

PROVISIONS	RESPONSE
<p>Design Quality and Excellence</p>	<p>The proposed modification includes the removal of the express ramp from the Star Fish Car Park. This will include changes to the landscaping along the existing driveway into the Starfish car park. The façade treatment continues to integrate a mix of materials and landscape elements to provide a more dynamic façade than previously approved. The façade treatment will provide a strong 'gateway' presentation for the Cross Street and Green Street entry into Warringah Mall.</p> <p>The canopy will result in an improved environment for customers of the site and improve the design of a fundamental public area of the mall. This is consistent with changing role of shopping centres as a destination for leisure and entertainment along with retail offerings. It meets the aim to promote Warringah Mall as a retail centre of sub-regional significance in the Warringah LGA.</p> <p>Details of external colours and finishes with regard to the façade modifications are provided on the Amended Architectural Plans provided in Appendix A.</p>
<p>Building Setbacks and Street Frontage</p>	<p>The revised design will result in the removal of external ramps from the Star Fish elevation of the car park, providing a greater built form setback and improved landscape strategy.</p> <p>The proposed design amendments at the corner of Cross Street and Green Street will ensure a strong and positive presentation identifying this location as a key "Gateway" entry to the centre.</p>
<p>Building Height</p>	<p>A proposed variation from WDCP 2011 provision relates to the provision of a shade sail over Centre Court which is currently shown in the 'Future Development Envelope Plan' as a void. The purpose of the Future Development Envelope Plan is mainly to guide development setbacks to the street and heights.</p> <p>While the proposed shade sail was not envisaged when the Warringah Mall DCP was prepared or anticipated to require a height control, it represents a high level of consistency with the aims and provisions of the DCP. This is discussed in Section 5.2 of the SEE.</p>
<p>Floor Space</p>	<p>The proposed modification will result in the same volume of floor area as originally approved for the Stage 1 works.</p>
<p>Landscaping</p>	<p>A comprehensive landscape strategy has been incorporated into the streetscape design of the facade changes. Refer to Section 5.3.3 of this report and Appendix B.</p>
<p>Amenity of Surrounding Residential Properties</p>	<p>There are no noise or amenity impacts associated with the proposed modification and residential amenity will be maintained.</p>
<p>Public Art</p>	<p>The shade sail canopy incorporates modern durable material which allows a high level of light and creates a contemporary element for the Centre Court.</p>

PROVISIONS	RESPONSE
Advertising and Signage	Signage details will be subject to a separate application.
Safety and Security	Can comply
Social Impacts	Can comply
Access and Movement	Refer to Section 5.3.3 of this report.
Pedestrian Access	Pedestrian footpaths are proposed along the perimeter of the proposed works and into the mall in accordance with Figure 11 of the WDCP 2011.
Public Transport	Can comply and adopts pedestrian paths in accordance with Figure 11 of the WDCP 2011.
Parking Facilities	No changes to the parking facilities are proposed.
Stormwater Management	No changes to the stormwater management arrangements are proposed.