposal have</p>	<p>✓</p> <p>✓</p> <p>✓</p>

	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.	<p>been sited and orientated to ensure they do not provide direct or close views. The only windows facing the side boundaries are windows to corridors.</p> <p>Landscaping has been incorporated on the ground floor and rooftop communal areas to provide adequate screening of adjoining properties and to minimise opportunities for overlooking, as detailed in the Landscape Plans (Appendix G).</p>	✓
D9 - Building Bulk	<ul style="list-style-type: none"> Side and rear setbacks are to be progressively increased as wall height increases. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. Building height and scale needs to relate to topography and site conditions. Orientate development to address the street. Use colour, materials and surface treatment to reduce building bulk. Articulate walls to reduce building mass <p>Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p>	<p>The design, scale and height proposed within this application is consistent with the current developments and desired future character of the site's split zoning and two street frontages having regard to its location and site context. The elevations have been carefully designed to achieve an aesthetic outcome and composition based on the developments interface with the site's two street frontages and the adjoining properties. The facades and numerous architectural features provide articulation and interest to the elevations and result in a high-quality built form that contributes positively to the streetscape and the emerging built form.</p> <p>The proposal incorporated landscaping that assists in the integration of the proposal into the surrounding landscape and softens and reduces the visual bulk of the building.</p>	<p>✓</p> <p>✓</p>
D10 - Building Colours and Materials	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.	Appropriate materials and finishes have been incorporated that will complement the area whilst positively contributing to the visual interest of the streetscape.	✓
D11 - Roofs	Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.	The proposed lift overruns have been integrated into the roof design to ensure they do not add unnecessary bulk and are not readily apparent from the street frontages.	✓

D12 - Glare and Reflection	<p>The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours;</p> <ul style="list-style-type: none"> • Minimising the lit area of signage; • Locating the light source away from adjoining properties or boundaries; and • Directing light spill within the site. 	The proposed lighting will be designed in accordance with the relevant Australian standards and will not contribute to any light spill or offensive light for adjoining properties and the public domain.	✓
D14 - Site Facilities	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.	All proposed site facilities have been located and designed to ensure they are not visible from the public domain.	✓
D15 - Side and Rear Fences	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.	Fencing will not exceed 1.8m	✓
D18 - Accessibility and Adaptability	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	An access report has been prepared by Accessible Public Domain (Appendix M)	✓
D20 - Safety and Security	Buildings are to overlook streets as well as public and communal places to allow casual surveillance.	The proposed development has been designed to maximise casual surveillance of communal areas and public places in proximity to the site.	✓
	Entrances to buildings are to be from public streets wherever possible.	The proposed development provides pedestrian entrances facing Fisher Road and vehicular entrance facing Francis Street.	✓
D21 - Provision and Location of Utility Services	Utility services must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.	The site currently contains a place of public worship that has access to sewer, water, electricity, and telecommunications. The proposed development will maintain access to those	✓

		services and has sufficient area to deal with service provision requirements.	
D22 - Conservation of Energy and Water	The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.	The proposed development has been sited and designed to make the best use of natural ventilation, daylight and solar energy whilst maintain an appropriate level of privacy for adjoining properties.	✓
Part E - The Natural Environment			
E10 - Landslip Risk	<p>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>Development must not cause detrimental impacts because of stormwater discharge from the land.</p> <p>Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</p>	<p>The proposed development has been designed to respond to the natural topography of the site and to ensure it does not adversely impact the stormwater discharge from the site the subsurface flow conditions or the risk of landslides on the site and surrounding properties.</p> <p>The proposed development is support by a Geotech Report (Appendix P) and Concept Stormwater Plans (Appendix H) that demonstrate the proposal's compatibility with the site's landslide risk and ensure it will not detrimentally impact the site or surrounding area.</p>	✓
E11 - Flood Prone Land	Low Flood Risk	It is considered that given the low flood risk that no further information is required.	✓
Part G1 – Dee Why Town Centre			
4 - Streetscape and Public Domain	Development is to maintain minimum front building setbacks from the kerb as outlined in Figure 3 – Fisher Road = 4m	<p>The proposed development has a 4m setback to Fisher Road which is consistent with the setbacks of adjoining properties and assist in the activation of the site's street frontage, integration into the streetscape and provision of an appropriate street awning.</p> <p>The proposed development incorporates high quality façade design, materials and finishes and green walls to provide</p>	XX ✓

	<p>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.</p> <p>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. <p>Where possible, retail premises and food and drink premises are to open onto the public domain.</p>	<p>visual interest and positively contribute to the streetscape and wider Dee Why Town Centre.</p> <p>The proposed development includes the provision of a street awning that along the full extent of the site's Fisher Road frontage is at an appropriate height that provides suitable weather protection and is consistent with the streetscape.</p> <p>The proposed development includes a café on the Fisher Road frontage which opens out onto the public domain.</p>	<p>✓</p> <p>✓</p>
5 - Design and Architectural Diversity	New developments must be designed to avoid the use of blank walls fronting streets and the public domain	The proposed development has been designed to avoid blank walls facing the site's two street frontages through use of architectural features, articulation and location of openings.	✓
6 - Site amalgamation	Development should not result in the isolation of land adjacent to the development site, preventing the reasonable development of that land.	The proposed development involves the amalgamation of two existing lots and provides a development that will not result in the isolation of adjoining sites.	✓
7 - Traffic and Parking	<p>Parking should be:</p> <ul style="list-style-type: none"> a. Provided underground; b. Designed and located to optimise deep soil planting. 	The proposed car parking and associated facilities are provided in the basement level and have been sited to allow for some deep soil planting on the ground floor.	✓
9 - Sustainability	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.	A section J report has been prepared by JHA.	✓
10 - Water Sensitive Urban Design (WSUD)	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 Council's Water Management	Mesh Group Pty Ltd have prepared detailed stormwater plans and supporting information in accordance with the DCP.	✓

	Policy (PL 850). The Strategy must be prepared by a Civil Engineer, who has membership to the Institution of Engineers Australia (NPER-3)		
11 - Landscaping	<p>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.</p> <p>Where green walls are provided, they must be via a cladding structure with growing medium to facilitate extensive plant growth.</p>	A total of 944m ² (67.85%) of landscaped area has been provided as a part of the development. The landscaped area calculations include areas on the ground floor and rooftop as the landscaped area has been provided in accordance with the requirements of Part G1 – Dee Why Town Centre which is applicable to the eastern portion of the site.	✓