



Warringah Development Control Plan 2011 Compliance Table		
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Part B - Built Form Controls		
B1. Wall Heights <i>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).</i>	YES	Wall height controls typically apply to residential zones. While RE1 zoning is not subject to these, the proposed height of 10.5m is modest and not visually intrusive. It integrates with the existing parkland setting and remains subordinate to the landscape.
B2 Number of Storeys <i>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.</i>	YES	Two storeys are proposed, which is considered appropriate for a clubhouse facility. The built form remains low-scale and sympathetic to the surrounding coastal character and does not dominate the site or adjacent public domain.
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. 2. Vehicle access is to be obtained from minor streets and lanes where available and practical. 3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way. 4. 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. 5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification. On-site loading and unloading 6. Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: <i>appropriate to the size and nature of the development. screened from public view; and</i>	YES	A new driveway from Anzac Avenue improves vehicle circulation and separates access from pedestrian entries. The layout aligns with Council controls and enhances safety and convenience for all users. A Transport Impact Assessment has been provided which supports the proposal.





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designed so that vehicles may enter and leave in a forward direction.		
C3 Parking Facilities 1. The following design principles shall be met: • 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.; • Laneways are to be used to provide rear access to carparking areas where possible; • Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; • Parking is to be located so that views of the street from front windows are not obscured; and • 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. 2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account: • the land use; • the hours of operation; • the availability of public transport; • the availability of alternative car parking; and • the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. 3. Carparking, other than for individual dwellings, shall : • Avoid the use of mechanical car stacking spaces; • Not be readily apparent from public spaces; • Provide safe and convenient pedestrian and traffic movement;	YES	The proposal provides a total of 92 parking spaces across multiple areas: 32 existing spaces near the clubhouse, 24 overflow spaces adjacent to the golf course, and 25 dedicated staff spaces near the Headland carpark, along with 2 new accessible spaces. This provision exceeds the estimated demand based on comparative GFA ratios and ensures sufficient parking for both regular and event-based use. A Transport Impact Assessment confirms the proposed arrangement meets operational and peak-period needs while avoiding overspill into adjacent public roadways. The parking layout also provides appropriate circulation, access widths, and compliance with Australian Standards for design and accessibility.





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<ul style="list-style-type: none"> • Include adequate provision for manoeuvring and convenient access to individual spaces; • 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> <p>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.</p> <p>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.</p> <p>7. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.</p> <p>8. For Forest Way Village car parking at ground level is to be provided for individual units.</p>		





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C4 Stormwater <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. 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>	YES	The proposal utilises the existing stormwater systems on-site and does not result in any negative impact with regard to downstream flooding and stormwater infrastructure.
C8 Demolition and Construction <i>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	The proposal is accompanied by a Waste Management Plan which states that the proposal is in accordance with Council's policies.
C9 Waste Management <i>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	The proposal is accompanied by a Waste Management Plan which states that the proposal is in accordance with Council's policies.
Part D Design		
D1 Landscaped Open Space and Bushland Setting <i>1. 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>	YES	The proposal satisfies the objectives of D1 Landscaped Open Space and Bushland Setting through a comprehensive landscape scheme that enhances the site's visual, ecological, and recreational character. While the site is not mapped as "Bushland Setting," the design delivers substantial ground-level landscaped areas with





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<p>a) 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.</p> <p>b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</p> <p>c) Landscaped open space must be at ground level (finished); and</p> <p>d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</p> <p>2. 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.</p> <p>3. 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.</p>		<p>appropriate soil depth, width, and species selection, including native tree and shrub planting. These spaces contribute to privacy, visual softening of the built form, and passive recreation. Stormwater management is integrated into the design via redirection to the existing golf course pond, supporting infiltration and reuse. Overall, the landscaping reinforces the site's open space function within Griffith Park and aligns with the control's intent.</p>
<p>D3 Noise</p> <p>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.</p> <p>See also NSW Industrial Noise Policy Appendices</p>	YES	<p>The proposal includes an upgraded clubhouse with function and community spaces. A Noise Impact Assessment confirms that plant noise, event noise, and general use will comply with EPA and Council criteria. The layout, setbacks, and solid construction materials help buffer adjoining public space and residences.</p>





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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>4. 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.</p> <p>5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</p>		
<p>D6 Access to Sunlight</p> <p>1. Development should avoid unreasonable overshadowing any public open space.</p> <p>2. 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.</p>	YES	The proposal introduces a second storey but maintains significant setbacks and open landscaping around the built form. Overshadowing impacts are negligible and do not affect residential properties or adjoining open space, preserving solar access to key outdoor areas.
<p>D7 Views</p> <p>Development shall provide for the reasonable sharing of views.</p>	YES	The clubhouse design preserves key view corridors from public spaces, particularly from Anzac Avenue, Pittwater Road, and Fisherman's Beach. A Visual Impact Assessment demonstrates that the low-scale built form and articulated roof profile avoid blocking public or private views.
<p>D8 Privacy</p> <p>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit</p>	YES	Building orientation and setbacks maintain separation from adjacent uses. Landscaping and building design help reduce any potential acoustic or visual spill to nearby park users or road interfaces.





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<p>overlooking.</p> <p>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</p> <p>5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment</p>		
<p>D9 Building Bulk</p> <ul style="list-style-type: none"> • To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours. • To encourage innovative design solutions to improve the urban environment. • To provide personal and property security for occupants and visitors. 	YES	The proposed two-storey form is well-modulated with recessed upper levels, articulation, and lightweight materials. It remains subservient to the parkland context and does not result in a bulky or overbearing structure when viewed from key public vantage points.
<p>D10 Building Colours and Materials</p> <p>1. 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.</p> <p>2. 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.</p> <p>3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</p>	YES	The design employs neutral tones and natural materials, including timber-style finishes and muted coastal colours. These selections harmonise with the surrounding Griffith Park and coastal environment and reduce visual impact.





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4. 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.		
Part E The Natural Environment		
E1 Preservation of trees or Bushland 1. Authority to clear a <u>tree</u> or other vegetation is regulated in this plan in accordance with State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 i.e. 'Vegetation SEPP'. In particular, Part 2 of the Vegetation SEPP sets out the authority to clear vegetation and Part 3 provides for Council to declare under this DCP when a Vegetation Clearing Permit may be issued for clearing of vegetation. However a permit under Part 3 of the Vegetation SEPP cannot allow the clearing of vegetation that is or forms part of a heritage item or that is within a heritage conservation area, or that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance, unless the council is satisfied that the proposed activity: <ul style="list-style-type: none"> • is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and 	YES	Two palm trees will be removed to accommodate the proposal, with offset planting of native trees and shrubs integrated into the landscape design. Existing vegetation is retained where possible, and replacement planting contributes to canopy coverage and visual softening of the built form.





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<ul style="list-style-type: none"> would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area. <p>2. A person shall not ringbark, cut down, top, lop, remove, poison, injure, or wilfully destroy any <u>tree</u> or <u>bushland</u> vegetation that requires a Vegetation Clearing Permit under the provisions of Part 3 of the Vegetation SEPP. This includes damage to a <u>tree</u> or <u>bushland</u> vegetation by:</p> <ul style="list-style-type: none"> Damaging or tearing live branches and roots; Damaging the bark, including attachment of objects using invasive fastenings, the fastening of materials around the trunk of trees which may result in a detrimental impact on <u>tree</u> health; <u>Tree</u> topping, where large branches and/or the trunk of the <u>tree</u> is removed from the top of the trees canopy; <u>Tree</u> lopping, where branches are removed to reduce the height and spread of the <u>tree</u>. Damaging the root zone of a <u>tree</u> by way of compaction, including storage and stockpiling materials; Changing of ground levels within the root zone of a <u>tree</u> by way of excavation, trenching, filling or stockpiling; Under scrubbing of <u>bushland</u> vegetation; Burning of vegetation (not part of a <u>Hazard</u> Reduction Certificate); or 		





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<ul style="list-style-type: none"> Any other act or activity that causes the destruction of, the severing of trunks or stems of, or any other substantial damage to, some or all of the native vegetation in an area. <p>Where such activities are required as part of other works for which a Development Application (DA) is required, the works will be assessed as part of the DA.</p> <p>This control does not apply to Council or its duly authorised servants or agents to carry out approved maintenance or works, including those covered under Part 5 of the Environmental Planning & Assessment Act. Works conducted in accordance with a <u>Hazard</u> Reduction Certificate issued under the Rural Fires Act 1997 for asset protection <u>hazard</u> reduction works do not require a permit.</p> <p>3. A Vegetation Clearing Permit is required for:</p> <ol style="list-style-type: none"> Removal or <u>cutting down</u> of any <u>tree</u> over five (5) metres in height; Pruning of more than ten percent (10%) of a <u>tree</u> canopy. The removal or <u>cutting down</u> of vegetation in "<u>Bushland</u>". <p>For the purpose of this clause "<u>Bushland</u>" means land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation (as defined by the Local Government Act 1993). Note: A description of native vegetation types or communities which constitute "<u>Bushland</u>" is</p>		





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<p><i>provided in the adopted Warringah Natural Area Survey: Vegetation Communities and Plant Species - August 2005.</i></p> <p>4. <i>In applying for a Vegetation Clearing Permit, the applicant must demonstrate that any <u>tree</u> to be removed as part of a Vegetation Clearing Permit meets one or more of the criteria of the Removal of <u>Tree</u> Test in Appendix 8 (WDCP) and the <u>Tree</u> Retention Assessment in Appendix 9 (WDCP). An <u>arborist</u> report may be required to satisfy this requirement.</i></p> <p>5. <i>Both Development Applications and Vegetation Clearing Permits for the removal of <u>bushland</u> on land under the Warringah LEP 2011 must address relevant objectives and requirements of Parts E2, E3, E4, E5, E6, E7 and E8 of the Warringah DCP 2011</i></p>		
<p>E4 Wildlife Corridors</p> <p>1. <i>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:</i></p> <p><i>i. The applicant must demonstrate that the objectives have been achieved through a <u>Flora and Fauna Assessment</u> prepared in accordance with Council guidelines; and</i></p> <p><i>ii. The applicant must demonstrate that the objectives have been achieved through a <u>Biodiversity Management Plan</u> prepared in accordance with Council guidelines that will protect, manage and enhance wildlife corridors, and</i></p>	YES	<p>The area modified in relation to tree removal is noted as less than 50m². The objectives of the clause have been achieved as significant replanting on-site to offset associated tree removal with the development will mitigate impacts.</p> <p>The proposal aims to retain most vegetation on-site and provides replacement planting to offset canopy loss. The proposal enhances the area's amenity and the site's ecological function.</p>





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<p>where appropriate reconstruct <u>wildlife corridor</u> areas on the subject property.</p> <p>2. For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved.</p>		
<p>E5 - Native Vegetation</p> <p>1. For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 100m² 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> <p>i. The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines; and</p> <p>ii. The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect native vegetation on the subject property.</p> <p>2. For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved.</p>	YES	<p>The area modified in relation to tree removal is noted as less than 50m². The objectives of the clause have been achieved as significant replanting on-site to offset associated tree removal with the development will mitigate impacts.</p>
<p>E9 Coastline Hazard</p> <p>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).</p> <p>2. For development in the area affected by the certified Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fishermans Beach (Coastal Zone Management</p>	YES	<p>A Coastal Engineering Assessment confirms that the proposed building is sited outside high-risk areas and adopts appropriate measures (e.g. deep foundations and durable finishes) to withstand future coastal processes.</p>





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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).		
<p>E10 Landslip Risk</p> <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: i) For land identified as being in Area A: 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> <p>If the preliminary assessment determines that a</p>	YES	A Landslip Risk Assessment has been provided with the DA, and concludes that the proposal is not at risk of or results in increased risk of landslip.





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<i>geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D.</i>		

