

WARRINGAH DCP 2011 COMPLIANCE TABLE

Control	Requirement	Comment	Compliance
Part C – Siting factors			
C2 Traffic, Access and Safety			
Vehicular Access	1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.	Vehicular access and general circulation will remain as per the existing situation. There are no changes proposed to vehicle ingress/egress via Pittwater Road and Hawkesbury Ave.	Y
Onsite loading and unloading	6. 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. 	Tankers will continue to deliver fuel at the site by entering the site at Hawkesbury Avenue and existing via Pittwater Road, as per the existing situation. The new remote fill points for fuel are located to enable the same delivery tanker path of travel through the site. Refer to the Architectural Plans in Appendix A. Store deliveries will occur consistent with the current arrangement.	Y
C3 Parking Facilities			
	Objectives <ul style="list-style-type: none"> To provide adequate off street carparking. To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place. To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces. 	The proposal does not involve an increase in GFA and therefore does not require additional parking spaces. There are no changes proposed to the existing parking facilities.	Y
C4 Stormwater			
	1. 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.	No change is proposed to the previously approved on site drainage system.	

	2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.		
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C5 Erosion and Sedimentation

	1. All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised.	Noted, the development will install and maintain erosion and sediment controls until the site is fully stabilised.	Y
	2. Any erosion and sedimentation is to be managed at the source.	Noted.	Y
	3. Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy.	The erosion, sediment and pollution controls including water discharge from the site will comply with Council's Water Management Policy.	Y
	4. An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m ² of land.	An Erosion and Sediment Control Plan has been attached in Appendix A outlining the erosion and sediment control measures for the proposal.	Y
	5. Soil and Water Management Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of more than 2500m ² of land.	The proposed works will not involve the disturbance of more than 2500m ² and therefore a Soil and Water Management Plan is not considered to be necessary.	Y

C7 Excavation and Landfill

	1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.	Excavated soil will be tested and dealt with in accordance with the RAP at Appendix B.	Y
	2. Excavation and landfill works must not result in any adverse impact on adjoining land.	All excavation and landfill will be contained within the site and adequately screened from adjoining properties.	Y
	3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.	Noted. The proposed works will be constructed to ensure the geological stability of the work.	Y

	4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines or degrade or destroy the natural environment.	Noted. The excavation and landfill shall not create siltation or pollution of waterways and drainage lines or degrade or destroy the natural environment.	Y
	5. Rehabilitation and revegetation techniques shall be applied to the fill.	The majority of the fill will be covered to create concrete hardstand areas as it was previously. Any landscaped areas that were disturbed will be revegetated and maintained to previous standards.	Y
	6. 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.	Noted.	Y

C8 Demolition and Construction

	1. 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.	The development will comply with the Waste Management Guidelines. A Waste Management Plan has been attached at Appendix E.	Y
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C9 Waste Management

	1. 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.	The development will comply with the Waste Management Guidelines. A Waste Management Plan has been attached at Appendix E.	Y
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Part D - Design

D3 Noise

	1. 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. See also NSW Industrial Noise Policy Appendices	Noted. No change is proposed to the overall operation on site.	Y
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	<p>2. Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.</p> <p>3. Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.</p>	<p>The proposal only involves the replacement of existing services to bring them up to legislation standard and will not have any impact on the existing noise mitigation measures implemented on the site.</p> <p>Noted. No changes to the schedule of waste collection and delivery vehicles are proposed.</p>	<p>Y</p> <p>Y</p>
D9 Building Bulk	<p>Objectives</p> <ul style="list-style-type: none"> To encourage good design and innovative architecture to improve the urban environment. To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes. 	<p>The proposed alterations consist of the replacement of underground fuel tanks and as such will not change the scale, setback, bulk or height of the site. The proposal will not increase the approved height and floor space ratio on site. The proposed works simply aims to bring the service station systems up to standard and in turn, enhance the services provided.</p>	Y
D14 Site Facilities	<p>1. Site facilities including garbage and recycling enclosures, mailboxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places</p>	<p>There are no changes proposed to any site facilities as defined by the DCP.</p>	Y
D18 Accessibility and Adaptability	<p>Objectives</p> <ul style="list-style-type: none"> To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety. To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability. 	<p>The proposal does not involve any changes to the accessibility and adaptability on the site and will continue to comply with the Accessibility standards that have been approved on site.</p>	Y

	<ul style="list-style-type: none"> To provide a reasonable proportion of residential units that should be designed to be adaptable and easily modified to promote 'ageing in place' and for people with disabilities. 		
D20 Safety and Security	<p>Objectives</p> <ul style="list-style-type: none"> To ensure that development maintains and enhances the security and safety of the community. 	The proposal does not involve any changes to that site that will affect the security on the site. The replacement tanks will be up to the new regulation standards and therefore improve the safety of the mechanisms on the site.	Y
D21 Provision of Utility Services	<p>Objectives</p> <ul style="list-style-type: none"> To encourage innovative design solutions to improve the urban environment. To ensure that adequate utility services are provided to land being developed. 	The proposed site has already been supplied with all the necessary utility services. The proposal will not have any impact on the existing utility services on site.	Y
Part E The Natural Environment			
E10 Landslip Risk	<p>1. The applicant must demonstrate that:</p> <ul style="list-style-type: none"> The proposed development is justified in terms of geotechnical stability; and The proposed development will be carried out in accordance with good engineering practice. <p>2. Development must not cause detrimental impacts because of stormwater discharge from the land.</p> <p>3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</p> <p>4. To address Requirements 1 to 3:</p> <p>i) For land identified as being in Area A:</p>	The proposed is not considered to have a negligible impact on the geotechnical stability of the site with surface areas to be made good following the installation of the new tanks.	

	<p>Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.</p>	
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