

Warringah Local Environmental Plan 2000 – General Principals of Development Control

Clause	Comment
Clause 38 Glare and reflection	No change
Clause 40 Housing for older people of people with disabilities	No change – the proposal is still capable of BCA compliance – refer to Appendix 5 and Appendix 7 .
Clause 42 Construction sites	No change
Clause 43 Noise	Acoustic screening has been included in accordance with the recommendations of the acoustic report – refer to Appendix 6 .
Clause 44 Pollutants	No change
Clause 48 Potentially contaminated land	No change
Clause 50 Safety and Security	No change
Clause 51 Front fences and walls	No change
Clause 52 Development near parks, bushland, reserves and other public open space	No change
Clause 54 Provision & location of utility services	No change
Clause 56 Retaining unique environmental features on site	No change. The proposed extent of the building footprint remains as is currently approved and no further site modifications are proposed.
Clause 57 Development on sloping land	No change
Clause 58 Protection of existing flora	Minor amendments for consistency with the approved Biodiversity Management Plan. Minor changes have been made to the wording of 5.5.2 (Logs, Bushrock and Other Woody Material) in order to acknowledge the limitations of the bushfire management plan which covers the site. Refer to Appendix 9 .
Clause 59 Koala habitat protection	No change
Clause 61 Views	No change
Clause 62 Access to sunlight	The proposed building – including lift overruns and required acoustic screening will remain compliant with this clause.
Clause 63 Landscaped open space	The proposal will still provide more than the minimum amount of landscaped open space. Refer to Appendix 2 .
Clause 63A Rear building setback	No change
Clause 65 Privacy	The proposed building – including lift overruns and required acoustic screening will remain compliant with this clause.
Clause 66 Building bulk	<p>There is no change to the general building bulk or scale, with the roof parapet being maintained at the approved height. Some minor additional height is a result of:</p> <ul style="list-style-type: none"> Acoustic screening - as required to a height of 2.27m above the roof parapet (RL 179676). The proposed height is required consistent with



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	<p>the approved consent, in order to protect the amenity of noise sensitive receivers. Refer to Appendix 6.</p> <ul style="list-style-type: none"> One lift overrun to the south terrace which will remain below the maximum height of the required plant screening.
Clause 67 Roofs	<p>There is no change to the general building bulk or scale, with the roof parapet being maintained at the approved height. Some minor additional height is a result of:</p> <ul style="list-style-type: none"> Acoustic screening - as required to a height of 2.27m above the roof parapet (RL 179676). The proposed height is required consistent with the approved consent, in order to protect the amenity of noise sensitive receivers. Refer to Appendix 6. <p>One lift overrun to the south terrace which will remain below the maximum height of the required plant screening.</p>
Clause 68 Conservation of energy & water	<p>The proposed modification seeks to amend Condition 56- as it relates to water efficient fittings.</p> <p>As stated in Appendix 3, the Water Efficiency Labelling and Standards (WELS) scheme do not register commercial dishwashers, only domestic models and clothes washing machines. Compliance with Condition 56 is therefore considered to be unreasonable given the nature of the development – which is a commercially run seniors living development.</p> <p>The proposed commercial sized washing machines will still meet the intent of Condition 56 as operators are able to set the water levels appropriately to reduce the ongoing excessive usage of potable water.</p>
Clause 69 Accessibility – Public and Semi-Public buildings	No change
Clause 70 Site facilities	No change
Clause 71 Parking Facilities (visual impact)	The proposed modification responds to condition 11A of the consent which requires deletion of 4 parking spaces located adjacent to the basement ramp, within the front setback. Whilst this amendment is reflected in the plans, it is however not required that condition 11A is deleted.
Clause 72 Traffic Access and Safety	All car parking and access continue to meet relevant Australian Standards. Refer to Appendix 4 for further discussion.
Clause 73 On-site Loading and Unloading	No change.
Clause 74 Provision of Car Parking	The proposed modification responds to condition 11A of the consent which requires deletion of 4 parking spaces located adjacent to the basement ramp, within the front setback. Whilst this amendment is reflected in the plans, it is however not required that condition 11A is deleted.
Clause 75 Design of Car Parking Areas	The proposed modification responds to condition 11A of the consent which requires deletion of 4 parking spaces located adjacent to the basement ramp, within the front setback. Whilst this amendment is reflected in the plans, it is however not required that condition 11A is deleted.



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Clause 76 Management of Stormwater	Minor alterations proposed to the OSD design which maintains compliance with the intent of the consent. Refer to Appendix 10 and 11 .
Clause 78 Erosion & Sedimentation	Refer to Appendix 10 and 11 .