

**TABLE 1 – WARRINGAH DEVELOPMENT CONTROL PLAN 2011 COMPLIANCE TABLE**

CONTROL	COMPLINAGE	COMMENT
<b>Built Form</b>		
Design Quality & Excellence	Yes	<p>The redesign of the Palm Tree car park on the northern perimeter of the site has been designed to positively contribute to the Green Street and Cross Street streetscapes. The built form defines the street edge and incorporates strong corner features and high quality contemporary materials.</p> <p>The new parallel fashion mall incorporates a large skylight to provide solar access and natural ventilation into the space.</p>
Building Setback & Street Frontages	No	<p>Setback of the Palm Tree car park to Cross Street is varied and generally consistent with original consent, with the exception of circulation ramps which are proposed to be screened through a contemporary façade treatment. Overall the setback along Green Street varies, with a minor reduction in the setback at the north-western corner of the Palm Tree car park to 5.58m, however at the north-eastern corner the setback has remained unchanged at 11.6m. Accordingly, due to the angle of the car park structure and the façade design incorporating a ‘green wall’ at this point can achieve the objective of the front setback control and will not adversely impact on the Green Street streetscape.</p> <p>The revised design will result in the removal of external ramps from the Green Street elevation of the car park, providing a greater built form setback and improved landscape strategy.</p> <p>The redesign of the Palm Tree car park incorporates modern façade materials to create a contemporary northern ‘gateway’.</p>
Building Height	Yes	The overall height of the Palm Tree car park is RL24.10, and meets the RL25.0 height control.
Floor Space	Yes	The proposed modification will result in the same volume of floor area as originally approved for the Stage 1 works.
Landscaping	Yes	A comprehensive landscape strategy has been incorporated into the streetscape design of the Palm Tree car park. Refer to <b>Section 4.3.3</b> of this report and <b>Appendix D</b> .
Amenity of Surrounding Residential Properties	N/A	An assessment of the noise and amenity impact on local residents is provided in <b>Section 4.3.8</b> and <b>Appendix L</b> .
Public Art	Yes	The revised Palm Tree façade incorporates modern materials which respond to light and wind, and create a dramatic kinetic wall, incorporating the key elements of

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		public art.
Advertising & Signage	Yes	Signage zones have been incorporated on the revised plans. However, signage details will be subject to a separate application.
Safety & Security	Yes	Can comply
Social Impacts	Yes	Can comply
Access & Movement	Yes	Refer to <b>Section 4.3.2</b> of this report and the Traffic Report attached in <b>Appendix F</b> .
Pedestrian Access	Yes	Pedestrian footpaths are proposed along the perimeter of the proposed works and into the mall in accordance with Figure 11 of the WDCP 2011.
Public Transport	Yes	Can comply and adopts pedestrian paths in accordance with Figure 11 of the WDCP 2011.
Parking Facilities	Yes	Refer to <b>Section 4.3.2</b> of this report and the Traffic Report attached in <b>Appendix F</b> .
Stormwater Management	Yes	Refer to <b>Section 4.3.5</b> of this report and the Stormwater Plans attached in <b>Appendix E</b> .
Sustainability	Yes	Refer to the Sustainability Management Statement attached in <b>Appendix K</b> .