

WDCP2011 Assessment Table

Proposed Construction and Use of a Storage Facility
4 Cross Street, Brookvale (Lot 2 DP543012)

<i>Warringah Development Control Plan 2011 (WDCP2011) Controls</i>	Planning Assessment Compliance	Planning Assessment
Part B - Built Form Controls		
<p>B6 Merit Assessment of Side Boundary Setbacks</p> <p>Objectives</p> <ul style="list-style-type: none"> • To provide ample opportunities for deep soil landscape areas. • To ensure that development does not become visually dominant. • To ensure that the scale and bulk of buildings is minimised. • To provide adequate separation between buildings to ensure a reasonable level of amenity and solar access is maintained. • To provide reasonable sharing of views to and from public and private properties. <p>Requirements</p> <ol style="list-style-type: none"> 1. Side boundary setbacks will be determined on a merit basis and will have regard to: <ul style="list-style-type: none"> • streetscape; • amenity of surrounding properties; and • setbacks of neighbouring development 2. Generally, side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences. 	On merit	<p>The Site is subject to 'Merit Assessment' as shown on the DCP Map Side Boundary Setbacks.</p> <p>The proposed development has a nil side boundary setback. This is consistent with many other industrial buildings within the area and in the IN1 Zone. The proposed development will not adversely impact the streetscape and the amenity of surrounding properties. The adjoining building to the east has an approximate 13m side boundary setback and the adjoining building to the west has a nil side boundary setback.</p> <p>We note the original warehouse at the Site has been destroyed due to a recent fire at the premises. This building comprised a nil boundary setback.</p>
<p>B7 Front Boundary Setbacks</p> <p>Objectives</p> <ul style="list-style-type: none"> • To create a sense of openness. • To maintain the visual continuity and pattern of buildings and landscape elements. • To protect and enhance the visual quality of streetscapes and public spaces. • To achieve reasonable view sharing. <p>Requirements</p> <ol style="list-style-type: none"> 1. Development is to maintain a minimum setback to road frontages. 2. The <u>front boundary setback</u> area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, <u>garbage</u> storage areas and fences. 3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways. 	YES	<p><i>B7 Front Boundary Setbacks</i> of the WDCP 2011 requires proposed development at the Site to be setback 4.5m from the front boundary.</p> <p>The proposed Ground Floor Plan shows the proposed development comprising a 4.5m setback from Cross Street. Landscaping and the relocated driveway are proposed within the 4.5m setback, and no carparking, structures, basements, or site facilities are proposed within the 4.5m setback. This complies with the <i>B7 Front Boundary Setbacks</i> requirements.</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

<i>Warringah Development Control Plan 2011 (WDCP2011) Controls</i>	Planning Assessment Compliance	Planning Assessment
<p><i>B10 Merit assessment of rear boundary setbacks</i></p> <p>Objectives</p> <ul style="list-style-type: none"> • To ensure opportunities for deep soil landscape areas are maintained. • To create a sense of openness in rear yards. • To preserve the amenity of adjacent land, particularly relating to privacy between buildings. • To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements. • To provide opportunities to maintain privacy between dwellings. <p>Requirements</p> <p>1. Rear 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 	On merit	<p>The Site is subject to the 'Merit Assessment' as shown on the DCP Map Rear Boundary Setbacks.</p> <p>The proposed development has a nil rear boundary setback.</p> <p>This is consistent with many other industrial buildings within the area and in the IN1 Zone. The proposed development and rear boundary setback will not adversely impact the streetscape and the amenity of surrounding properties. The adjoining building to the east has an approximate 3m rear boundary setback and the adjoining building to the north has a nil rear boundary setback.</p>
Part C - Siting Factors		
<p><i>C2 Traffic, Access and Safety</i></p> <p>Objectives</p> <p>To minimise:</p> <ol style="list-style-type: none"> traffic hazards; vehicles queuing on public roads the number of vehicle crossings in a street; traffic, pedestrian and cyclist conflict; interference with public transport facilities; and the loss of "on street" kerbside parking. <p>Requirements</p> <p>Vehicular Access</p> <ol style="list-style-type: none"> 1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. 2. Vehicle access is to be obtained from minor streets and lanes where available and practical. 3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way. 	YES	<p>The loading and unloading area is screened from public view and is designed so that vehicles may enter and leave in a forward direction.</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p>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.</p> <p>5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.</p> <p>On-site loading and unloading</p> <p>6. 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>Exceptions Reference should be made to Part G for additional, site specific requirements.</p>		
<p>C3 Parking Facilities</p> <p>Objectives</p> <ul style="list-style-type: none"> • To provide adequate off street carparking. • To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place. • To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces. <p>Requirements</p> <p>1. The following design principles shall be met:</p> <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. <p>2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p> <ul style="list-style-type: none"> • the land use; 	YES	<p>The proposed car parking is located on site and is not located such that views of the street or from front windows are obscured. The proposed garage door opening does not exceed 6 metres of the building width.</p> <p>Car parking:</p> <p>The proposed development is subject to the relevant parking requirements outlined in Appendix 1 Car Parking Requirements of the WDCP2011.</p> <p>The proposed development is for the purposes of a storage premises which is not a specified land use within Appendix 1 of the WDCP2011. As such, the proposed development is reliant on other parking surveys/assessments carried out specifically for a storage premises.</p> <p>The Traffic and Parking Assessment report prepared by Varga Traffic and Planning (Appendix 6) details that the off-street car parking requirements applicable to the development proposal are provided by reference to the updated <i>SSAA Supplementary Australian Traffic and</i></p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<ul style="list-style-type: none"> • the hours of operation; • the availability of public transport; • the availability of alternative car parking; and • the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. <p>3. 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; • 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. <p>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</p> <p>5. Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.</p> <p>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.</p> <p>7. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.</p> <p>Exceptions Reference should be made to Part G for additional, site specific requirements. Community title subdivisions are to include provision for one visitor parking space per five dwellings or part thereof. These spaces are to be located within the neighbourhood property lot. Cross reference is in appendix 1.</p>		<p><i>parking Study</i> (2016) undertaken by Aurecon Australia in accordance with pre-DA discussions with Council. This is appropriate, given the excessive amount of parking required under the warehouse parking rates of the WDCP2011.</p> <p>Accordingly, the proposed self-storage comprising 5,630m² MLA generates a minimum car parking requirement of 10 spaces, comprising 2 office space, 5 storage area parking spaces, 2 staff parking spaces and 1 trailer/ute space.</p> <p>The proposed development makes provision for a total of 11 car spaces including 1 trailer/ute parking space, thereby satisfying those minimum car parking recommendations set out by the updated <i>SS44 Supplementary Australian Traffic and parking Study</i> (2016) document.</p> <p>The Traffic and Parking Assessment report also notes that the geometric design layout of the proposed parking facilities has been designed to generally comply with the relevant requirements specified in the Standards Australia publication <i>Parking Facilities Part 1 - Off-Street Car Parking AS2890.1 - 2004</i> and <i>Parking Facilities Part 6 - Off-Street Parking for People with Disabilities AS2890.6 - 2009</i> in respect of parking bay dimensions, aisle / driveway widths and overhead clearances</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p><i>C3(A) Bicycle Parking and End of Trip Facilities</i></p> <p>Applies to Land This control applies to land to which Warringah Local Environmental Plan 2011 applies. This control does not apply to development that is a dwelling house, a change of use when no additional floor space is being created or <u>subdivision of land</u>.</p> <p>Objectives</p> <ul style="list-style-type: none"> • To help meet the transport needs of the Warringah community • To encourage healthy active lifestyles and help reduce reliance on private motor vehicles • To provide convenience and safety for bicycle users <p>Requirements</p> <ol style="list-style-type: none"> 1. Bicycle parking facilities must be provided for new buildings and for alterations or additions to existing buildings. In the case of alterations or additions to existing buildings bicycle parking facilities are required for the additional floor area only. 2. Bicycle parking shall be designed and constructed in accordance with Australian Standard AS 2890.3 – Bicycle Parking Facilities. 3. Bicycle parking facilities shall be designed to be an integral part of the development and where visible from public places or streets, will complement the visual quality of the public domain. 4. Bicycle parking shall be provided in accordance with the generation rates in the following table and is determined by adding Column 1 and Column 2 requirements and rounding up. <p><u>Light and General Industry</u> High–Medium Security Level*: 1 per 200 m2 GFA High–Low Security Level - Visitors**: 1 per 600m2 GFA</p> <p><i>* Bicycles are stored in individual lockers or locked to rails within a secure room/ enclosure. (Refer to Part 7.6 of the NSW Planning Guidelines to Walking and Cycling for more detail.)</i> <i>** Bicycle frames and wheels are locked to high quality rails. (Refer to Part 7.6 of the NSW Planning Guidelines to Walking and Cycling for more detail.)</i> <i>Where the parking rate for a particular use is not specified above, justification for the nominated</i></p>	<p>YES</p>	<p>The number of bicycle parking spaces required under the WDCP 2011 for the proposed development would be 42 bicycle parking spaces and 14 visitor bicycle parking spaces, based on the proposed GFA of 8,345m².</p> <p>However, self-storage premises do not comprise high traffic volume of employees or visitors and the bicycle parking demand for such a use would be far less than that of a warehouse development.</p> <p>Bicycle parking spaces should be provided where possible for the two employees who will be working at the premises, however, it is considered unreasonable for Council to expect the abovementioned parking to be satisfied.</p> <p>Given the anticipated low number of employees (2) required on-site, it is considered unreasonable for End of Trip Facilities to be provided for the development.</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p><i>rate is to be made by reference to the rates specified in the NSW Planning Guidelines for Walking and Cycling or Austroads Guide to Traffic Engineering Part 14 – Bicycles.</i></p> <p>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.</p> <p>6. End of trip facilities shall be provided in accordance with the following:</p> <p>a) 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 (such as panniers, shoes, towels and clothing). Suggested minimum dimensions of a clothes locker are 900mm (height), 350mm (width) and 500mm (depth).</p>		
<p>C4 Stormwater</p> <p>Objectives</p> <ul style="list-style-type: none"> • To protect and improve the ecological condition of Warringah's beaches, lagoons, waterways, wetlands and surrounding <u>bushland</u>; • To minimise the <u>risk</u> to public health and safety; • To reduce the <u>risk</u> to life and property from flooding; • Integrate Water Sensitive Urban Design measures into the landscape and built form to maximise amenity. • To manage and minimise stormwater overland flow, nuisance flooding and groundwater related damage to properties. • To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised. • To minimise the quantity of stormwater runoff from new development on Council's drainage system. 	YES	<p>Refer to the Stormwater Plan and Erosion and Sediment Control Plan provided in Appendix 7 detailing the proposed methods for stormwater management at the Site.</p> <p>The Stormwater Drainage Concept Design Report by Tonkin, included in Appendix 7, states, 'the key stormwater design elements include:</p> <ul style="list-style-type: none"> • an underground drainage system with sufficient capacity to convey the 5% AEP flows; • overland flow paths capable of safely conveying flows that exceed the capacity of the underground drainage system in all events up to and including a 1% AEP storm event; • water quality improvement measures that meet the principles of Water Sensitive Urban Design (WSUD) and

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

<i>Warringah Development Control Plan 2011 (WDCP2011) Controls</i>	Planning Assessment Compliance	Planning Assessment
<p>Requirements</p> <ol style="list-style-type: none"> 1. 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. 2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy. <p>Exceptions</p> <ul style="list-style-type: none"> • Refer to Council's Water Management Policy for exceptions. 		<p><i>provide the level of treatment required by Northern Beaches Council.</i></p> <p><i>The adopted measures include:</i></p> <ul style="list-style-type: none"> - grassed buffer at the front of the development; and - a filtration system within the downstream most pit. <p><i>On-site detention (OSD) is not required as part of this development as it has been identified that the proposed development is located within the 1% AEP floodplain.'</i></p> <p>Any stormwater runoff will not cause downstream flooding will have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. The proposed stormwater drainage system is designed in accordance with Council's Water Management Policy.</p>
<p><i>C5 Erosion and Sedimentation</i></p> <p>Objectives</p> <ul style="list-style-type: none"> • To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment. • To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, <u>bushland</u> or adjoining private lands. • To prevent any reduction in water quality downstream of the development site. <p>Requirements</p> <ol style="list-style-type: none"> 1. All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised. 2. Any erosion and sedimentation is to be managed at the source. 3. Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy. 4. An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m² of land. 	YES	<p>Refer to the Erosion and Sediment Control Plan prepared by Tonkin and provided in Appendix 7, detailing the proposed erosion and sediment control measures for the development. It is understood, that the erosion, sediment and pollution controls including water discharge from the Site comply with Council's Water Management Policy.</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

<i>Warringah Development Control Plan 2011 (WDCP2011) Controls</i>	Planning Assessment Compliance	Planning Assessment
<p>5. Soil and Water Management Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of more than 2500m² of land.</p> <p>Exceptions Reference should be made to Part G for additional, site specific requirements.</p>		
<p><i>B6 Building over or adjacent to Construction Council Drainage Easements</i></p> <p>Objectives To ensure that Council's drainage infrastructure is not damaged and that costs and liabilities are minimised when constructing, replacing, maintaining or obtaining emergency access to constructed public drainage systems located within private property</p> <p>Requirements</p> <ol style="list-style-type: none"> 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. 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 <p>Exceptions Reference should be made to Part G for additional, site specific requirements.</p>	YES	<p>No existing Council drainage line is located within the Site. An existing easement for stormwater drainage adjoins the Site, at 2 Cross Street, along the eastern boundary of the Site. The proposed development complies with Council's Adjacent to Constructed Council Drainage Systems and Easements technical specifications.</p>
<p><i>C7 Excavation and Landfill</i></p> <p>Objectives</p> <ul style="list-style-type: none"> • To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties. • To require that excavation and landfill does not create airborne pollution. • To preserve the integrity of the physical environment. • To maintain and enhance visual and scenic quality. <p>Requirements</p> <ol style="list-style-type: none"> 1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation. 	YES	<p>No major land excavation or fill is proposed at the Site. However, minor fill is proposed to ensure the proposed development meets the requirements of the minimum flood planning level.</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p>2. Excavation and landfill works must not result in any adverse impact on adjoining land.</p> <p>3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</p> <p>4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</p> <p>5. Rehabilitation and revegetation techniques shall be applied to the fill.</p> <p>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.</p>		
<p>C8 Demolition and Construction</p> <p>Objectives</p> <ul style="list-style-type: none"> • To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment. • To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials. • To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan • To discourage illegal dumping. <p>Requirements</p> <p>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.</p>	YES	<p>A Waste Management Plan (WMP) has been prepared by Loka Consulting Engineers and is provided in Appendix 9. The WMP details the proposed methods of waste storage and collection during the construction and operational phases of the development.</p> <p>The proposed development includes a refuse area for bin storage at ground level to the west of the driveway. This is easily accessible for a service vehicle. The bin storage area will comprise timber screening (detailed as Item 8 on the Ground Floor Plan in Appendix 1), and will store suitable receptacles in accordance of the engaged waste contractor or Council.</p> <p>Waste generated from the construction of the proposed development will be provided at the time of the engagement of a contractor to undertake the works. It is requested that Council condition any consent accordingly.</p> <p>All construction and operation waste on the Site will be disposed in accordance with the Waste Management Plan at Appendix 9 and as amended for the issuing of the Construction Certificate.</p>
<p>C9 Waste Management</p> <p>Objectives</p>	YES	As above.

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<ul style="list-style-type: none"> • To facilitate sustainable <u>waste</u> management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). • To achieve <u>waste</u> avoidance, source separation and recycling of household and industrial/commercial <u>waste</u>. • To design and locate <u>waste</u> storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal <u>adverse impacts</u> on residents, surrounding neighbours, and pedestrian and vehicle movements. • To ensure <u>waste</u> storage and collection facilities complement <u>waste</u> collection and management services, offered by Council and the private service providers and support on-going control for such standards and services. • To minimise risks to health and safety associated with handling and disposal of <u>waste</u> and recycled material, and ensure optimum hygiene. • To minimise any adverse environmental impacts associated with the storage and collection of <u>waste</u>. • To discourage illegal dumping. <p>Requirements All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the <u>Waste</u> Management Guidelines and all relevant Development Applications must be accompanied by a <u>Waste Management Plan</u>.</p>		
Part D - Design		
<p>D3 Noise</p> <p>Objectives</p> <ul style="list-style-type: none"> • To encourage innovative design solutions to improve the urban environment. • To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors. <p>Requirements</p> <ol style="list-style-type: none"> 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. <p>See also NSW Industrial Noise Policy Appendices</p> <ol style="list-style-type: none"> 2. Development near existing noise generating activities, such as industry and roads, is to be 	YES	<p>The proposed operational hours are detailed in Section 3.3 of the SEE. The proposed development will not increase the hours of operation on the previous approval at the Site.</p> <p>Detailed acoustic review will be undertaken at CC stage to determine acoustic treatments to control noise emissions to satisfactory levels. Satisfactory levels will be achieved through appropriate plant selection and location and, if necessary, standard acoustic treatments such as in-duct attenuation, acoustic louvres and enclosures.</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

<i>Warringah Development Control Plan 2011 (WDCP2011) Controls</i>	Planning Assessment Compliance	Planning Assessment
<p>designed to mitigate the effect of that noise.</p> <p>3. <u>Waste</u> collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.</p> <p>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.</p> <p>5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</p>		
<p><i>D6 Access to Sunlight</i></p> <p>Objectives</p> <ul style="list-style-type: none"> • To ensure that reasonable access to sunlight is maintained. • To encourage innovative design solutions to improve the urban environment and public open space. • To promote passive solar design and the use of solar energy. <p>Requirements</p> <p>1. Development should avoid unreasonable overshadowing any public open space.</p> <p>Exceptions</p> <p>Council may consider a variation to this control in the particular circumstances of a proposal, where an applicant can demonstrate, to the satisfaction of Council that:</p> <p>i) the slope or topography of the site or adjoining property makes compliance impractical; and</p> <p>ii) other design options have been investigated which would comply but would unreasonably constrain the development of an otherwise compliant building.</p>	YES	The proposed development will not have any unreasonable overshadowing on public open space.
<p><i>D8 Privacy</i></p> <p>Objectives</p> <ul style="list-style-type: none"> • To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours. • To encourage innovative design solutions to improve the urban environment. • To provide personal and property security for occupants and visitors. <p>Requirements</p>	YES	The proposed development will not have any adverse privacy impacts on surrounding land uses as the proposed development is for a storage premises.

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

<i>Warringah Development Control Plan 2011 (WDCP2011) Controls</i>	Planning Assessment Compliance	Planning Assessment
<p>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>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.</p> <p>4. 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>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.</p>		
<p>D9 Building Bulk</p> <p>Objectives</p> <ul style="list-style-type: none"> • To encourage good design and innovative architecture to improve the urban environment. • To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes. <p>Requirements</p> <ol style="list-style-type: none"> 1. Side and rear setbacks are to be progressively increased as wall height increases. 2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. 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: <ul style="list-style-type: none"> • The amount of fill is not to exceed one metre in depth. • Fill is not to spread beyond the footprint of the building. • Excavation of the landform is to be minimised. 4. Building height and scale needs to relate to topography and site conditions. 5. Orientate development to address the street. 6. Use colour, materials and surface treatment to reduce building bulk. 7. Landscape plantings are to be provided to reduce the visual bulk of new building and works. 8. Articulate walls to reduce building mass. 	On merit	<p>The proposed development is orientated to the Cross Street frontage.</p> <p>The proposed development comprises a maximum building height of 13.39m which is 2.39m above the 11m maximum building height outlined in the WLEP2011 (21.7% of the 11m WLEP height).</p> <p>The proposed development has a FFL of 11.4m AHD which has resulted in an additional building height of 300mm for the flood planning level freeboard and 2.09m to provide for any future unforeseen building material changes and to accommodate the proposed storage premises use. As such, a building height variation of 2.39m is proposed which includes the required additional 300mm freeboard height.</p> <p>The proposed development comprises a compliant 4.5m front setback to Cross Street which comprises high quality landscaping, as shown in the Landscape Plan provided at Appendix 10. Refer to the Clause 4.6 variation report included at Appendix 4 providing detailed justification for the proposed building height variation.</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p>D10 Building Colours and Materials</p> <p>Objectives</p> <ul style="list-style-type: none"> • To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment. <p>Requirements</p> <ol style="list-style-type: none"> 1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping. 2. The colours and materials of development on sites adjoining, or in close proximity to, <u>bushland</u> areas, waterways or the beach must blend in to the natural landscape. 3. The colours and materials used for <u>alterations and additions</u> to an existing structure shall complement the existing external building façade. 4. 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. 	YES	The proposed building comprises external colours and materials that complement the surrounding industrial area.
<p>D11 Roof</p> <p>Objectives</p> <ul style="list-style-type: none"> • To encourage innovative design solutions to improve the urban environment. • Roofs are to be designed to complement the local skyline. • Roofs are to be designed to conceal plant and equipment. <p>Requirements</p> <ol style="list-style-type: none"> 1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs. 2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. 3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. 4. Roofs shall incorporate eaves for shading. 5. Roofing materials should not cause excessive glare and reflection. 6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building. 	YES	All rooftop plant equipment and other mechanical equipment is not visible from the street.

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

<i>Warringah Development Control Plan 2011 (WDCP2011) Controls</i>	Planning Assessment Compliance	Planning Assessment
<p>D12 Glare and Reflection</p> <p>Requirements</p> <ol style="list-style-type: none"> 1. 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; <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. 2. Any glare from artificial illumination is to be minimised by utilising one or more of the following: <ul style="list-style-type: none"> • Indirect lighting; • Controlling the level of illumination; and • Directing the light source away from view lines. 3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following: <ul style="list-style-type: none"> • Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; • Orienting reflective materials away from properties that may be impacted; • Recessing glass into the façade; • Utilising shading devices; • Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and • Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls. 	YES	<p>The proposed development does not cause adverse impacts as a result of artificial illumination or sun reflection.</p>
<p>D14 Site Facilities</p> <p>Objectives</p> <ul style="list-style-type: none"> • To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours. • To encourage innovative design solutions to improve the urban environment. • To make servicing the site as efficient and easy as possible. • To allow for discreet and easily serviceable placement of site facilities in new development. <p>Requirements</p> <ol style="list-style-type: none"> 1. Site facilities including <u>garbage</u> and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal 	YES	<p>A Waste Management Plan (WMP) has been prepared by Loka Consulting Engineers and is provided in Appendix 9. The WMP details the proposed methods of waste storage and collection during the construction and operational phases of the development.</p> <p>The proposed development includes a refuse area for bin storage at ground level to the west of the driveway. This is easily accessible for a service vehicle. The bin storage area will comprise timber screening (detailed as Item 8 on the Ground Floor Plan in Appendix 1), and will store suitable receptacles in accordance of the engaged waste</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p>visual impact from public places. In particular:</p> <ul style="list-style-type: none"> • <u>Waste</u> 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; • <u>Garbage</u> 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 <u>garbage</u> and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and • Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable. 		<p>contractor or Council. The proposed refuse area for bin storage complies with D14 of the WDCP2011.</p>
<p>D18 Accessibility and Adaptability</p> <p>Applies to Land This control applies to all development for</p> <ul style="list-style-type: none"> • non-residential purposes on land in relation to the Accessibility Requirements of this section • residential purposes on land in relation to the Adaptability Requirements of this section to which Warringah Local Environmental Plan 2011 applies. <p>Objectives</p> <ul style="list-style-type: none"> • To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety. • To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability. • To provide a reasonable proportion of residential units that should be designed to be adaptable and easily modified to promote 'ageing in place' and for people with disabilities. <p>Requirements</p> <ol style="list-style-type: none"> 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. 2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings. 3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable 	<p>YES</p>	<p>The proposed development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas and sanitary facilities comply with relevant statutory guidelines. Harding Architects provided the following statement which is included in Appendix 1:</p> <p><i>'Access to premises standard (APS) highlights the minimum level compliance requirements for Accessibility or Deemed to satisfy under the NCC 2019.</i></p> <p><i>Access can be broken up into two areas, summarised as:</i></p> <p><u>Reception</u></p> <ul style="list-style-type: none"> ▪ <i>Street access is provided into the reception via entry steps with AS1428.1 compliant handrails, tactile indicators and nosings</i> ▪ <i>Street access is provided to the reception via the walkway from the western end of the site adjacent to the main drive entry</i> ▪ <i>Carpark access is provided into the reception via the designated AS1428.1 compliant accessible car space and then via the rear doors</i> <p><i>Each of the above access routes satisfies the intent code.</i></p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p>seating and slip-resistant floor surfaces.</p> <p>4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.</p> <p>5. There is to be effective signage and sufficient illumination for people with a disability.</p> <p>6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.</p> <p>7. Access for people with a disability is to be provided at the main entrance to the development.</p> <p>8. Development is to comply with Australian Standard AS1428.2.</p>		<p><i>Once inside the facility, the following can be observed:</i></p> <ul style="list-style-type: none"> ▪ <i>Compliant circulations at all deemed continuous paths of travel</i> ▪ <i>Compliant AS1428.1 accessible WC is provided on ground floor</i> ▪ <i>Compliant AS1428.1 lifts to levels 2, 3 & 4</i> <p><i>Beyond this, Rent A Space have an internal management policy where they offer up units at ground floor to persons with disabilities to facilitate an easier experience.</i></p> <p><i>Access requirements to and within the facility have been thoroughly considered in the design response'.</i></p>
<p>D20 Safety and Security</p> <p>Objectives</p> <ul style="list-style-type: none"> • To ensure that development maintains and enhances the security and safety of the community. <p>Requirements</p> <ol style="list-style-type: none"> 1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance. 2. Service areas and access ways are to be either secured or designed to allow casual surveillance. 3. There is to be adequate lighting of entrances and pedestrian areas. 4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety. 5. Entrances to buildings are to be from public streets wherever possible. 6. For larger developments, a site management plan and formal <u>risk</u> 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 <u>risk</u>. 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). 7. Buildings are to be designed to allow casual surveillance of the street, for example by: 	YES	<p>Refer to Section 5.13 of the submitted Statement of Environmental Effects, providing a detailed assessment of the principles of Crime Prevention Through Environmental Design (CPTED). It details that the development will operate as a well-managed self-storage premises with defined access control, well defined territorial boundaries active surveillance both on and around the Site to ensure the safety, amenity, visitors and staff to the development.</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p>a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved;</p> <p>b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance;</p> <p>c) Locating high use rooms to maximise casual surveillance;</p> <p>d) Clearly displaying the street number on the front of the building in pedestrian view; and</p> <p>e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters.</p> <p>8. Casual surveillance of loading areas is to be improved by:</p> <p>a) Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and</p> <p>b) Providing adequate day and night lighting which will reduce the <u>risk</u> of undesirable activity.</p> <p>9. Design entrances to buildings from public streets so that:</p> <p>a) Building entrances are clearly identifiable, defined, lit and visible;</p> <p>b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development;</p> <p>c) Main entrances are clearly identifiable;</p> <p>d) Pavement surfaces and signage direct pedestrian movements; and</p> <p>e) Potential conflict between pedestrians and vehicles is avoided.</p> <p>Exceptions Reference should be made to Part G4 Warringah Mall for site specific requirements.</p>		
<p>D21 Provision and Location of Utility Services</p> <p>Objectives</p> <ul style="list-style-type: none"> • To encourage innovative design solutions to improve the urban environment. • To ensure that adequate <u>utility services</u> are provided to land being developed. <p>Requirements</p> <p>1. If a proposed development will involve a need for them, <u>utility services</u> must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.</p> <p>2. Service structures, plant and equipment are to be located below ground or be designed to be an integral part of the development and suitably screened from public places or streets.</p> <p>3. Where possible, underground <u>utility services</u> such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are:</p> <p>a) A reduction in the number of trenches required;</p> <p>b) An accurate location of services for maintenance;</p>	YES	<p>The Site was previously occupied by a warehouse which was destroyed by a recent fire. Utility services will be provided to the proposed development, including the provision of the supply of water, telecommunications and electricity and the satisfactory management of sewage and drainage.</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p>c) Minimising the conflict between services; d) Minimising land required and cost;</p> <p>4. The location of <u>utility services</u> should take account of and minimise any impact on natural features such as <u>bushland</u> and natural watercourses.</p> <p>5. Where natural features are disturbed the soil profile should be restored and landscaping and <u>tree</u> planting should be sited and selected to minimise impact on services, including existing overhead cables.</p> <p>6. Where utilities are located above ground, screening devices should include materials that complement the streetscape, for example fencing and landscaping. The location of service structures such as electricity substations should be within the site area.</p> <p>7. Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater.</p> <p>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.</p>		
<p>D23 Signs</p> <p>Objectives</p> <ul style="list-style-type: none"> • To encourage well designed and suitably located signs that allow for the identification of a land use, business or activity to which the sign relates. • To achieve well designed and coordinated signage that uses high quality materials. • To ensure that signs do not result in an adverse visual impact on the streetscape or the surrounding locality. • To ensure the provision of signs does not adversely impact on the amenity of residential properties. • To protect open space areas and heritage items or conservation areas from the <u>adverse impacts</u> of inappropriate signage. <p>Requirements</p> <ol style="list-style-type: none"> 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. 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. 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 	YES	<p>Business Identification Signage is proposed in the form of:</p> <ul style="list-style-type: none"> ▪ 1 Business Identification Wall Sign on the facade; and ▪ 1 Business Identification Pole Sign within the front setback. <p>The proposed signage plan is shown in the Architectural Plan included in Appendix 1.</p> <p>The 'Rent a Space Self Storage' business identification wall sign is shown on the proposed southern elevation plan (fronting Cross Street) and is 2.83m high and 6m long. This sign is located within the top eastern corner of the proposed façade. Being the only sign located on this façade, the proposed sign does not compete or dominate other signs and therefore does not result in visual clutter.</p>

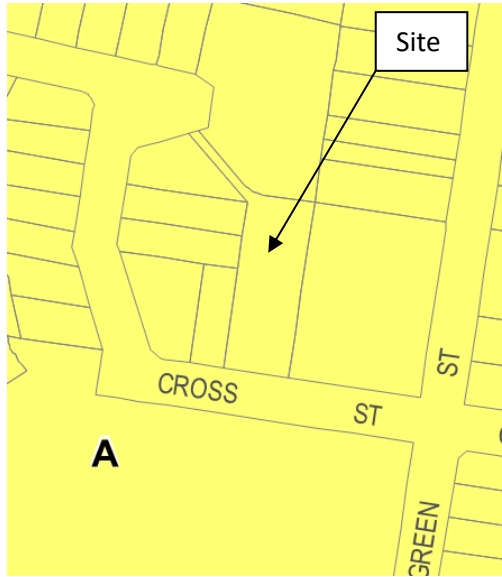
WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p>context or the wider streetscape context of the area.</p> <p>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).</p> <p>5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.</p> <p>6. Signs are not to emit excessive glare or cause excessive reflection.</p> <p>7. Signs should not obscure or compromise important views.</p> <p>10. No more than one sign is to be located above the awning level for business uses.</p> <p>11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.</p> <p>12. Signs shall meet the following criteria:</p> <p>13. 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):</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 <u>natural ground level</u> ground; and • Shall not project more than 300mm from the wall. <p>14. 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 be driven with the sign displayed 2. Balloons or other inflatable objects used for the purpose of advertising which are placed on or above roof level 3. Illuminated signs in residential zones 		<p>The proposed 'Rent a Space Self Storage' business identification pole sign is located within the south western corner of the Site and is 9m high, 2m wide and 0.2m in depth. The pole sign comprises the following elements:</p> <ul style="list-style-type: none"> ▪ Metal Powercoated with ACM panel and surround. ▪ Colour to match dulux colourbond steel - Basal Matt. ▪ Extruded 3D Backlit LED Lettering. <p>The proposed building identification signs comprise colours that are compatible with the design, scale and architectural character of the proposed building. The signs are not expected to emit excessive glare or cause excessive reflection.</p> <p>Refer to Appendix 3 providing an assessment of Schedule 1, <i>State Environmental Planning Policy No. 64 - Advertising and Signage</i>.</p>
Part E - The Natural Environment		

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p>E10 Landslip Risk</p> <p>Applies to Land This control applies to land identified on the Warringah Local Environmental Plan 2011 - Landslip Risk Map as Area A, Area B, Area C, Area D or Area E.</p> <p>Objectives</p> <ul style="list-style-type: none"> • To ensure development is geotechnically stable. • To ensure good engineering practice. • To ensure there is no adverse impact on existing subsurface flow conditions. • To ensure there is no adverse impact resulting from stormwater discharge. <p>Requirements</p> <ol style="list-style-type: none"> 1. The applicant must demonstrate that: <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. 2. Development must not cause detrimental impacts because of stormwater discharge from the land. 3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties. 4. To address Requirements 1 to 3: <ol style="list-style-type: none"> i) For land identified as being in Area A: 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. 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. <p>Landslip Risk Classes A to E, described in the following table, correlate to Areas A to E on the Warringah LEP 2011 – Landslip Risk Map:</p> <p>Area A:</p> <ul style="list-style-type: none"> • Plateau areas, ridge crests, major spur slopes, footslope areas; and beach, foredune and alluvial flats. • Slope Angle: < 5 	<p>YES</p>	<p>The Site is within Area A, as shown on the WLEP2011 Landslip Risk Map below:</p>  <p>Refer to the Stormwater Plan and Erosion and Sediment Control Plan provided in Appendix 7 detailing the proposed methods for stormwater management at the Site demonstrating that proposed development will not cause detrimental impacts because of stormwater discharge from the land.</p> <p>The Stormwater Drainage Concept Design Report by Tonkin, included in Appendix 7, states, 'the key stormwater design elements include:</p> <ul style="list-style-type: none"> • an underground drainage system with sufficient capacity to convey the 5% AEP flows;

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<ul style="list-style-type: none"> <i>Geology: At higher elevations, generally shallow residual soils developed on Hawkesbury Sandstone. Hawkesbury Sandstone exposed in occasional outcrops and in near vertical road cuts. Some areas of fill. At lower elevations, unconsolidated marine and alluvial sands often overlying deep marine sediments.</i> 		<ul style="list-style-type: none"> <i>overland flow paths capable of safely conveying flows that exceed the capacity of the underground drainage system in all events up to and including a 1% AEP storm event;</i> <i>water quality improvement measures that meet the principles of Water Sensitive Urban Design (WSUD) and provide the level of treatment required by Northern Beaches Council.</i> <p><i>The adopted measures include:</i></p> <ul style="list-style-type: none"> <i>- grassed buffer at the front of the development; and</i> <i>- a filtration system within the downstream most pit.</i> <p><i>On-site detention (OSD) is not required as part of this development as it has been identified that the proposed development is located within the 1% AEP floodplain.'</i></p> <p>Any stormwater runoff will not cause downstream flooding will have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. The proposed stormwater drainage system is designed in accordance with Council's Water Management Policy.</p>
<p>E11 Flood Prone Land</p> <p>Objectives</p> <ul style="list-style-type: none"> Protection of people. Protection of the natural environment. Protection of private and public infrastructure and assets. <p>Requirements</p> <p>The purpose of this Part is to guide development in accordance with the objectives and processes set out in the NSW Government's Flood Prone Land Policy as outlined in the NSW Government, Floodplain Development Manual, 2005.</p> <p>Development to which this Part applies must comply with the performance criteria set out in</p>	YES	<p>The Site is within the <i>Medium Flood Risk</i> planning precinct. This means that the Site is located within the 1% AEP floodplain but is not subject to significant evacuation difficulties. On this basis, the Site must comply with the requirements for sites located within Medium Flood Risk Precincts.</p> <p>The proposed internal driveway and car park have a floor level of 11.4m AHD. The proposed ground floor level of the building is also 11.4m AHD. This is appropriate as it complies with the required FPL and is supported by the Flood Risk Assessment Report included in Appendix 5.</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p>clause 1.1. Form A and A1 (Attachment A of Northern Beaches Council's Guidelines for preparing a <u>Flood Management Report</u>) is to be completed and submitted to Council Development that satisfies the prescriptive controls in clause 1.2 is deemed to have satisfied clause 1.1.</p> <p>1.2 Prescriptive Controls The prescriptive controls that may be applied to development on <u>flood prone land</u> are listed below. A matrix has been prepared showing which of the controls apply to the various development types and flood <u>risk</u> precincts.</p> <p><u>Development Matrix</u> The following is a summary of the major steps to be followed in applying this part of the DCP: a) Determine the Flood <u>Risk</u> Precinct i.e. <u>High Flood Risk precinct</u>, <u>Medium Flood Risk Precinct</u> and <u>Low Flood Risk Precinct</u> within which the site is situated; Note: Where a property is located in more than one Precinct, the assessment must consider the controls relevant to each Precinct. b) The various land use or development types have been grouped into seven (7) Land Use Categories (refer table 1). Determine the Land Use Category relevant to the proposal c) Check if the proposal will satisfy the prescriptive controls for the relevant land use category in the applicable <u>Flood Risk Precinct (FRP)</u>. d) If the proposal does not satisfy any one of the applicable prescriptive controls, or where those controls require the preparation of a <u>Flood Management Report</u>, then such a report shall be prepared. The <u>Flood Management Report</u> shall be prepared by a <u>suitably qualified professional</u> and shall outline the identified flood risks relevant to the proposal, indicate the extent of compliance with prescriptive controls and provide a thorough assessment of the appropriateness of the development by reference to each of the performance criteria.</p> <p>Medium Flood Risk Development Matrix:</p>		<p>Refer to the Flood Management Report included in Appendix 5 for further details, including the completed Northern Beaches Form A and A1 (Attachment A of Northern Beaches Council's Guidelines for preparing a Flood Management Report), in accordance with Section E11 Flood Prone Land of the WDCP 2011.</p> <p>The Flood Management Report included in Appendix 5 provides a response to each of the Development Matrix items listed under E11. An extract of these responses prepared by Tonkin are provided below:</p> <p>'Flood effects caused by the development While the proposed building is likely to block any flood flows coming down the driveway, the stormwater drainage design includes compensatory works to transfer flood flows underground and discharge to Council's drainage system in Cross Street. This provides a path for flood flows to leave the site, as opposed to existing conditions, where flood flows would become trapped within the carpark.</p> <p>Drainage infrastructure and creek works New drainage infrastructure at the site has sufficient capacity to convey 1% AEP flows through the site and discharge to Council's existing drainage system in Cross Street. This is based on a 50% blockage allowance for all pits.</p> <p>The proposed drainage infrastructure designed to cater for 1% AEP flood flows is an improvement on existing development conditions, where there was previously no safe flow path for floodwaters.</p> <p>Building components and structural</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls								Planning Assessment Compliance	Planning Assessment
Medium Flood Risk									
		Critical Uses	Vulnerable Uses	Subdivision	Residential	Business & Industrial	Recreational & Environmental	Concessional	
A	Flood effects caused by Development	A1 A3 A4	A1 A3 A4	A1 A3	A1 A3	A1 A3	A2 A3	A2 A3	<p>As any floodwaters moving through the site will be shallow (less than 100 mm) in a 1% AEP storm event, the building will be capable of withstanding the forces of floodwaters, wave action, flowing water with debris, buoyancy and immersion. Particularly since the finished floor level of the building will be set above the 1% AEP flood levels.</p> <p>All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections will need to be waterproofed and/or located above the Flood Planning Level.</p> <p>Storage of goods</p> <p>All goods susceptible to water damage will be stored within the storage units, where they will be protected against flood waters in all events up to and including 1% AEP storm events.</p> <p>Flood emergency response</p> <p>In the PMF event, floodwaters within the building footprint are expected to reach a level of 12.4 mAHd, which is 1.0 m above the Flood Planning Level of 11.4 mAHd. Therefore, floodwaters are expected to enter the building and flood the ground level of the building. People will be able to evacuate to safe shelter on the first and second floors of the building, as both of these levels are adequately sized, located above PMF levels and can be accessed from both sides (north and south) of the site via stairwells.</p> <p>A flood emergency response plan, including adequate warning systems, signage and exits, will also need to be implemented as part of this development.</p> <p>Flood levels</p> <p>Floor levels of the storage units have been set to the Flood Planning Level specified in the prelodgement advice (11.4 mAHd). This will help to protect the storage</p>
B	Drainage Infrastructure & Creek Works	B1 B2	B1 B2	B1 B2	B1 B2	B1 B2	B1 B2		
C	Building Components & Structural	C1 C2 C3	C1 C2 C3		C1 C2 C3	C1 C2 C3	C1 C2 C3	C1 C2 C3	
D	Storage of Goods	D1 D2	D1 D2		D1 D2	D1 D2	D1 D2	D1 D2	
E	Flood Emergency Response	E1 E2 E3	E1 E2 E3	E1 E4	E1 E2 E3	E1 E2 E3	E1	E1	
F	Floor Levels	F2 F3 F7	F2 F3 F7	F5	F1 F2 F3 F4 F6 F8 F9	F1 F2 F3 F4 F6 F8 F9 F10 F11	F2	F1 F2 F3 F4 F6 F11	
G	Car Parking	G1 G4 G6 G7 G9 G10	G1 G4 G6 G7 G9 G10	G1	G1 G2 G3 G5 G6 G7 G8	G1 G2 G3 G4 G5 G6 G7	G1 G2 G3 G4 G5 G6 G7	G1 G2 G3 G4 G5 G6 G7	
H	Fencing	H1	H1	H1	H1	H1	H1	H1	
I	Pools	I1	I1	I1	I1	I1	I1	I1	

A. FLOOD EFFECTS CAUSED BY DEVELOPMENT

A3: The applicant shall include in their submission, calculations to illustrate that any fill or other structures that reduce the total flood storage are replaced by Compensatory Works.

B. DRAINAGE INFRASTRUCTURE AND CREEK WORKS

B1: Flood mitigation works or stormwater devices that modify a major drainage system, stormwater system, natural water course, floodway or flood behaviour within or outside the development site may be permitted subject to demonstration through a Flood Management Report that they comply with the Flood Prone Land Design Standard found on Council's webpage.

C. BUILDING COMPONENTS AND STRUCTURAL SOUNDNESS

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p>C1: All buildings shall be designed and constructed as <u>flood compatible buildings</u> in accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).</p> <p>C2: All structures must be designed and constructed to ensure structural integrity up to the Flood Planning Level, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification shall be provided confirming the above. Where shelter-in-place refuge is to be provided the structural integrity is to be to the Probable Maximum Flood level.</p> <p>C3: All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed that turn off all electricity supply to the property when flood waters are detected.</p> <p>D. STORAGE OF GOODS</p> <p>D2: Goods, materials or other products which may be highly susceptible to water damage are to be located/stored above the Flood Planning Level.</p> <p>E. FLOOD EMERGENCY RESPONSE</p> <p>E2: New development must provide an appropriately sized area to safely shelter in place above the Probable Maximum Flood level and appropriate access to this area should be available from all areas within the development.</p> <p>E3: <u>Adequate Warning Systems, Signage and Exits</u> shall be installed to allow safe and orderly evacuation without reliance upon the SES or other authorised emergency services personnel.</p> <p>F. FLOOR LEVELS</p> <p>F1: New floor levels within the development shall be at or above, the Flood Planning Level. A reduced Flood Planning Level may be considered only where it is permitted in this Development Control Plan.</p> <p>The structure must be flood proofed (wet or dry) to the Flood Planning Level. This control cannot be applied to critical or vulnerable uses.</p> <p>F2: All development structures must be designed and constructed so as not to impede the <u>floodway</u> or flood conveyance on the site, as well as ensuring no loss of flood storage in a 1% AEP Event. Where the dwelling is located over a flow path it must be elevated on suspended pier/pile footings such that the level of the underside of all floors including balconies and decks within the flood affected area are at or above, or raised to the Flood Planning Level to allow clear passage of the floodwaters under the building. The development must comply with the <u>Flood Prone Land</u> Design Standard.</p>		<p>units from inundation in all events up to and including a 1% AEP storm event.</p> <p>Surface levels along the driveway moving through the building have been set lower than the Flood Planning Level so as not to impede flood flows and provide an overland flow path in case the upstream drainage infrastructure blocks more than has been allowed.</p> <p>Car parking</p> <p>Carparking at the existing site was located at the rear of the allotment, within the 1% AEP floodway. Redevelopment of the site is proposing to relocate on-site parking to the front (southern) end of the site, within an area located outside the extents of the 1% AEP floodplain.</p> <p>Parking for storage trucks is located along the driveway that runs through building. The site drainage system aims to capture all flood flows upstream of the building so that there are no bypass flows entering the internal driveway. This will provide protection to parked vehicles along the internal driveway in a 1% AEP storm event.</p> <p>Fencing</p> <p>Fencing at the proposed development will not be located anywhere that may affect or obstruct the 1% AEP flood flows.'</p> <p>The following recommendations have been provided within the Flood Management Report:</p> <ul style="list-style-type: none"> It is recommended that the existing levels at the driveway crossover leading into the laneway are maintained so as the maintain the same level of flood protection to the site

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

Warringah Development Control Plan 2011 (WDCP2011) Controls	Planning Assessment Compliance	Planning Assessment
<p>F3: Where the lowest floor has been elevated to allow the passage of flood waters, a restriction shall be imposed on the title of the land, pursuant to S88B of the Conveyancing Act confirming that the undercroft area is not to be enclosed.</p> <p>F4: A one- off addition or alteration below the Flood Planning Level of less than 30 square metres or an increase of less than 10% of the ground floor area (whichever is the lesser) for residential development may be considered only where:</p> <p>(a) it is an extension to an existing room</p> <p>(b) the Flood Planning Level is incompatible with the floor levels of the existing room</p> <p>This control will not be permitted if this provision has previously been utilised since the making of this Plan.</p> <p>The structure must be flood proofed to the Flood Planning Level.</p> <p>F5: The applicant must demonstrate that future development following a subdivision proposal can be undertaken in accordance with this Control.</p> <p>F6: Any existing floor level may be retained below the Flood Planning Level when undertaking a first floor addition provided that:</p> <p>(a) it is not located within a <u>floodway</u>;</p> <p>(b) there is no increase to the building footprint below the Flood Planning Level;</p> <p>(c) it is flood proofed to the Flood Planning Level;</p> <p>F7: All floor levels within the development shall be at or above the Probable Maximum Flood level or Flood Planning Level whichever is higher.</p> <p>F8: The minimum floor level of any first floor additions shall be at or above the Probable Maximum Flood Level.</p> <p>F10: Consideration may be given to a minimum floor level for the first 5 metres from the street front of new development in business zonings below the Flood Planning Level provided it can be demonstrated that it complies with the <u>Flood Prone Land</u> Design Standard.</p> <p>F11: A one-off addition or alteration below the Flood Planning Level of less than 100 square metres or an increase of less than 10% of the ground floor area (whichever is the lesser) for non-residential development may be considered only where the required floor level cannot be achieved for the following reason: (a) it would be incompatible with floor levels of the existing building This control will not be considered if the existing floor level of the additions/alterations are located within a high <u>hydraulic hazard</u> area. This control will not be permitted if this provision has previously been utilised since the making of this Plan. Any features of the additions or alterations on the floor level must be flood proofed to the Flood Planning Level.</p> <p>G. CAR PARKING</p> <p>G1: Open carpark areas and carports shall not be located within a <u>floodway</u>.</p> <p>G2: The lowest floor level of open carparks and carports (unroofed or with open sides) shall be constructed no lower than the natural ground levels.</p>		<ul style="list-style-type: none"> Finished flood levels at all storage units must be set at or above 11.4 mAHd Drainage infrastructure at the downstream end of the laneway shall be designed to have sufficient capacity to convey all flood flows in a 1% AEP storm event, so as to prevent floodwaters from entering the building Surface levels along the driveway that runs through the building must have a gradual fall in elevation (from north to south) to provide a safe overland flow path in case the upstream drainage system blocks up. <p>The northern driveway comprises a gradual fall in elevation (from north to south) to provide a safe overland flow path in case the upstream drainage system blocks up, as shown on the Stormwater Management Plan included in Appendix 7.</p>

WDCP2011 Assessment Table

Proposed Storage Premises (Self-Storage Facility)
4 Cross Street, Brookvale (Lot 2 DP543012)

<i>Warringah Development Control Plan 2011 (WDCP2011) Controls</i>	Planning Assessment Compliance	Planning Assessment
<p>G3: All enclosed car parks must be protected from inundation up to the relevant flood planning level. For example, basement car parks must be provided with a crest at the entrance, the crest of which is at the relevant Flood Planning Level. All access, ventilation and any other potential water entry points to any <u>enclosed car parking</u> shall be above the relevant Flood Planning Level. Council will not accept any options that rely on electrical, mechanical or manual exclusion of the floodwaters from entering the enclosed carpark</p> <p>G4: Vehicle barriers or restraints are to be provided to prevent floating vehicles leaving the site where there is more than 300mm depth of flooding in a 1% AEP flood event. The minimum height of the vehicle barriers or restraints must be at or above the Flood planning Level. Vehicle barriers or restraints must comply with the <u>Flood Prone Land</u> Design Standard.</p> <p>G5: Enclosed Garages must be located at or above the 1% AEP level</p> <p>G7: Where a driveway is required to be raised it must be demonstrated that there is no loss to flood stage in the 1% AEP flood event and no impact on flood conveyance through the site</p>		