

Warringah Development Control Plan 2011 Assessment

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab
75-79 Old Pittwater Road, Brookvale (Lot 2 DP600059 and Lot A DP166808)

Warringah Development Control Plan 2011		
Control	Compliance	Comment
Part B - Built Form Controls		
B1 Wall Heights		
<p>1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).</p> <p>Exceptions This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building:</p> <ul style="list-style-type: none"> ▪ does not exceed the 8.5 metre height development standard; ▪ is designed and located to minimise bulk and scale; and ▪ has a minimal visual impact when viewed from the downslope sides of the land. 	N/A	This control does not apply to E4 zoned land.
B2 Number of Storeys		
<p>1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.</p>	N/A	Pursuant to the DCP maps the site is not subject to a maximum number of storeys control.
B3 Side Boundary Envelope		
<p>1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:</p>	N/A	Pursuant to the DCP maps the site is not subject to a Side Boundary Envelope control.



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<ul style="list-style-type: none"> • 4 metres, or • 5 metres 		
<p>2. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side boundary envelope.</p>		
B4 Site Coverage		
<p>1. Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as:</p> <ul style="list-style-type: none"> • 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and • 20% = 3,500m² or 30% <3,500m² - the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m² where the total building footprint/s must not cover more than 30% of the site area. 	N/A	Pursuant to the DCP maps the site is not subject to a Site Coverage control.
B5 Site Boundary Setbacks		
<p>1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.</p>	N/A	See B6 below.
<p>2. 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.</p>		
<p>3. On land within the R3 Medium Density Residential zone, above and below ground structures and private</p>		



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<i>open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.</i>		
<p>Land Zoned E4 All development:</p> <ul style="list-style-type: none"> ▪ Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structure not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback. 		
B6 Merit Assessment of Side Boundary Setbacks		
<p>1. Side boundary setbacks will be determined on a merit basis and will have regard to:</p> <ul style="list-style-type: none"> • streetscape; • amenity of surrounding properties; and • setbacks of neighbouring development 	YES	The site is subject to merit assessment in relation to Side Boundary Setbacks. The proposed buildings are well setback back from both side boundaries with the closest point to a side boundary being a 35m setback to the eastern boundary. The extensive setbacks proposed achieve the requirements of this control.
<p>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.</p>		
B7 Front Boundary Setbacks		
<p>1. Development is to maintain a minimum setback to road frontages.</p>	YES	The Front Setback control requires a 4.5m setback. The closest building is set back 54m from the front boundary. This setback provides for the achievement of the objectives of this control.
<p>2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</p>		



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3. <i>Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.</i>		
4. <i>For land zoned E3 and not having frontage to Kamber Road or Kimbriki Road the minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and free of any structures, carparking or site facilities other than driveways, letterboxes and fences.</i>		
B8 Merit assessment of front boundary setbacks		
1. <i>The appropriate alignment of buildings to road frontages will be determined on a merit basis and will have regard to the:</i> <ul style="list-style-type: none"> • <i>streetscape;</i> • <i>amenity of surrounding properties; and</i> • <i>setbacks of neighbouring development.</i> 	N/A	
B9 Rear Boundary Setbacks		
1. <i>Development is to maintain a minimum setback to rear boundaries.</i>	N/A	See B10 below.
2. <i>The rear setback area is to be landscaped and free of any above or below ground structures.</i>		
3. <i>On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback.</i>		



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4. <i>The rear building setback for land zoned IN2 Light Industrial at Tepko Road that adjoins land zoned R2 Low Density Residential is not to be used for industrial purposes or vehicle access.</i>		
5. <i>The rear building setback for land zoned IN2 Light Industrial in the vicinity of Campbell Parade, Manly Vale is not to be used for industrial purposes or vehicle access</i>		
B10 Merit assessment of rear boundary setbacks		
1. <i>Rear boundary setbacks will be determined on a merit basis and will have regard to:</i> <ul style="list-style-type: none"> • <i>streetscape;</i> • <i>amenity of surrounding properties; and</i> • <i>setbacks of neighbouring development</i> 	YES	The closest proposed building is setback 110m from the rear boundary. This setback provides for the achievement of the objectives of this control.
2. <i>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.</i>		
B11 Foreshore Building Setback		
1. <i>Development is to be set back a minimum 15 metres from the property boundary which adjoins the waterway or waterfront reserve.</i>	N/A	Pursuant to the DCP maps the site is not subject to a Foreshore Building Setback.
2. <i>The foreshore building setback area is to be a deep soil landscape area and free of any above or below ground structures.</i>		
Exceptions		
<i>The following may be carried out within the foreshore building setback area on land zoned E4 only:</i>		
a) <i>Alterations and additions to existing buildings, boatsheds and related structures, and where strict</i>		



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<p><i>compliance with the setback would require removal of tree cover or alteration of the existing landform.</i></p> <p>b) <i>With respect to items which are identified as being of heritage significance, where the proposed development assists in maintaining the scale and character of such items.</i></p>		
B12 National Parks Setback		
1. <i>Development is to be set back a minimum of 20 metres from any National Park boundary.</i>	N/A	
2. <i>The setback area is to be landscaped with locally indigenous species.</i>		
B13 Coastal Cliffs Setback		
1. <i>Development must not extend beyond the coastal cliffs building line . The location of the coastal cliffs building line is shown as a heavy black line on the following figure (not to scale).</i>	N/A	
2. <i>The area between the coastal cliffs building line and the cliff is to be free of any buildings or structure and landscaped using predominately indigenous vegetation.</i>		
B14 Main Roads Setback		
<p>1. <i>Development is to be set back the minimum indicated on the DCP Map Main Road Setbacks. The measurement is to be made perpendicular to the property boundary to the main road.</i></p> <p>2. <i>On land where the main roads setback is 30 metres, the front setback area:</i></p> <p>a) <i>must be densely landscaped using locally occurring species of canopy trees and shrubs; and</i></p>	N/A	The site is not subject to a Main Road Setback according to the DCP Map Main Road Setbacks.



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b) <i>no signs are to be erected in the 30 metre front setback area.</i>		
PART C SITING FACTORS		
C2 Traffic, Access and Safety		
Vehicular Access	YES	See Appendix 5.
1. <i>Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</i>		
2. <i>Vehicle access is to be obtained from minor streets and lanes where available and practical.</i>		
3. <i>There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.</i>		
4. <i>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.</i>		
5. <i>Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.</i>		
On-site Loading and unloading		
6. <i>Facilities for the loading and unloading of service, delivery and emergency vehicles are to be:</i> <ul style="list-style-type: none"> - <i>appropriate to the size and nature of the development;</i> - <i>screened from public view; and</i> - <i>designed so that vehicles may enter and leave in a forward direction.</i> 		
C3 Parking Facilities		
1. <i>The following design principles shall be met:</i>	YES	See Appendix 5.



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<ul style="list-style-type: none">• <i>Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site;</i>• <i>Laneways are to be used to provide rear access to carparking areas where possible;</i>• <i>Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;</i>• <i>Parking is to be located so that views of the street from front windows are not obscured; and</i>• <i>Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.</i>		
<p>2. <i>Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</i></p> <ul style="list-style-type: none">• <i>the land use;</i>• <i>the hours of operation;</i>• <i>the availability of public transport;</i>• <i>the availability of alternative car parking; and</i>• <i>the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.</i>		
<p>3. <i>Carparking, other than for individual dwellings, shall:</i></p> <ul style="list-style-type: none">• <i>Avoid the use of mechanical car stacking spaces;</i>• <i>Not be readily apparent from public spaces;</i>• <i>Provide safe and convenient pedestrian and traffic movement;</i>• <i>Include adequate provision for manoeuvring and convenient access to individual spaces;</i>		



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<ul style="list-style-type: none"> Enable vehicles to enter and leave the site in a forward direction; Incorporate unobstructed access to visitor parking spaces; Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places; Provide on site detention of stormwater, where appropriate; and Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1. 						
<p>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Use</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>Industry</td> <td>1.3 spaces per 100 m² GFA (including up to 20% of floor area as office space component. Office space component above 20% determined at office rate).</td> </tr> </tbody> </table>	Use	Requirement	Industry	1.3 spaces per 100 m ² GFA (including up to 20% of floor area as office space component. Office space component above 20% determined at office rate).		
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5. Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.		
6. For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.		
7. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.		
8. For Forest Way Village car parking at ground level is to be provided for individual units.		
C3(A) Bicycle Parking and End of Trip Facilities		
1. Bicycle parking facilities must be provided for new buildings and for alterations or additions to existing buildings. In the case of alterations or additions to existing buildings bicycle parking facilities are required for the additional floor area only.	YES	See Appendix 5 .
2. Bicycle parking shall be designed and constructed in accordance with Australian Standard AS 2890.3 – Bicycle Parking Facilities.		
3. Bicycle parking facilities shall be designed to be an integral part of the development and where visible from public places or streets, will complement the visual quality of the public domain.		
4. Bicycle parking shall be provided in accordance with the generation rates in the following table and is determined by adding Column 1 and Column 2 requirements and rounding up.		



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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"><i>Land Use</i></td> <td style="width: 30%;"><i>Column 1 High-Medium Security Level</i></td> <td style="width: 50%;"><i>Column 2 High-Low Security Level</i></td> </tr> <tr> <td><i>Office Premises</i></td> <td><i>1 per 200m² GFA</i></td> <td><i>Visitors: 1 per 750m² GFA over 1000m²</i></td> </tr> <tr> <td><i>Light and General Industry</i></td> <td><i>1 per 200m² GFA</i></td> <td><i>1 per 600m² GFA</i></td> </tr> </table>	<i>Land Use</i>	<i>Column 1 High-Medium Security Level</i>	<i>Column 2 High-Low Security Level</i>	<i>Office Premises</i>	<i>1 per 200m² GFA</i>	<i>Visitors: 1 per 750m² GFA over 1000m²</i>	<i>Light and General Industry</i>	<i>1 per 200m² GFA</i>	<i>1 per 600m² GFA</i>		
<i>Land Use</i>	<i>Column 1 High-Medium Security Level</i>	<i>Column 2 High-Low Security Level</i>									
<i>Office Premises</i>	<i>1 per 200m² GFA</i>	<i>Visitors: 1 per 750m² GFA over 1000m²</i>									
<i>Light and General Industry</i>	<i>1 per 200m² GFA</i>	<i>1 per 600m² GFA</i>									
<p>5. <i>End of trip facilities must be provided for new buildings and for alterations or additions to existing buildings. In the case of alterations or additions to existing buildings end of trip facilities are required for the additional floor area only. End of trip facilities are not required for schools, wholly residential buildings or residential components of mixed use buildings.</i></p>											
C4 Stormwater											
<p>1. <i>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.</i></p>	YES	See Appendix 4.									
<p>2. <i>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</i></p>											
C6 Building over or adjacent to Constructed Council Drainage Easement											
<p>1. <i>All development on land containing or adjacent to or proposing to reconstruct/relocate a public drainage</i></p>	N/A										



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<i>system, must comply with Council's Water Management Policy and Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications.</i>		
<i>2. 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</i>		
C7 Excavation and Landfill		
<i>1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</i>	N/A	No excavation or landfill is proposed as part of the development.
<i>2. Excavation and landfill works must not result in any adverse impact on adjoining land.</i>		
<i>3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</i>		
<i>4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</i>		
<i>5. Rehabilitation and revegetation techniques shall be applied to the fill.</i>		
<i>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.</i>		
C8 Demolition and Construction		
<i>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.</i>	YES	See Appendix 7 .
C9 Waste Management		



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<u>Part D - Design</u>		
D1 Landscaped Open Space and Bushland Setting		
1. <i>The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:</i> a) <i>Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;</i> b) <i>The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</i> c) <i>Landscaped open space must be at ground level (finished); and</i> d) <i>The minimum soil depth of land that can be included as landscaped open space is 1 metre.</i>	N/A	The site is not subject to a Landscape Open Space requirement according to the DCP Map.
2. <i>Where land is shown on DCP Map Landscaped Open Space and Bushland Setting as "Bushland Setting", a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural bushland or landscaped with locally indigenous species.</i>		



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3. <i>In Cottage Point the relationship of the locality with the surrounding National Park and Cowan Creek waterway will be given top priority by enhancing the spread of indigenous tree canopy and protecting the natural landscape including rock outcrops and remnant bushland.</i>		
D3 Noise		
1. <i>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.</i>	YES	The proposed development will operate as laboratory and associated office space which will not generate any offensive noise.
2. <i>Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.</i>		
3. <i>Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.</i>		
4. <i>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.</i>		
5. <i>Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</i>		
D4 Electromagnetic Radiation		
<i>Radiation levels from mobile phone base stations, antennas and transmitters which emit electromagnetic radiation are to comply with the following requirements:</i>	N/A	



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Telecommunications Act 1997 Code of Practice ACMA		
D6 Access to Sunlight		
1. <i>Development should avoid unreasonable overshadowing any public open space.</i>	YES	Having regard for the low scale, single story nature of the proposed development, there will be no overshadowing impacts on any adjoining properties.
2. <i>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.</i>		
D7 Views		
1. <i>Development shall provide for the reasonable sharing of views.</i>	YES	Having regard for the low scale, single story nature of the proposed development, there will be no impact on views from adjoining properties.
D8 Privacy		
1. <i>Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</i>	YES	Having regard for the low scale, single story nature of the proposed development, there will be no impact on privacy from adjoining properties.
D9 Building Bulk		
1. <i>Side and rear setbacks are to be progressively increased as wall height increases.</i>	YES	Having regard for the low scale, single story nature of the proposed development and extensive side boundary setbacks, the bulk and scale of the proposed development is considered acceptable.
2. <i>Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</i>		



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3. <i>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:</i> <ul style="list-style-type: none"> - <i>The amount of fill is not to exceed one metre in depth.</i> - <i>Fill is not to spread beyond the footprint of the building.</i> - <i>Excavation of the landform is to be minimised.</i> 		
4. <i>Building height and scale needs to relate to topography and site conditions.</i>		
5. <i>Orientate development to address the street.</i>		
6. <i>Use colour, materials and surface treatment to reduce building bulk.</i>		
7. <i>Landscape plantings are to be provided to reduce the visual bulk of new building and works.</i>		
8. <i>Articulate walls to reduce building mass.</i>		
D10 Building Colours and Materials		
1. <i>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.</i>	YES	Having regard for the extensive setbacks from all property boundaries, the proposed development has limited visibility from public spaces and the proposed colours and materials are considered acceptable in the context of the site and surrounding development.
2. <i>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.</i>		



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3. <i>The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</i>		
4. <i>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</i>		
D11 Roofs		
1. <i>Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</i>	YES	The roof of the proposed development is acceptable in the context of the industrial area in which it sits.
2. <i>Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</i>		
3. <i>Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</i>		
4. <i>Roofs shall incorporate eaves for shading.</i>		
5. <i>Roofing materials should not cause excessive glare and reflection.</i>		
6. <i>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.</i>		
D12 Glare and Reflection		
1. <i>The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that</i>	YES	No external lighting is proposed as part of the development.



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75-79 Old Pittwater Road, Brookvale (Lot 2 DP600059 and Lot A DP166808)

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<p><i>is practical and responds to the building and its neighbours;</i></p> <ul style="list-style-type: none"> • <i>Minimising the lit area of signage;</i> • <i>Locating the light source away from adjoining properties or boundaries; and</i> • <i>Directing light spill within the site.</i> 		
<p>2. <i>Any glare from artificial illumination is to be minimised by utilising one or more of the following:</i></p> <ul style="list-style-type: none"> • <i>Indirect lighting;</i> • <i>Controlling the level of illumination; and</i> • <i>Directing the light source away from view lines.</i> 		
<p>3. <i>Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</i></p> <ul style="list-style-type: none"> • <i>Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;</i> • <i>Orienting reflective materials away from properties that may be impacted;</i> • <i>Recessing glass into the façade;</i> • <i>Utilising shading devices;</i> • <i>Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and</i> • <i>Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.</i> 		
D14 Site Facilities		
<p>1. <i>Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services</i></p>	YES	The proposed development will rely on existing site facilities.



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<p><i>and are to have minimal visual impact from public places. In particular:</i></p> <ul style="list-style-type: none"> • <i>Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection;</i> • <i>All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets;</i> • <i>Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers;</i> • <i>Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and</i> • <i>Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.</i> 		
D18 Accessibility and Adaptability		
<p>1. <i>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.</i></p>	YES	The proposed development will comply with access and adaptability requirements.
<p>2. <i>There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.</i></p>		



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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.		
D20 Safety and Security		
1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.	YES	The proposal will achieve appropriate safety and security requirements and facilitate casual surveillance of the area surrounding the buildings.
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 <i>risk</i> 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 <i>risk</i> . See Crime Prevention and Assessment of Development Applications - Guidelines under Section 79C of the		



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Environmental Planning and Assessment Act 1979 prepared by the Department of Urban Affairs and Planning (now Department of Planning).		
7. Buildings are to be designed to allow casual surveillance of the street, for example by: <ul style="list-style-type: none"> 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: <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 <u>risk</u> of undesirable activity. 		
9. Design entrances to buildings from public streets so that: <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; 		



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<p>d) <i>Pavement surfaces and signage direct pedestrian movements; and</i></p> <p>e) <i>Potential conflict between pedestrians and vehicles is avoided.</i></p>		
D21 Provision and Location of Utility Services		
<p>1. <i>If a proposed development will involve a need for them, utility services must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.</i></p>	YES	The proposed development will rely on existing utility servicing for the wider site.
<p>2. <i>Service structures, plant and equipment are to be located below ground or be designed to be an integral part of the development and suitably screened from public places or streets.</i></p>		
<p>3. <i>Where possible, underground utility services such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are:</i></p> <p>a) <i>A reduction in the number of trenches required;</i></p> <p>b) <i>An accurate location of services for maintenance;</i></p> <p>c) <i>Minimising the conflict between services;</i></p> <p>d) <i>Minimising land required and cost;</i></p>		
<p>4. <i>The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses.</i></p>		
<p>5. <i>Where natural features are disturbed the soil profile should be restored and landscaping and tree planting should be sited and selected to minimise impact on services, including existing overhead cables.</i></p>		
<p>6. <i>Where utilities are located above ground, screening devices should include materials that complement the streetscape, for example fencing and landscaping. The</i></p>		



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<i>location of service structures such as electricity substations should be within the site area.</i>		
7. <i>Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater.</i>		
8. <i>On land where the density is less than one dwelling per 1050 square metres, and where connection to Sydney Water is not possible, Council may consider the on-site disposal of effluent where the applicant can demonstrate that the proposed sewerage systems or works are able to operate over the long term without causing unreasonable adverse effects.</i>		
D22 Conservation of Energy and Water		
1. <i>The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.</i>	YES	The proposal is a small scale development that will have regard for the requirements to conserve energy and water as required.
2. <i>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.</i>		
3. <i>Buildings are to be designed to minimize energy and water consumption.</i>		
4. <i>Landscape design is to assist in the conservation of energy and water.</i>		
5. <i>Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.</i>		
6. <i>All development must comply with Council's Water Management Policy.</i>		
D23 Signs		



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1. Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality. In particular, signs are not to dominate or obscure other signs or result in visual clutter.	YES	As shown on the elevation drawings, small scale signage is proposed to identify the laboratory. This signage will not be illuminated and is considered appropriate in the context of the site.
2. Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed.		
3. Signs on heritage items or on buildings in conservation areas should not by their size, design or colour, detract from the character or significant qualities of individual buildings, the immediate context or the wider streetscape context of the area.		
4. Signs are not to obscure views of vehicles, pedestrians or potentially hazardous road features or reduce the safety of all users of any public road (including pedestrians and cyclists).		
5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.		
6. Signs are not to emit excessive glare or cause excessive reflection.		
7. Signs should not obscure or compromise important views.		
8. Signs displayed on dwellings are to be attached to the ground floor façade of the dwelling, unless the land is located on a main road or the dwelling is not visible from the street, in which case the sign may be attached to a front fence.		
9. For Land in the RU4 zone with frontage to both Mona Vale Road and Myoora Road: Only small, non obtrusive and non illuminated signs that identify the use of a site are to be visible from Mona Vale Road. Signs that are		



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<i>designed of such size, height or visual appearance so as to attract passing trade are not considered appropriate and are discouraged. All signs are to be in keeping with the colour and textures of the natural landscape.</i>						
10. <i>No more than one sign is to be located above the awning level for business uses.</i>						
11. <i>Tenancy boards and the like are encouraged to be in the form of consolidated signs.</i>						
12. <i>Signs shall meet the following criteria:</i>						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%; text-align: left;">Sign</th> <th style="text-align: left;">Criteria</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"><i>Wall sign (painted onto a wall of a building or attached to the wall of a building, not being a sign elsewhere listed in this table)</i></td> <td style="vertical-align: top;"><i>Shall not extend within 200mm of the top and sides of the wall. Shall not cover any window or architectural projections; Must be of a size and shape that relates to the architectural design of the building to which it is attached; Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and Shall not project more than 300mm from the wall.</i></td> </tr> </tbody> </table>	Sign	Criteria	<i>Wall sign (painted onto a wall of a building or attached to the wall of a building, not being a sign elsewhere listed in this table)</i>	<i>Shall not extend within 200mm of the top and sides of the wall. Shall not cover any window or architectural projections; Must be of a size and shape that relates to the architectural design of the building to which it is attached; Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and Shall not project more than 300mm from the wall.</i>		
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Part E - The Natural Environment						



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E7 Development on land adjoining public open space		
1. <i>Development on land adjoining public open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces.</i>	YES	The proposed building will be located 39m from the open space area adjacent to the subject site's eastern boundary. This extensive setback and low scale built form ensure that the objectives of this controls will be achieved.
2. <i>Public access to public open space is to be maximised.</i>		
3. <i>Buildings are to be located to provide an outlook to public open space, without appearing to privatise that space.</i>		
4. <i>Development is to provide a visual transition between open space, bushland reserves or other public spaces and buildings, including avoiding abutting public open space with back fences.</i>		
5. <i>Development is to protect views to and from public open space.</i>		
6. <i>Development is to provide buffers for bushfire protection on private land, not on public land.</i>		
7. <i>If the adjoining parks, bushland reserves or public open space contain bushland, development is not to threaten the protection or preservation of the bushland.</i>		
8. <i>Development should be designed to maximise opportunities for casual surveillance of the public open space.</i>		
9. <i>Development is to utilise landscaping or existing landscape elements to screen development.</i>		
E10 Landslip Risk		
1. <i>The applicant must demonstrate that:</i> <ul style="list-style-type: none"> • <i>The proposed development is justified in terms of geotechnical stability; and</i> 	YES	See Appendix 4.



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<ul style="list-style-type: none"> • <i>The proposed development will be carried out in accordance with good engineering practice.</i> 		
<p>2. <i>Development must not cause detrimental impacts because of stormwater discharge from the land.</i></p>		
<p>3. <i>Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</i></p>		
<p>4. <i>To address Requirements 1 to 3:</i></p> <p style="padding-left: 20px;">i) <i>For land identified as being in Area A:</i></p> <p><i>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.</i></p> <p><i>If the preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D.</i></p>		
<p><i>Exceptions</i></p> <ol style="list-style-type: none"> 1. <i>No preliminary assessment of site conditions will be required in Areas B and D and no geotechnical and hydrological reports will be required in Areas C and E if the proposed development does not involve any site, building or structural works.</i> 2. <i>Council may determine that no geotechnical report is required for development situated in Areas C or E where this can be demonstrated by a preliminary</i> 		



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<p><i>assessment of site conditions, prepared by a suitably qualified geotechnical engineer / engineering geologist, in accordance with the Checklist for Council's Assessment of site conditions (see Notes).</i></p> <p>3. <i>Council may determine that no hydrological assessment is required for development situated in Areas C or E where this can be demonstrated by a preliminary assessment of site conditions, prepared by a suitably qualified geotechnical engineer/ engineering geologist, in accordance with the Checklist for Council's Assessment of site conditions (see Notes).</i></p>		
E11 Flood Prone Land		
<p>1. <i>Development must comply with the prescriptive controls set out in the Matrix below. Where a property is affected by more than one Flood Risk Precinct, or has varying Flood Life Hazard Category across it, the assessment must consider the controls relevant at each location on the property.</i></p>	YES	See Appendix 4.
<p>2. <i>Development on flood prone land requires the preparation of a Flood Management Report by a suitably qualified professional.</i></p>		

