

Warringah Development Control Plan 2011 Assessment		
Control	Compliance	Comment
Part C Siting Factors		
C2 Traffic, Access and Safety		
<p>Vehicular Access</p> <p>(1) Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</p> <p>The objectives are as follows: To minimise:</p> <ul style="list-style-type: none"> (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. 	YES	Refer to Traffic Impact Assessment, prepared by PDC Consultants and can be found at Appendix 16 providing further detail on this matter.
(2) vehicle access is to be obtained from minor streets and lanes where available and practical.	YES	Vehicle access is to be provided via Kentwell Road and to be captured within the wider Council Master Plan for the Recreation Centre. Further details are contained in Appendix 16 .
(3) There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.	N/A	The subject site is not located along Mona Vale Road or Forest Way on land within the B7 Business Park zone pursuant to the WLEP2011.
(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.	N/A	No vehicle crossings are proposed on public roads as part of the proposed development. Further details pertaining to vehicle crossings are to be provided as part of the Council Master Plan.
(5) Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.	N/A	No vehicle crossings are proposed on public roads as part of the proposed development. Further details pertaining to vehicle crossings are to be provided as part of the Council Master Plan.
On-site loading and unloading	YES	It is understood that servicing of the site will consist of the following:



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(6) <i>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.</i>		<ul style="list-style-type: none"> 10.5 metre long Council waste truck 8 tonne (t) Council truck assumed to be no greater than 8.8 metres in length, equivalent to a medium rigid vehicle (MRV). <p>Swept path analysis has been undertaken of the proposed service vehicle parking arrangements, with the use of a 10.5 metre rigid truck. The results are provided as Appendix C in the Traffic Impact Assessment Report (Appendix 16) and confirm that satisfactory entry and exit manoeuvres will be achieved to the loading bay.</p>
C3 Parking Facilities		
(1) <i>The following design principles shall be met:</i> <ul style="list-style-type: none"> Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site; Laneways are to be used to provide rear access to carparking areas where possible; Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; Parking is to be located so that views of the street from front windows are not obscured; and Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. 	N/A	<p>The proposed squash court building does not include carparking. The Traffic Impact Assessment (Appendix 16) estimates that the squash building is expected to generate a demand for 15 car parking spaces.</p> <p>These spaces will be provided via a separate application made under Part 5 of the <i>Environmental Planning and Assessment (EP&A) Act 1979</i> as 'development without consent' through the preparation of a Review of Environmental Factors (REF).</p> <p>The REF will be for the following:</p> <ul style="list-style-type: none"> New Tennis Court Facilities incorporating: <ul style="list-style-type: none"> 5 Tennis Courts Circulation corridor Access to car parking New Pedestrian Bridge across Brookvale Creek Soft and Hard Landscaping Elements



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		<ul style="list-style-type: none"> Eastern and western car parking area for 125 car parking spaces. Footpath connection between the proposed Warringah Recreational Centre and approved Warringah Golf Club Building and two carparking areas
<p>(2) <i>Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</i></p> <ul style="list-style-type: none"> <i>the land use;</i> <i>the hours of operation;</i> <i>the availability of public transport;</i> <i>the availability of alternative car parking; and</i> <i>the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.</i> 	YES	<p>The proposed squash court building will not provide any on site car parking. The estimated demand for car parking will be addressed via a separate application has taken into consideration the land use, hour of operation, public transport, alternative car parking, commercial delivery vehicles and bicycles. For further consideration, refer to the Traffic Impact Assessment that has been prepared by PDC Consultants and can be found at Appendix 16 providing further detail on this matter.</p>
<p>(3) <i>Carparking, other than for individual dwellings, shall :</i></p> <ul style="list-style-type: none"> <i>Avoid the use of mechanical car stacking spaces;</i> <i>Not be readily apparent from public spaces;</i> <i>Provide safe and convenient pedestrian and traffic movement;</i> <i>Include adequate provision for manoeuvring and convenient access to individual spaces;</i> <i>Enable vehicles to enter and leave the site in a forward direction;</i> <i>Incorporate unobstructed access to visitor parking spaces;</i> <i>Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places;</i> <i>Provide on site detention of stormwater, where appropriate; and</i> 	YES	<p>No car parking is proposed under the proposed squash court building. The proposed carparking is being delivered under the associated REF. The design compliance is reviews and provided within the REF documentation. More detail can be found in Appendix 16.</p> <p>The separate REF application does not involve mechanical car stacking spaces and allows for safe and environment pedestrian and traffic movement.</p>



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<ul style="list-style-type: none"> Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1. 		
(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.	YES	Traffic Impact Assessment Report has been prepared by PDC Consultants and can be found at Appendix 16 . This report confirms that adequate car parking will be provided via the separate REF application as part of the Master Plan for the Recreation Centre.
(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.	YES	A Traffic Impact Assessment Report has been prepared by PDC Consultants and can be found at Appendix 16 . This report confirms that adequate car parking will be provided via the separate REF application as part of the Master Plan for the Recreation Centre.
(6) For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.	N/A	The subject site is not a bulky good premises.
(7) Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.	YES	Refer to the Traffic Impact Assessment Report at Appendix 16 for further consideration of car parking matters. This report confirms that adequate car parking will be provided via the separate REF application as part of the Master Plan for the Recreation Centre.
(8) For Forest Way Village car parking at ground level is to be provided for individual units.	N/A	The subject site is not located in Forest Way Village.
C3(A) Bicycle Parking and End of Trip Facilities		



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(1) <i>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.</i>	NOTED	Noted.									
(2) <i>Bicycle parking shall be designed and constructed in accordance with Australian Standard AS 2890.3 - Bicycle Parking Facilities.</i>	YES	A minimum of four bicycle parking spaces are proposed as part of this DA to meet the WDCP2011 requirements. These bicycle parking spaces are to be designed and constructed in accordance with Australian Standard AS 2890.3									
(3) <i>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.</i>	YES	A minimum of four bicycle parking spaces are proposed as part of this DA to meet the WDCP2011 requirements. The design of the bicycle parking facilities shall comply with this requirement.									
(4) <i>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.</i>	YES	A minimum of four bicycle parking spaces are proposed as part of this DA to meet the WDCP2011 requirements.									
<table border="1"> <thead> <tr> <th colspan="3">Minimum Bicycle Parking Requirements</th> </tr> <tr> <th>Land Use</th> <th>High-Medium Security Level</th> <th>High-Low Security Level</th> </tr> </thead> <tbody> <tr> <td>Recreation Facility (indoor, outdoor, or major)</td> <td>1 per 4 employees PLUS 1 per 1500 spectator places</td> <td>1 per 200m2 GFA 1 per 250 spectator places</td> </tr> </tbody> </table>			Minimum Bicycle Parking Requirements			Land Use	High-Medium Security Level	High-Low Security Level	Recreation Facility (indoor, outdoor, or major)	1 per 4 employees PLUS 1 per 1500 spectator places	1 per 200m2 GFA 1 per 250 spectator places
Minimum Bicycle Parking Requirements											
Land Use	High-Medium Security Level	High-Low Security Level									
Recreation Facility (indoor, outdoor, or major)	1 per 4 employees PLUS 1 per 1500 spectator places	1 per 200m2 GFA 1 per 250 spectator places									



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<i>(5) End of trip 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 end of trip facilities are required for the additional floor area only. End of trip facilities are not required for schools, wholly residential buildings or residential components of mixed use buildings.</i>	YES	Bathroom, showers and change rooms are provided within the squash court building.
<p><i>(6) End of trip facilities shall be provided in accordance with the following:</i></p> <p><i>(a) Bathroom/ change area(s) shall be provided and shall contain:</i></p> <p><i>(i) At least one toilet, wash basin, mirror, clothing hooks and power points (including shaving plugs).</i></p> <p><i>(ii) A minimum of one shower cubicle per seven (7) required bicycle parking spaces.</i></p> <p><i>(iii) Each shower cubicle shall include a private clothes changing area with a bench and a minimum of two (2) clothing hooks.</i></p> <p><i>(b) Clothes Lockers shall be:</i></p> <p><i>(i) Provided at the rate of one clothes locker for every required bicycle parking space.</i></p> <p><i>(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).</i></p>	YES	Bathroom, showers and change rooms are provided within the squash court building.
C4 Stormwater		



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<i>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.</i>	YES	A Stormwater Management Plan has been prepared ACOR Consultants and included in Appendix 18 . The proposed development has been designed to ensure stormwater runoff does not cause downstream flooding and has minimal environmental impact.
<i>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</i>	YES	A Stormwater Management Plan has been prepared by ACOR Consultants and included in Appendix 18 . The stormwater management strategy has been prepared by accordance with Council's Water Management for Development Policy.
C6. Building over or adjacent to Constructed Council Drainage Easements		
<i>(1) 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.</i>	N/A	The development does not propose to reconstruct or relocate a public drainage system.
<i>(2) 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.</i>	NOTED	Noted.
C7 Excavation and Landfill		
<i>(1) All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</i>	YES	Earthworks are proposed as part of the site preparation works to facilitate the proposed development. It is understood minimal cut and fill will be undertaken to accommodate construction of the proposed works.
<i>(2) Excavation and landfill works must not result in any adverse impact on adjoining land.</i>	YES	Earthworks are proposed as part of the site preparation works to facilitate the proposed development. It is understood minimal cut and fill will be undertaken to accommodate construction of the proposed works.



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<i>(3) Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</i>	YES	Earthworks are proposed as part of the site preparation works to facilitate the proposed development. It is understood minimal cut and fill will be undertaken to accommodate construction of the proposed works.
<i>(4) Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</i>	YES	Earthworks are proposed as part of the site preparation works to facilitate the proposed development. It is understood minimal cut and fill will be undertaken to accommodate construction of the proposed works.
<i>(5) Rehabilitation and revegetation techniques shall be applied to the fill.</i>	YES	Earthworks are proposed as part of the site preparation works to facilitate the proposed development. It is understood minimal cut and fill will be undertaken to accommodate construction of the proposed works.
<i>(6) 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.</i>	YES	Earthworks are proposed as part of the site preparation works to facilitate the proposed development. It is understood minimal cut and fill will be undertaken to accommodate construction of the proposed works.
C8 Demolition and Construction		
<i>(1) All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</i>	YES	A Waste Management Plan has been prepared and can be found at Appendix 10
C9 Waste Management		
<i>(1) All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</i>	YES	A Waste Management Plan has been prepared and included in Appendix 10 .
Part D Design		



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D3 Noise		
<i>(1) 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.</i>	YES	Noise from combined operation of all mechanical plant equipment is considered as part of the Noise Impact Assessment as prepared by Acoustic Logic (Appendix 7). Detailed plant selection and location has not been undertaken at this stage. Satisfactory levels will be achievable through appropriate plant selection, location and if necessary, standard acoustic treatments such as duct lining, acoustic silencers and enclosures.
<i>(2) Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.</i>	YES	The proposed development has been designed to mitigate the effect of external noise generating activities. A Noise Impact Assessment as prepared by Acoustic Logic and included as Appendix 7 .
<i>(3) Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.</i>	NOTED	Noted.
<i>(4) Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages.</i>	N/A	The proposed development is for a squash court building and does not include any noise sensitive rooms.
<i>(5) Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</i>	N/A	The proposed development is for a squash court building and does not include any noise sensitive rooms.
D4 Electromagnetic Radiation		
<i>Radiation levels from mobile phone base stations, antennas and transmitters which emit electromagnetic radiation are to comply with the following requirements:</i> <ul style="list-style-type: none"> • Telecommunications Act 1997 	N/A	The proposal does not involve mobile phone base stations, antennas or transmitters.



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<ul style="list-style-type: none"> · Code of Practice · ACMA 		
D6 Access to Sunlight		
(1) Development should avoid unreasonable overshadowing any public open space.	YES	The proposed Squash Court Building would not result in unreasonable overshadowing of public open space. Shadow diagrams have been prepared by Webber Architects and included in the architectural package in Appendix 3 .
(2) 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.	N/A	The proposal does not comprise residential development.
D7 Views		
(1) Development shall provide for the reasonable sharing of views.	YES	The proposed development is for a low-scale, one-storey, squash court building and has been designed to integrate within the existing setting between the Warringah Golf Club Fairway and Recreation Centre.
D8 Privacy		
(1) Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	N/A	The proposed development is not for residential development. There are no adjoining residential occupants.
(2) Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.	N/A	The proposal is not for residential development.
(3) The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.	YES	The location of any doors, windows and balconies would not result in any overlooking to residential properties.
(4) The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9	N/A	The proposal is not for residential development.



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<i>metres away) into the windows of other dwellings.</i>		
<i>(5) 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.</i>	N/A	No planter boxes, louvre screens, pergolas, balcony design or similar are proposed.
D9 Building Bulk		
<i>(1) Side and rear setbacks are to be progressively increased as wall height increases.</i>	YES	The proposed development is for a low-scale, one-storey squash court building set within the existing Recreation Centre area. The building bulk is commensurate with the existing built form and is not out of scale with the existing built environment surrounding the subject site.
<i>(2) Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</i>	YES	Large areas of continuous wall planes are broken up through the use of Architectural features such as windows, awnings, signs and contrasting materials. Refer to the Architectural Plans (Appendix 3) for further detail.
<i>(3) 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:</i> <ul style="list-style-type: none"> • <i>The amount of fill is not to exceed one metre in depth.</i> • <i>Fill is not to spread beyond the footprint of the building.</i> • <i>Excavation of the landform is to be minimised.</i> 	YES	Earthworks are proposed as part of the site preparation works to facilitate the proposed development. It is understood minimal cut and fill will be undertaken to accommodate construction of the proposed works. The subject site is identified as Area A in the WLEP2011 Landslip Risk Map. Area A is considered a low-risk area and the development would not cause significant detrimental impacts on the stability of existing or adjoining land.
<i>(4) Building height and scale needs to relate to topography and site conditions.</i>	YES	The proposed squash court building is one-storey and approximately 10.22 metre in height, which is commensurate to the existing surrounding building height and scale.



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(5) <i>Orientate development to address the street.</i>	YES	The proposed development is orientated to address the internal access and car parking area within the Recreation Centre.
(6) <i>Use colour, materials and surface treatment to reduce building bulk.</i>	YES	Natural and organic tones are integrated into the architectural design as shown in the plans in Appendix 3 .
(7) <i>Landscape plantings are to be provided to reduce the visual bulk of new building and works.</i>	YES	Appropriate landscaping that responds to the building bulk has been proposed in Appendix 4 .
(8) <i>Articulate walls to reduce building mass.</i>	YES	Articulation along elevations is adopted into the architectural design as shown in Appendix 3 .
D10 Building Colours and Materials		
(1) <i>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.</i>	YES	The proposed development has been designed to be aesthetically pleasing to mitigate any visual impacts. Refer to Appendix 3 for further detail on the design.
(2) <i>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.</i>	YES	The proposed development has been designed to sympathise with the existing built form and integrate with the natural landscape, refer to Appendix 3 and Appendix 4 for further details.
(3) <i>The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</i>	N/A	The proposed development is not for alterations and additions.
(4) <i>The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.</i>	N/A	The proposed development is not located in or in proximity to Cottage Point.
D11 Roofs		



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(1) <i>Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</i>	YES	The proposed development does not incorporate a lift overruns, plant or other mechanical equipment on roofs.
(2) <i>Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</i>	YES	Refer to Architectural Plans in Appendix 3 .
(3) <i>Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</i>	YES	Refer to Architectural Plans in Appendix 3 .
(4) <i>Roofs shall incorporate eaves for shading.</i>	YES	Refer to Architectural Plans in Appendix 3 .
D12 Glare and Reflection		
(1) <i>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;</i> <ul style="list-style-type: none"> • <i>Minimising the lit area of signage;</i> • <i>Locating the light source away from adjoining properties or boundaries; and</i> • <i>Directing light spill within the site.</i> 	YES	Any overspill of artificial illumination has been minimised. The proposed Squash Court Building does not include any illuminated signage or any light sources that would impact adjoining properties.
(2) <i>Any glare from artificial illumination is to be minimised by utilising one or more of the following:</i> <ul style="list-style-type: none"> • <i>Indirect lighting;</i> • <i>Controlling the level of illumination; and</i> • <i>Directing the light source away from view lines.</i> 	YES	The proposed Squash Court Building has been designed to minimise any potential glare by controlling the level of illumination.
(3) <i>Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</i> <ul style="list-style-type: none"> • <i>Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;</i> • <i>Orienting reflective materials away from properties that may be impacted;</i> 	YES	The materials for the proposed Squash Court Building comply with this control and do not include any materials that are highly reflective. Refer to Appendix 3 for detailed information in the Material Detail and Rationale Section.



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<ul style="list-style-type: none"> 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		
<p>(1) 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. In particular:</p> <ul style="list-style-type: none"> Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection; All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets; Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers; Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract 	<p>YES</p>	<p>Waste: A Waste Management Plan has been prepared and can be found at Appendix 10.</p> <p>Landscaping: The proposal has been designed to screen waste areas from public view as shown in Appendix 4.</p> <p>Mail boxes: The proposed development does not include mailboxes.</p>



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<p>form the amenity of occupants; and</p> <ul style="list-style-type: none"> Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable. 		
D18 Accessibility and adaptability		
(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	The proposal has been adequately designed to ensure accessibility and adaptability.
(2) There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.	YES	The proposal has been adequately designed to ensure accessibility and adaptability. Refer to Architectural Plans (Appendix 3) .
(3) Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.	YES	The proposal has been adequately designed to ensure accessibility and adaptability. Refer to Architectural Plans, (Appendix 3) .
(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	The proposal has been adequately designed to ensure accessibility and adaptability. Refer to Architectural Plans, (Appendix 3) .
(5) There is to be effective signage and sufficient illumination for people with a disability.	YES	Two wall signs are proposed for building identification and wayfinding. The building is suitable illuminated for this purpose.
(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	Details of tactile ground surface indicators are subject to detailed design.
(7) Access for people with a disability is to be provided at the main entrance to the development.	YES	The proposal has been adequately designed to ensure accessibility and adaptability. Refer to Architectural Plans (Appendix 3)
(8) Development is to comply with Australian Standard AS1428.2.	YES	Refer to the BCA Statement provided at Appendix 8 .



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<i>(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.</i>	N/A	The proposal does not involve any dwellings.
D20 Safety and Security		
<i>(1) Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</i>	YES	The proposed Squash Court Building has been designed to overlook Kentwell Road and Pittwater Road. Refer to Architectural Plans in Appendix 3 for further detail.
<i>(2) Service areas and access ways are to be either secured or designed to allow casual surveillance.</i>	YES	Services areas are designed to be secure. Refer to Architectural Plans in Appendix 3 .
<i>(3) There is to be adequate lighting of entrances and pedestrian areas.</i>	YES	Lighting will be provided to entrances and pedestrian areas.
<i>(4) After hours land use activities are to be given priority along primary pedestrian routes to increase safety.</i>	YES	The proposed development does not include afterhours activities.
<i>(5) Entrances to buildings are to be from public streets wherever possible.</i>	YES	The entrance to the Squash Court Building is orientated towards Kentwell Road.
<i>(6) 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. See Crime Prevention and Assessment of Development Applications - Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979 prepared by the Department of Urban Affairs and Planning (now Department of Planning).</i>	YES	It is requested that the Plan of Management outlining operational details be included as an Occupation Certificate requirement.
<i>(7) Buildings are to be designed to allow casual surveillance of the street, for example by: (a) Maximising the glazed shop front on the</i>	YES	The design of the proposed squash court building has considered the goal of providing casual surveillance of the street. However, due to the functional requirements of a



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<p><i>ground level so that views in and out of the shop can be achieved;</i></p> <p><i>(b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance;</i></p> <p><i>(c) Locating high use rooms to maximise casual surveillance;</i></p> <p><i>(d) Clearly displaying the street number on the front of the building in pedestrian view; and</i></p> <p><i>(e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters.</i></p>		<p>squash court, which necessitate controlled lighting and specific interior conditions, the ability to incorporate a high number of windows is restricted. Despite this, the design ensures that the building maintains adequate visibility and accessibility while meeting the essential needs of the squash facility.</p>
<p><i>(8) Casual surveillance of loading areas is to be improved by:</i></p> <p><i>(a) Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and</i></p> <p><i>(b) Providing adequate day and night lighting which will reduce the risk of undesirable activity.</i></p>	N/A	<p>The proposal does not include loading areas.</p>
<p><i>(9) Design entrances to buildings from public streets so that:</i></p> <p><i>(a) Building entrances are clearly identifiable, defined, lit and visible;</i></p> <p><i>(b) The residential component of a shop top housing</i></p> <p><i>(c) development has a separate secure pedestrian entrance from the commercial component of the development;</i></p> <p><i>(d) Main entrances are clearly identifiable;</i></p> <p><i>(e) Pavement surfaces and signage direct pedestrian movements; and</i></p>	YES	<p>Entrance to the squash court building has been designed to be clearly identifiable, defined, lit and visible, as identified in the Architectural Plans (Appendix 3).</p>



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(f) <i>Potential conflict between pedestrians and vehicles is avoided.</i>		
D21 Provision and Location of Utility Services		
(1) <i>If a proposed development will involve a need for them, utility services must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.</i>	YES	The proposal will connect to existing infrastructure.
(2) <i>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.</i>	YES	Detailed plant selection and location has not been undertaken at this stage. All service structures, plant and equipment are suitably screened from public spaces and streets and will be located in the pump room as identified in the Architectural Plans (Appendix 3).
(3) <i>Where possible, underground utility services such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are: 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;</i>	NOTED	Noted.
(4) <i>The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses.</i>	N/A	It is understood that the proposal will utilise existing services.
(5) <i>Where natural features are disturbed the soil profile should be restored and landscaping and tree planting should be sited and selected to minimise impact on services, including existing overhead cables.</i>	N/A	No natural features are proposed to be distributed as part of the development.
(6) <i>Where utilities are located above ground, screening devices should include materials that complement the streetscape, for example fencing and landscaping.</i>	YES	No utilities are proposed to be located above ground as a result of the proposed development.



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<i>The location of service structures such as electricity substations should be within the site area.</i>		
<i>(7) Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater.</i>	N/A	The proposal does not include any habitable buildings.
<i>(8) On land where the density is less than one dwelling per 1050 square metres, and where connection to Sydney Water is not possible, Council may consider the on-site disposal of effluent where the applicant can demonstrate that the proposed sewerage systems or works are able to operate over the long term without causing unreasonable adverse effects.</i>	N/A	The proposal does not include any habitable buildings.
D22 Conservation of Energy and Water		
<i>(1) The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.</i>	YES	The proposed development has been designed and orientated to make best use of natural ventilation, daylight and solar energy. Refer to architectural plans for further information (Appendix 3).
<i>(2) 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.</i>	YES	As above.
<i>(3) Buildings are to be designed to minimize energy and water consumption.</i>	YES	As above.
<i>(4) Landscape design is to assist in the conservation of energy and water.</i>	YES	As above.
<i>(5) Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.</i>	NOTED	Noted.
<i>(6) All development must comply with Council's Water Management Policy.</i>	NOTED	Noted.



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D23 Signs		
<i>(1) Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality. In particular, signs are not to dominate or obscure other signs or result in visual clutter.</i>	YES	The proposed Squash Court Building will incorporate two wall signs on the southern elevation of the building. The signs will not adversely impact the amenity of the streetscape or the surrounding locality.
<i>(2) Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed.</i>	YES	The proposed signs are for wayfinding and to be constructed from the same face brick that is used for the Squash Court Building façade with black powder coated aluminium lettering.
<i>(3) Signs on heritage items or on buildings in conservation areas should not by their size, design or colour, detract from the character or significant qualities of individual buildings, the immediate context or the wider streetscape context of the area.</i>	N/A	The proposed wall signs are for the proposed Squash Court Building that is not situated in a heritage area.
<i>(4) Signs are not to obscure views of vehicles, pedestrians or potentially hazardous road features or reduce the safety of all users of any public road (including pedestrians and cyclists).</i>	YES	The proposed Squash Court Building will incorporate two wall signs on the southern elevation of the building, and they will not obscure or compromise views.
<i>(5) Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.</i>	YES	The proposed Squash Court Building will incorporate two wall signs. The signs are on the southern elevation of the building and will not confuse or reduce the effectiveness of traffic control devices.
<i>(6) Signs are not to emit excessive glare or cause excessive reflection.</i>	YES	The signs will not emit glare as the lettering is black power coated aluminium and the wayfinding wall sign is of the same face brick that is used for the Squash Court Building façade. No reflective materials will be used.
<i>(7) Signs should not obscure or compromise important views.</i>	YES	The proposed Squash Court Building will incorporate two wall signs on the southern elevation of the building, and they will not obscure or compromise views.



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<i>(8) Signs displayed on dwellings are to be attached to the ground floor façade of the dwelling, unless the land is located on a main road or the dwelling is not visible from the street, in which case the sign may be attached to a front fence.</i>	N/A	The proposed development does not include a dwelling.
<i>(9) For Land in the RU4 zone with frontage to both Mona Vale Road and Myoora Road: Only small, non obtrusive and non illuminated signs that identify the use of a site are to be visible from Mona Vale Road. Signs that are designed of such size, height or visual appearance so as to attract passing trade are not considered appropriate and are discouraged. All signs are to be in keeping with the colour and textures of the natural landscape.</i>	N/A	The proposed development does not have a frontage to Mona Vale Road or Myoora Road.
<i>(10) No more than one sign is to be located above the awning level for business uses.</i>	YES	The proposed Squash Court Building will incorporate two wall signs on the Southern elevation of the building.
<i>(11) Tenancy boards and the like are encouraged to be in the form of consolidated signs.</i>	N/A	The proposed Squash Court Building does not include tenancy boards.
<i>(12) Signs shall meet the following criteria:</i>	YES	The proposed Squash Court Building will incorporate two wall signs on the southern elevation of the building. The proposed signs meet the criteria in <i>Table 13. Sign Types</i> . Both signs are flat signs that do not extend the top of sides of the wall, do not cover any windows or architectural projections and are a size and shape that relates to the architectural design. The signs are not illuminated. The signs do not project more than 300mm from the wall.



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13. SIGN TYPES		
Sign	Criteria	
<p><i>Wall sign (painted onto a wall of a building or Attached to the wall of a building, not being a sign elsewhere listed in this table)</i></p>	<ul style="list-style-type: none"> • Shall not extend within 200mm of the top and sides of the wall. • Shall not cover any window or architectural projections; • Must be of a size and shape that relates to the architectural design of the building to which it is attached; • Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and • Shall not project more than 300mm from the wall. 	
<p>(13) The following signs are not considered appropriate and are discouraged:</p> <ul style="list-style-type: none"> • Flashing or moving signs on all land other than the carriageway of a public road • Pole or pylon signs, unless there is no building on the site, or the building is not visible from the street or public domain; this does not include identification, interpretive, directional and advance warning signs described as Exempt Development, or a sign erected by the Council for the display of community information; • Signs on or above the roof or parapet of a building. • A-frame and temporary signs located on public land, including: <ol style="list-style-type: none"> 1. Signs on motor vehicles which are not able to 		<p>YES</p> <p>The proposed two wall signs are compliant with this control. They are not illuminated and the lettering is black power coated aluminium, and the wayfinding wall sing is of the same face brick that is used for the Squash Court Building façade. No reflective materials will be used.</p>



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<p><i>be driven with the sign displayed</i></p> <p>2. <i>Balloons or other inflatable objects used for the purpose of advertising which are placed on or above roof level</i></p> <ul style="list-style-type: none"> · <i>Illuminated signs in residential zones</i> 		
Part E The Natural Environment		
E1 Preservation of Trees or Bushland Vegetation		
<p>(1) <i>Authority to clear a <u>tree</u> or other vegetation is regulated in this plan in accordance with State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 i.e. 'Vegetation SEPP'. In particular, Part 2 of the Vegetation SEPP sets out the authority to clear vegetation and Part 3 provides for Council to declare under this DCP when a Vegetation Clearing Permit may be issued for clearing of vegetation.</i></p> <p><i>However a permit under Part 3 of the Vegetation SEPP cannot allow the clearing of vegetation that is or forms part of a heritage item or that is within a heritage conservation area, or that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance, unless the council is satisfied that the proposed activity:</i></p> <ul style="list-style-type: none"> ○ <i>is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and</i> 	YES	<p>Although the proposed development will require the removal of native bushland, revegetation is proposed to enhance the long-term survival of the community present and protect retained vegetation during and following construction.</p> <p>The Flora and Fauna Assessment Report confirms the proposed development will require the removal of the following vegetation within the Subject site.</p> <ul style="list-style-type: none"> · 0.01ha of Estuarine Swamp Oak Twig-rush Forest which conforms to the BC Act listed Swamp Oak Floodplain Forest in the NSW North Coast, Sydney Basin and South East Corner Bioregions and EPBC listed Coastal Swamp Oak (<i>Casuarina glauca</i>) Forest of South-east Queensland and New South Wales; and · 0.01ha of Exotic Dominated Vegetation. <p>These works are shown in the Architectural Plans (Appendix 3) and Landscape Plans (Appendix 4).</p>



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<ul style="list-style-type: none"> o <i>would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.</i> 		<p>The Flora and Fauna Assessment Report prepared by NARLA Environmental in Appendix 15 contains further information.</p> <p>No Aboriginal sites or areas with potential to contain subsurface deposits have been identified on site to date.</p>
<p>(2) <i>A person shall not ringbark, cut down, top, lop, remove, poison, injure, or wilfully destroy any <u>tree</u> or <u>bushland</u> vegetation that requires a Vegetation Clearing Permit under the provisions of Part 3 of the Vegetation SEPP. This includes damage to a <u>tree</u> or <u>bushland</u> vegetation by:</i></p> <ul style="list-style-type: none"> • <i>Damaging or tearing live branches and roots; Damaging the bark, including attachment of objects using invasive fastenings, the fastening of materials around the trunk of trees which may result in a detrimental impact on <u>tree</u> health;</i> • <i><u>Tree</u> topping, where large branches and/or the trunk of the <u>tree</u> is removed from the top of the trees canopy;</i> • <i><u>Tree</u> lopping, where branches are removed to reduce the height and spread of the <u>tree</u>.</i> • <i>Damaging the root zone of a <u>tree</u> by way of compaction, including storage and stockpiling materials;</i> • <i>Changing of ground levels within the root zone of a <u>tree</u> by way of excavation, trenching, filling or stockpiling;</i> • <i>Underscrubbing of <u>bushland</u> vegetation;</i> • <i>Burning of vegetation (not part of a <u>Hazard Reduction Certificate</u>); or</i> • <i>Any other act or activity that causes the</i> 	YES	<p>The Flora and Fauna Assessment Report confirms the proposed development will require the removal of the following vegetation within the subject site:</p> <ul style="list-style-type: none"> • 0.01ha of Estuarine Swamp Oak Twig-rush Forest which conforms to the BC Act listed Swamp Oak Floodplain Forest in the NSW North Coast, Sydney Basin and South East Corner Bioregions and EPBC listed Coastal Swamp Oak (<i>Casuarina glauca</i>) Forest of South-east Queensland and New South Wales; and • 0.01ha of Exotic Dominated Vegetation. <p>Please note demolition of all existing structures and vegetation within the development area has been previously approved under DA2022/2081.</p> <p>These works are captured within the DA and supporting material, as follows:</p> <ul style="list-style-type: none"> • Architectural Plans (Appendix 3) • Landscape Plans (Appendix 4) • Flora and Fauna Constraints Assessment Report (Appendix 15). <p>The recommendations set out in the Flora and Fauna Constraints Assessment Report will be adhered to during site works.</p>



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<p><i>destruction of, the severing of trunks or stems of, or any other substantial damage to, some or all of the native vegetation in an area.</i></p> <p><i>Where such activities are required as part of other works for which a Development Application (DA) is required, the works will be assessed as part of the DA.</i></p>		
<p>(3) A Vegetation Clearing Permit is required for:</p> <p>(a) Removal or <u>cutting down</u> of any <u>tree</u> over five (5) metres in height;</p> <p>(b) Pruning of more than ten percent (10%) of a <u>tree</u> canopy.</p> <p>(c) The removal or <u>cutting down</u> of vegetation in "Bushland".</p>	N/A	The proposed Squash Court Building does not involve any vegetation clearing, removal or cutting down of any trees.
<p>(4) In applying for a Vegetation Clearing Permit, the applicant must demonstrate that any <u>tree</u> to be removed as part of a Vegetation Clearing Permit meets one or more of the criteria of the Removal of <u>Tree</u> Test in Appendix 8 (WDCP) and the <u>Tree</u> Retention Assessment in Appendix 9 (WDCP). An <u>arborist</u> report may be required to satisfy this requirement.</p>	N/A	Tree removal is not proposed. Removal of all trees within the development area has been previously approved.
<p>(5) Both Development Applications and Vegetation Clearing Permits for the removal of <u>bushland</u> on land under the Warringah LEP 2011 must address relevant objectives and requirements of Parts E2, E3, E4, E5, E6, E7 and E8 of the Warringah DCP 2011.</p>	YES	Addressed within the Statement of Environmental Effects and Flora and Fauna Constraints Assessment Report (Appendix 15).
<p>(6) Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.</p>	YES	The proposed development has been sited and designed with regards to a number of factors; including existing vegetation, adjacent Golf Course and Fairway, Recreation Centre (existing and proposed Masterplan) and Brookvale



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		<p>Creek.</p> <p>The proposed design and siting of the squash court building has been carefully considered to minimise the impact on native vegetation, however the subject site is restricted in terms of the abovementioned site constraints.</p> <p>The impacts of the proposed vegetation removal have been assessed in details and recommendations are included in the Flora and Fauna Constraints Assessment Report (Appendix 15).</p>
<i>(7) Where the applicant demonstrates that no reasonable alternative design exists and a tree must be removed, suitable compensatory tree planting is required. Details including proposed species and the location of replacement planting are to be provided.</i>	N/A	Tree removal is not included under this DA, however, the site will be cleared under a separate application. Compensatory tree planting is proposed as set out in the Landscape Plans in Appendix 4 .
<i>(8) Development must also avoid any impact on trees on public land.</i>	YES	Noted.
<i>(9) For development applications involving the construction of new buildings and works containing Classes 2-9 (BCA), the information contained in Appendix 11 is to be submitted.</i>	YES	Noted.
<i>(10) Where trees proposed to be retained may be affected by the construction of new buildings and works of Classes 1 and 10, a Tree Protection Plan as per Appendix 12 is to be submitted.</i>	YES	Noted.
<i>(11) Development applications which require the removal of bushland on land under the Warringah LEP 2011 must address relevant objectives and requirements of Parts E2, E3, E4, E5, E6, E7 and E8 of the Warringah DCP 2011.</i>	N/A	No bushland is proposed to be removed.



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E2 Prescribed Vegetation		
(1) <i>The following is prescribed for the purposes of clause 5.9(2) of Part 2 of the Vegetation SEPP: All native vegetation identified on: (a) DCP Map Threatened and High Conservation Habitat (b) DCP Map Wildlife Corridors (c) DCP Map Native Vegetation known or potential habitat for threatened species, populations or ecological communities as listed under the NSW Threatened Species Conservation Act 1995 and/or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.</i>	N/A	The subject site is not mapped under the DCP Native Vegetation, Threatened and High Conservation Habitat or Wildlife Corridor maps.
(2) <i>Development is to be situated and designed to minimise the impact on prescribed vegetation, including remnant canopy trees, understorey vegetation, and ground cover species.</i>	N/A	The subject site is not mapped under the DCP Native Vegetation, Threatened and High Conservation Habitat or Wildlife Corridor maps.
E6 Retaining Unique Environment Features		
(1) <i>Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land.</i>	YES	The proposed development has been carefully designed with regards to the surrounding environment, including Brookvale Creek to the west and existing vegetation. The proposed squash court building has been designed to be sympathetic to the existing environmental features located on the subject site.
(2) <i>Development should respond to these features through location of structures, outlook, design and materials.</i>	YES	The external design and materials have been designed to be commensurate with the area and responded to any environmental features as displayed in the Architectural Plans (Appendix 3).
E7 Development on land adjoining public open space		



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<i>(1) 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.</i>	YES	The subject site is the Warringah Recreation Centre (District Park) which is public space. The proposed development has been designed in consultation with Council to complement the landscape character of the District Park and the wider public open space network.
<i>(2) Public access to public open space is to be maximised.</i>	YES	The subject site is the Warringah Recreation Centre (District Park) which is public space. The proposed development has been designed in consultation with Council to complement the landscape character of the District Park and the wider public open space network. The proposed development does not impact on public access.
<i>(3) Buildings are to be located to provide an outlook to public open space, without appearing to privatise that space.</i>	YES	The Subject site is the Warringah Recreation Centre (District Park) which is public space. The proposed development has been designed to provide and outlook to the recreational facilities on the site and remains open to the public as part of the primary land use (Outdoor Recreation Facility).
<i>(4) Development is to provide a visual transition between open space, bushland reserves or other public spaces and buildings, including avoiding abutting public open space with back fences.</i>	YES	The proposed Squash Court Building is part of the masterplan created for the redevelopment of the Warringah Recreational Centre. The surrounds of the proposed building are recreational facilities and parking.
<i>(5) Development is to protect views to and from public open space.</i>	YES	The proposed development has been designed to commensurate with the existing natural and built environment. The proposed squash court building is a one-storey building and would not impact views to or from the public open space.
<i>(6) Development is to provide buffers for bushfire protection on private land, not on public land.</i>	N/A	The site is not bushfire prone land.
<i>(7) If the adjoining parks, bushland reserves or public open space contain bushland, development is not to threaten the protection or preservation of the bushland.</i>	YES	The proposed development does not threaten the protection or preservation of the existing public open space. The proposed squash court building is ancillary to the public open recreation space.



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<i>(8) Development should be designed to maximise opportunities for casual surveillance of the public open space.</i>	YES	The proposed squash court building would maximise opportunities for casual surveillance of the public open space; Golf Course and Recreation Centre.
<i>(9) Development is to utilise landscaping or existing landscape elements to screen development.</i>	YES	The proposed development uses complementary and enhancing landscaping to screen the development. Refer to Appendix 4 for further detail on the landscaping plans for the building.
E8 Waterways and Riparian Lands		
<i>(1) The applicant shall submit a <u>Waterway Impact Statement</u>.</i>	N/A	The proposed development is adjacent to Waterways and Riparian Land and therefore a Waterway Impact Statement is not required.
<i>(2) Developments shall comply with the requirements of Council's <u>Protection of Waterway and Riparian Land Policy</u> and Water Management Policy.</i>	YES	An assessment of Council's Protection of Waterway and Riparian Land Policy and Water Management Policy is included in the Flood Management Report (Appendix 12) and Stormwater Management Plan (Appendix 18).
<i>(3) Infrastructure such as roads, drainage, stormwater structures, services, etc. should be located outside land identified as Waterways and Riparian Land.</i>	N/A	No infrastructure is proposed within land identified as Waterways and Riparian Land.
<i>(4) The Asset Protection Zone must not extend into land identified as Waterways and Riparian Land. Refer to NSW Rural Fire Service for site assessment methodology.</i>	N/A	An Asset Protection Zone is not proposed as part of the proposed development.
E10 Landslip Risk		
<i>(1) The applicant must demonstrate that:</i> <ul style="list-style-type: none"> • <i>The proposed development is justified in terms of geotechnical stability; and</i> • <i>The proposed development will be carried out in accordance with good engineering practice.</i> 	YES	The Subject site is identified as being located on Area A – Slope less than 5 degrees. Area A is considered a low-risk area and the development would not cause significant detrimental impacts on the stability of existing or adjoining land. A Geotechnical Investigation Report has been prepared by



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		Ideal Geotech and included in Appendix 11 for further details.
<i>(2) Development must not cause detrimental impacts because of stormwater discharge from the land.</i>	YES	A Geotechnical Investigation Report has been prepared by Ideal Geotech and included in Appendix 11 for further details.
<i>(3) Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</i>	YES	A Geotechnical Investigation Report has been prepared by Ideal Geotech and included in Appendix 11 for further details.
<p><i>(4) To address Requirements 1 to 3:</i></p> <p><i>i) For land identified as being in Area A:</i></p> <ul style="list-style-type: none"> • <i>Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.</i> • <i>If the preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D.</i> <p><i>ii) For land identified as being in Area B or Area D:</i></p> <ul style="list-style-type: none"> • <i>A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a</i> 	YES	<p>The proposed development is located within land identified as Area A, being low risk.</p> <p>A Geotechnical Investigation Report has been prepared by Ideal Geotech and included in Appendix 11 for further details.</p>



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<p><i>suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.</i></p> <ul style="list-style-type: none"> • <i>If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application.</i> • <i>Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.</i> <p><i>iii) For land identified as being in Area C or Area E:</i></p> <ul style="list-style-type: none"> • <i>A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer/ engineering geologist, must be submitted with the development application.</i> • <i>Also, a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.</i> <p><i>When a geotechnical report is required to be submitted, (determined in accordance with i) to iii) above), the report must include a risk assessment of landslip in relation to both property and life. The risk assessment must have</i></p>		



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<i>regard to any guidelines published by the Australian Geomechanics Society.</i>		
E11 Flood Prone Land		
<i>(1) 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.</i>	YES	The proposed development complies with the prescriptive controls under the WDCP2011. The Flood Management Report prepared by ACOR Consultants is included in Appendix 12.
<i>(2) Development on flood prone land requires the preparation of a Flood Management Report by a suitably qualified professional.</i>	YES	The Flood Management Report prepared by ACOR Consultants and included in Appendix 12

