



Warringah DCP 2011 Compliance Table

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Clause	Compliance
Part B – Built Form Controls	
<p>B2 – Number of Storeys</p> <p>The Objectives of this Clause are:</p> <ul style="list-style-type: none"> • To ensure development does not visually dominate its surrounds. • To minimise the visual impact of development when viewed from adjoining properties, streets, waterways, and land zoned for public recreation purposes. • To provide equitable sharing of views to and from public and private properties. • To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties. • To provide sufficient scope for innovative roof pitch and variation in roof design. • To complement the height of buildings control in the LEP with a number of storeys control. <p>The site is subject to a 3-storey height control</p>	<p>The development presents as three storeys to Somerville Place, with a setback fourth storey along Condamine Street. This built form is consistent with every other development block along Condamine Street.</p>
<p>B5 – Side Boundary Setbacks</p> <p>The site is subject to a merit assessment side boundary setback with the following Objectives:</p> <ul style="list-style-type: none"> • To provide 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. 	<p>Complies. Refer to Section 4.4.2.1</p>



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<ul style="list-style-type: none"> To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained. To provide reasonable sharing of views to and from public and private properties. 	
<p>B7 – Front boundary setbacks</p> <p>The Objectives of these controls are:</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>The site is subject to a nil front boundary setback for ground and first floors, with a 5m setback for the second floor.</p>	Refer to discussion under Section 4.4.2.2
<p>B10 – Merit Assessment of rear boundary setbacks</p> <p>As a merit assessment, consideration of this Clause will need to demonstrate consistency with the 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. 	Complies. Refer to Section 4.4.2.3



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Part C – Siting Factors	
<p>C2 – Traffic, Access and Safety</p> <p>Any future redevelopment will need to generally be consistent with the following provisions:</p> <p>Vehicular Access</p> <ul style="list-style-type: none"> • Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. • There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way. • 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. • Vehicle crossing construction and design is to be in accordance with Council’s Minor works specification. <p>On-site loading and unloading</p> <ul style="list-style-type: none"> • Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: <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>Complies Refer to SEE and Traffic and Transport Report.</p>
C3 – Car Parking Facilities	Refer to Section 5.1 for detailed discussion.



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<ul style="list-style-type: none"> • 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; • Off street parking is to be provided within the property demonstrating that the following matters have been taken into account: <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 bicycles. <p>Specific rates (Appendix 1): Shop-top housing</p> <p>General:</p> <ul style="list-style-type: none"> • 1 space per 1 bedroom dwelling • 1.2 spaces per 2 bedroom dwelling • 1.5 spaces per 3 bedroom dwelling • 1 visitor space per 5 units or part of dwellings 	
<p>C3(A) Bicycle Parking and End of Trip</p> <p>The following rates are for bicycles:</p> <ul style="list-style-type: none"> • Residential accommodation – 11 per dwelling (high-medium security level), 1 per 12 dwellings for visitors 	<p>Refer to Traffic Assessment and Section 5.1 for detailed assessment. All parking spaces are capable of providing bicycle parking.</p>



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<ul style="list-style-type: none"> Retail – 1/200m² GFA, Visitors 1/600m² GFA 	
<p>Stormwater and Drainage (C4 and C6)</p> <p>New development is to comply with Council’s stormwater and drainae requirements – including stormwater assets and easements.</p> <p>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.</p> <p>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council’s Water Management for Development Policy.</p> <p>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.</p> <p>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>	<p>Complies. Refer to Section 5.2 for detailed discussion and relevant appendices.</p>
<p>C7 – Excavation and Landfill</p> <p>All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</p> <p>Excavation and landfill works must not result in any adverse impact on adjoining land.</p> <p>Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</p> <p>Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</p> <p>Rehabilitation and revegetation techniques shall be applied to the fill.</p>	<p>Complies. Refer to Appendix 10 Geotechnical Report.</p>



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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.	
Demolition, Construction and Waste Management (C8 & C9) All must comply with Council’s relevant policies.	Complies. Refer to Waste Management Plan in Appendix 14.
Part D - Design	
<p>D2 – Private Open Space</p> <p>The key objectives are:</p> <ul style="list-style-type: none"> • To ensure that all residential development is provided with functional, well located areas of private open space. • To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings. • To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces. • To ensure that private open space receives sufficient solar access and privacy. To provide space for service functions, including clothes drying. • To facilitate water management, including on-site detention and infiltration of stormwater. <p>The site has a requirement for 10m² of private open space for each dwelling with a minimum dimension of 2.5 metres.</p>	Complies. Refer to Appendix 11 for SEPP 65 assessment including private open space.
<p>D3 – Noise</p> <p>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</p>	Complies. Refer to Appendix 15 for Acoustic Report and assessment.



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accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.	
<p>D6 – Access to Sunlight</p> <ul style="list-style-type: none"> Development should avoid unreasonable overshadowing any public open space. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 <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> <ol style="list-style-type: none"> the slope or topography of the site or adjoining property makes compliance impractical; and other design options have been investigated which would comply but would unreasonably constrain the development of an otherwise compliant building. 	Complies. Refer to Section 4.4.4 of SEE and Appendix 3 Architectural Drawings.
<p>D8 – Privacy</p> <ul style="list-style-type: none"> Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. 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. 	Complies. Refer to Section 4.4.5 of the SEE.



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<ul style="list-style-type: none"> 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>D9 – Building Bulk</p> <ul style="list-style-type: none"> Side and rear setbacks are to be progressively increased as wall height increases. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. 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. Building height and scale needs to relate to topography and site conditions. Orientate development to address the street. Use colour, materials and surface treatment to reduce building bulk. Landscape plantings are to be provided to reduce the visual bulk of new building and works. 8. Articulate walls to reduce building mass. 	Complies. Refer to Section 4.4.6 of SEE.



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<p>D10 – Building Colours and Materials</p> <p>Relevant provisions for a new building:</p> <ul style="list-style-type: none"> • 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. • The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape. • The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade. 	<p>Complies. Refer to Architectural Design Report in Appendix 11.</p>
<p>D11 – Roofs</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. 	<p>Complies.</p>



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<p>D22 – Conservation of Energy and Water</p> <ul style="list-style-type: none"> • The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy. • Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties. • Buildings are to be designed to minimise energy and water consumption. • Landscape design is to assist in the conservation of energy and water. • Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks. • All development must comply with Council's Water Management Policy. 	<p>Complies. Refer to Appendix 16 for BASIX assessment.</p>