



WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

Requirement	Proposal	Complies
Part C – Siting Factors		
<p>C2 Vehicle Access</p> <p>1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</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>The proposal does not seek to amend the current location of vehicular and pedestrian access points. The unique nature of the site being an existing sporting ground means established pedestrian and vehicle access points exist. These access points are demonstrated as being appropriately sized and located to suit the needs of the development in the Traffic Impact Assessment at Appendix C.</p>	Yes
<p>C3 Parking Facilities</p> <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; • 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 	<p>Off street parking demands generated by the development are assessed in the Traffic Impact Assessment at Appendix C. This assessment includes a swept path analysis which demonstrates the ability of the largest vehicle required to service the development.</p> <p>Increased use of the site will primarily occur outside of game day in relation to the centre of excellence. This reduces the need for additional onsite parking, as the development is able to utilise existing</p>	Yes

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Requirement	Proposal	Complies
<p><i>bicycles.</i></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> • <i>Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1.</i> <p>4. <i>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.</i></p> <p>5. <i>Adequate provision for staff, customer and courier parking, and parking and turning</i></p>	<p>onsite parking.</p> <p>Safe and convenient pedestrian movement remains on site, with limited opportunities for pedestrian and vehicle interactions.</p> <p>The proposal demonstrates the parking requirements in accordance with the relevant Australian Standards for parking dimensions.</p>	



Requirement	Proposal	Complies
<p><i>of vehicles with trailers must be provided if appropriate to the land use.</i></p>		
<p>C3(A) Bicycle Parking and End of Trip Facilities</p> <p>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></p> <p>5. <i>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></p>	<p>Bicycle parking is provided on the Alfred Road entrance to the Oval.</p> <p>The proposal provides facilities which will operate as end of trip facilities for employees attending the site.</p>	Yes
<p>C4 Stormwater</p> <p>1. <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></p> <p>2. <i>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.</i></p>	<p>The proposals stormwater management has been detailed in the Civil Report included at Appendix F. Stormwater quantity and quality have been assessed and comply with Council's Water Management Policy.</p>	Yes
<p>C5 Erosion and Sedimentation</p> <p>1. <i>All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised.</i></p> <p>2. <i>Any erosion and sedimentation is to be managed at the source.</i></p> <p>3. <i>Erosion, sediment and pollution controls including water discharge from the site</i></p>	<p>Stormwater controls on site are detailed in the erosion and sediment control plan included with the Civil Drawings at Appendix F.</p> <p>During the construction phase of the project, the erosion and sediment control plan will be implemented to prevent sediment laden stormwater from entering</p>	Yes



Requirement	Proposal	Complies
<p><i>must comply with Council's Water Management Policy.</i></p>	<p>the stormwater drainage network.</p>	
<p>C6 Council Drainage Easements</p> <p>4. <i>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></p> <p>5. <i>Any Council drainage line located within the property may require upgrading and easements created in favour of Council over the drainage line at the applicant's expense</i></p>	<p>A 600mm stormwater pipe runs underneath the proposed works area. Diversion of the system is the proposed solution and was discussed with Council during the formal Pre-DA meeting. A right of carriageway in favour of Council will need to be created to provide access to the system and can form a condition of consent.</p>	<p>Yes</p>
<p>C7 Excavation and Landfill</p> <p>1. <i>All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</i></p> <p>2. <i>Excavation and landfill works must not result in any adverse impact on adjoining land.</i></p> <p>3. <i>Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</i></p> <p>4. <i>Excavation and landfill shall not create siltation or pollution of waterways and drainage lines or degrade or destroy the natural environment.</i></p> <p>5. <i>Rehabilitation and revegetation techniques shall be applied to the fill.</i></p> <p>6. <i>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></p>	<p>A detailed cut and fill plan has been submitted with the Civil Drawings at Appendix F. Contaminated fill exists on the site as detailed in the Stage 1 & 2 Environmental Site Assessment at Appendix I. An Asbestos Management Plan and Remediation Action Plan will be prepared post DA consent to inform the approach to managing the contaminated fill on site during construction.</p> <p>Where fill is required, it will be clean fill to ensure minimal adverse effect on the visual and natural environment or adjoining and surrounding properties.</p>	<p>Yes</p>



Requirement	Proposal	Complies
<p>C8 Demolition and Construction</p> <p><i>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></p>	<p>A Demolition Plan is included within the Architectural Plans included at Appendix H. A Waste Management Plan has been prepared and included at Appendix O. Demolition will comply with the appropriate section of the Waste Management Guidelines as required.</p>	<p>Yes</p>
<p>C9 Waste Management</p> <p><i>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></p>	<p>See above.</p>	<p>Yes</p>
<p>D3 Noise</p> <ol style="list-style-type: none"> 1. <i>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> 2. <i>Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.</i> 3. <i>Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.</i> 	<p>A Noise Impact Assessment has been prepared for the proposal and included at Appendix G. The assessment includes consideration of all noise emitting sources resulting from the proposal, and the likely impacts on surrounding sensitive receivers. With recommendation update from the report, it is concluded the proposal will comply with the relevant noise policy.</p>	<p>Yes</p>
<p>D9 Building Bulk</p> <ol style="list-style-type: none"> 1. <i>Side and rear setbacks are to be progressively increased as wall height increases.</i> 2. <i>Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</i> 	<p>A detailed Design Report has been prepared by Hassell and included at Appendix U.</p> <p>The proposal seeks to enhance the existing development on site through delivering a logical progression of</p>	<p>Yes</p>



Requirement	Proposal	Complies
<p>3. <i>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></p> <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> <p>4. <i>Building height and scale needs to relate to topography and site conditions.</i></p> <p>5. <i>Orientate development to address the street.</i></p> <p>6. <i>Use colour, materials and surface treatment to reduce building bulk.</i></p> <p>7. <i>Landscape plantings are to be provided to reduce the visual bulk of new building and works.</i></p> <p>8. <i>Articulate walls to reduce building mass.</i></p>	<p>Brookvale Oval. The curving northern façade has been designed to ensure appropriate address when entering the site from the east or the west. The proposal included 2 faces, while keeping the building footprint to a minimum. The low scale nature of the proposal appears as a two storey building from the east, north and west, and will sit below the existing built form and natural vegetation currently on site. Colours and materials respond to existing site characteristics, utilising bricks, timber and aluminium panels used to break up the continuation of built mass and give a sense of place.</p>	
<p>D10 Building Colours and Materials</p> <p>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></p>	<p>Appropriate colours and materials similar to that which exist on site currently have been used in the development.</p>	Yes
<p>D11 Roofs</p> <p>1. <i>Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</i></p>	<p>Lift overruns and plant do not detract from the appearance of the roof. Most plant has been located internally to the built form to ensure a visually appealing roof and built</p>	Yes



Requirement	Proposal	Complies
<p>6. <i>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.</i></p>	<p>form.</p>	
<p>D18 Accessibility and Adaptability</p> <p>1. <i>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.</i></p> <p>2. <i>There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.</i></p> <p>3. <i>Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.</i></p> <p>4. <i>Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.</i></p> <p>5. <i>There is to be effective signage and sufficient illumination for people with a disability.</i></p> <p>6. <i>Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.</i></p>	<p>Accessibility standards have been assessed as being compliant as included in the BCA Report included at Appendix M.</p>	<p>Yes</p>