

PROVISIONS	RESPONSE
Part G Special Area Controls - G4 Warringah Mall	
Design Quality and Excellence	<p>The proposed modifications will replace previously approved shade sail structures with a consistent open air glazed canopy over Centre Court, Myer North and Myer Court.</p> <p>The proposed modification will feature a high standard of architectural design, and result in a more lightweight and airy appearance both internally and externally to this section of the shopping centre.</p> <p>In addition, the proposed modifications will provide a continuous open air glazed canopy over the circulation spaces associated with Centre Court, Myer North and Myer Court, enhancing the pedestrian experience and daylight access within the shopping centre, while maintaining adequate weather protection for visitors to Warringah Mall.</p> <p>As demonstrated by the View Impact Study at Appendix B, the proposed modifications to the approved roof structures over Centre Court, Myer North and Myer Court will only be visible from a few locations on the escarpment along the west, north west and south west of the site. The proposed roof structure modifications will not impact on the visual scale and bulk of the approved development, and will not result in any additional adverse view impacts compared to the approved development.</p> <p>While the proposed modification will increase the roof height to a minor extent in a limited location, the proposed modification represents a high level of consistency with the design quality of the approved development.</p>
Building Setbacks and Street Frontage	<p>The proposed modification will not alter the approved building setbacks and street frontages.</p>
Building Height	<p>Warringah DCP 2011 provides a 'Future Development Envelope Plan' for development on the Warringah Mall site, and identifies a maximum height of RL 28.00 in the areas associated with Centre Court, Myer North and Myer Court.</p> <p>The proposed amendment to the roof structures will result in the following maximum heights:</p> <ul style="list-style-type: none"> ▪ Centre Court – RL 28.50 ▪ Myer North – RL 26.80 ▪ Myer Court – RL 29.80 <p>In the case of Centre Court, a maximum height of RL 29.50 was previously approved under MOD 2015/0190, and this modification application will represent a reduction from the maximum approved height.</p> <p>The proposed roof structure over Myer North will comply with the applicable WDCP 2011 envelope control of RL 28.00.</p> <p>The proposed roof structure over Myer Court will feature a maximum height of RL</p>

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	<p>29.80 which represents a minor increase over the envelope of 1.8 metres over a limited section of the overall shopping centre roof structure. This increase is considered acceptable in the context of the higher envelope of RL 31.00 previously approved to the immediately to the south as shown in Section D of architectural plan DA 01.5402 rev G at Appendix A.</p> <p>In addition, the amended roof structure will feature a lightweight open air glazed canopy structure in the place of the currently approved heavier shade sail structure. The View Impact Study (at Appendix B) further supports the proposed roof structure amendments by demonstrating that the proposed amendments will not result in any adverse view impacts to the surrounding properties.</p> <p>While the proposed modification to the roof structures will exceed the DCP envelope to a minor degree, the proposed modification represents a high level of consistency with the aims and provisions of the DCP including:</p> <ul style="list-style-type: none"> ▪ A high standard of architectural design excellence through quality, durable and robust materials with a contemporary design. ▪ High levels of pedestrian comfort in a significant public space of the centre by protecting the space from adverse weather to increase amenity and functionality all year round.
Floor space	The proposed modification will not result in any changes to the Gross Leasable Floor Area (GLFA) of the shopping centre.
Landscaping	The proposed modification does not propose any changes to the approved landscaping.
Amenity of Surrounding Residential Properties	<p>As demonstrated by the View Impact Study, the amended roof structures will only be visible from a few points along the escarpment surrounding the site.</p> <p>The minor localised increases in roof envelope over Myer Court and change in configuration of the roof structure over Centre Court will have a negligible impact on the views overlooking Warringah Mall from properties located on the higher escarpment areas surrounding the site to the west, north west and south west.</p> <p>In addition, the views that would be impacted by the proposed roof amendments are minor and would be to other development within the Warringah Mall site and an adjoining commercial building.</p> <p>There are no other impacts envisaged as a result of the proposed modification on the amenity of the surrounding residential properties.</p>
Public Art	The proposed modification is not related to public art.
Advertising and Signage	The proposed modification is not related to advertising or signage.

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Safety and Security	The proposed modification will have no adverse impacts on the safety and security for users of Warringah Mall.
Social Impacts	It is not anticipated that the proposed modification will have any adverse social impacts.
Access & Movement	<p>Road Infrastructure - No changes to the existing road network, car parking rates, or GLFA are proposed as part of this modification application.</p> <p>Pedestrian Access - No changes to the existing pedestrian access arrangements are proposed as part of this modification application.</p>
Public Transport	The proposed modification will not impact on access to or use of public transport.
Parking Facilities	There are no proposed changes to parking facilities.
Stormwater Management	No changes to stormwater management arrangements are proposed as part of this modification application.
Environmental Sustainability	There are no anticipated impacts on the environmental sustainability of the approved development.