

Warringah Development Control Plan 2011

This table of compliance relates to the proposed alterations to the existing Café Pavilion at No. 1068 Pittwater Road, Collaroy.

Provisions	Comments	Complies?
Part B: Built Form Controls		
B6 Merit Assessment of Side Boundary Setbacks 1. Side boundary setbacks will be determined on a merit basis and will have regard to: <ul style="list-style-type: none"> ▫ streetscape; ▫ amenity of surrounding properties; and ▫ setbacks of neighbouring development 2. Generally, side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.	The side boundary setback is not to be altered from the existing setback.	N/A
B8 Merit Assessment of Front Boundary Setbacks 1. The appropriate alignment of buildings to road frontages will be determined on a merit basis and will have regard to the: <ul style="list-style-type: none"> ▫ streetscape; ▫ amenity of surrounding properties; and ▫ setbacks of neighbouring development. 	The front boundary setback is not to be altered from the existing setback.	N/A
B10 Merit Assessment of Rear Boundary Setbacks 1. Rear boundary setbacks will be determined on a merit basis and will have regard to: <ul style="list-style-type: none"> ▫ streetscape; ▫ amenity of surrounding properties; and 	The rear boundary setback is not to be altered from the existing setback.	N/A

Provisions	Comments	Complies?
<ul style="list-style-type: none"> ▫ setbacks of neighbouring development <p>2. Development adjacent to Narrabeen Lagoon in the B2 Local Centre zone is to address the water and parkland. Buildings are not to dominate the parkland setting and will incorporate generous setbacks where necessary to achieve this.</p>		
Part C: Siting Factors		
C4 Stormwater <p>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.</p> <p>2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.</p>	Existing stormwater systems are not proposed to be altered.	N/A
C8 Demolition and Construction <p>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.</p>	<p>No change is proposed to operational waste management measures at the site.</p> <p>Compliance with the appropriate sections of Warringah Council's Waste Management Guidelines will be achieved for the proposed demolition and construction at the site. Refer to the Waste Management Plan at Appendix E for further detail.</p>	Yes
C9 Waste Management <p>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.</p>	See C8 above.	Yes
Part D: Design		

Provisions	Comments	Complies?
D3 Noise <ol style="list-style-type: none"> 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. Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise. Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am. Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact. 	<p>The premises are not located adjacent or nearby to any sensitive noise receivers and no works are proposed that would cause a noise disturbance.</p>	<p>Yes</p>
D10 Building Colours and Materials <ol 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. The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged. 	<p>The colours and materials used for external works are indicated on the architectural drawings at Appendix C. It is considered that these finishes are complementary to the existing exterior of the cafe, and will not affect the amenity of the locality.</p>	<p>Yes</p>

Provisions	Comments	Complies?
D11 Roofs <ol style="list-style-type: none"> 1. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. 2. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. 3. Roofs shall incorporate eaves for shading. 4. Roofing materials should not cause excessive glare and reflection. 5. 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>It is proposed to replace the existing canvas roof of the café as shown on the plans. Therefore, no change is proposed to the existing roof design or materials.</p>	<p>Yes</p>
D18 Accessibility <ol style="list-style-type: none"> 1. 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. 2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings. 3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces. 4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated. 5. There is to be effective signage and sufficient illumination for people with a disability. 6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard. 7. Access for people with a disability is to be provided at the main entrance to the development. 	<p>During the major storm event, the rear stairs leading to Collaroy Beach were destroyed and have not been replaced. It is proposed to close this opening with a new wall and awning windows and an internal joinery bench.</p> <p>No other changes are proposed to the existing accessibility arrangements at the site.</p>	<p>Yes</p>

Provisions	Comments	Complies?
8. Development is to comply with Australian Standard AS1428.2.		
D20 Safety and Security 1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance. 2. Service areas and access ways are to be either secured or designed to allow casual surveillance. 3. There is to be adequate lighting of entrances and pedestrian areas. 4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety. 5. Entrances to buildings are to be from public streets wherever possible. 6. For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. This is relevant where, in Council's opinion, the proposed development would present a crime, safety or security risk. 7. Buildings are to be designed to allow casual surveillance of the street, for example by: (a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved; (b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance; (c) Locating high use rooms to maximise casual surveillance; (d) Clearly displaying the street number on the front of the building in pedestrian view; and (e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters. 8. Casual surveillance of loading areas is to be improved by:	Much of the existing café will not be modified. The existing entrances off the public car park at the northern boundary will not be modified. The existing security and safety measures will continue to apply.	Yes

Provisions	Comments	Complies?
<ul style="list-style-type: none"> (a) Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and (b) Providing adequate day and night lighting which will reduce the risk of undesirable activity. <p>9. Design entrances to buildings from public streets so that:</p> <ul style="list-style-type: none"> (a) Building entrances are clearly identifiable, defined, lit and visible; (b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development; (c) Main entrances are clearly identifiable; (d) Pavement surfaces and signage direct pedestrian movements; and (e) Potential conflict between pedestrians and vehicles is avoided. 		
Part E: The Natural Environment		
<p>E4 Wildlife Corridors</p> <p>1. For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 50m² or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years:</p> <ul style="list-style-type: none"> (a) The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines; and (b) The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect, manage and enhance wildlife corridors, and where appropriate reconstruct wildlife corridor areas on the subject property. <p>2. For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved</p>	<p>The subject site is located within a wildlife corridor as per the DCP Map Wildlife Corridors. No vegetation is proposed to be removed, therefore the requirements are not applicable.</p>	N/A

Provisions	Comments	Complies?
E9 Coastline Hazard 1. The risk of damage from coastal processes is to be reduced through having appropriate setbacks and foundations, as detailed in Criteria for the Siting and Design of Foundations for Residential Development (see Policy volume). 2. For development in the area affected by the certified Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fishermans Beach (Coastal Zone Management Plan), the applicant must demonstrate compliance with the Northern Beaches Coastal Erosion Policy, the Coastal Zone Management Plan and the Collaroy-Narrabeen Protection Works Design Specifications (as amended from time to time).	It is considered, due to the alterations being mostly internal, and that the existing foundations of the building being maintained, that the works are consistent with the requirements.	Yes
E10 Landslip Risk	The site is located in a class A area on the Collaroy Beachfront. A geotechnical report is not normally required for this development. As the proposal is for alterations to an existing structure it is considered that a geotechnical report is not required.	N/A