URBIS

WARRINGAH DCP COMPLIANCE TABLE

Table 1 DCP Assessment

Control	Objectives	Requirements	Proposal	Compliance
B2 Wall Heights	To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes. To ensure development is generally beneath the existing tree canopy level. To provide a reasonable sharing of views to and from public and private properties. To minimise the impact of development on adjoining or nearby properties. To ensure that development responds to site topography and to discourage excavation of the natural landform. To provide sufficient scope for innovative roof pitch and variation in roof design.	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). 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: 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.	Wall heights do not exceed 7.2m from ground level. Additionally, the proposed development is compliant with the 8.5m height development standard and has been designed and located to minimise the bulk and scale of the development.	**Compliant**
B4 Site Coverage	To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation. To minimise the bulk and scale of development. To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.	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: 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	The development has a total site coverage of 30.7% of the site area (4,907sqm) when calculated in accordance with the Warringah DCP. The total building footprint proposed by the development is 4,907m^2 or 30.7% of the site area.	**Variation proposed**

Control	Objectives	Requirements	Proposal	Compliance
	To limit impervious areas and encourage natural drainage into the sub-surface.	than 3,500m2 where the total building footprint/s must not cover more than 30% of the site area.	The building footprint at finished ground level is only 12.9% of the site area (2,060sqm) (Picture 34) demonstrating the strong desire to minimise built structures at ground level and achieve a significant provision of landscaping at grade. The proposed landscaping is 60.8% of site area in addition impermeable paving of 15.3% is provided at grade. Justification is provided in Section 6.2.1.2 of the SEE.	
B5 Side Boundary Setbacks	To provide opportunities for deep soil landscape areas. To ensure that development does not become visually dominant. To ensure that the scale and bulk of buildings is minimised. To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained. To provide reasonable sharing of views to and from public and private properties.	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. 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. On land within the R3 Medium Density Residential zone, above and below ground structures and private 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.	The proposal maintains a compliant setback to the southwestern boundary. The proposed vehicular access driveway, while located within the setback zone, is permissible under the DCP, which allows for driveways within the side boundary setback. At the northeastern site boundary (ground level), the pergola structures, parking areas, stage and outdoor dining area slightly extends into the 7.5m setback zone. Justification is provided in Section 6.2.1.2 of the SEE.	**Variation proposed**
B7 Front Boundary Setbacks	To create a sense of openness. To maintain the visual continuity and pattern of buildings and landscape	Land zoned RU4 with double road frontages including frontage to Mona Vale Road, the	The proposed building is set back approximately 95m from Mona Vale Road and the proposed overflow car parking areas is set back	**Compliant**

Control	Objectives	Requirements	Proposal	Compliance
	elements. To protect and enhance the visual quality of streetscapes and public spaces. To achieve reasonable view sharing.	minimum front building setback to roads other than Mona Vale Road (the secondary road frontage) is 10 metres.	approximately 40m from Mona Vale Road. This frontage is densely landscaped consistent to improve the mixed-use character of this frontage.	
B9 Rear Boundary Setbacks	To ensure opportunities for deep soil landscape areas are maintained. To create a sense of openness in rear yards. To preserve the amenity of adjacent land, particularly relating to privacy between buildings. To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements. To provide opportunities to maintain privacy between dwellings.	The DCP requires that the site have a rear setback of greater than 7.5m.	N/A refer to main roads setback.	**N/A**
B14 Main Roads Setback	To provide a densely landscaped buffer between the development and the main road/s. To enhance the aesthetic quality of main roads.	Development is to be set back 30m to Mona Vale Road. On land where the main roads setback is 30 metres, the front setback area: a) must be densely landscaped using locally occurring species of canopy trees and shrubs; and b) no signs are to be erected in the 30 metre front setback area. **Exceptions** Ground level car parking may be permitted between 15 and 30 metres	The proposal achieves compliance with the 30m setback requirement to Mona Vale Road, providing an extensive landscaped open space at the south-eastern aspect of the site. The proposed building is set back approximately 95m from Mona Vale Road and the proposed overflow car parking areas is set back approximately 40m from Mona Vale Road.	**Compliant**

Control	Objectives	Requirements	Proposal	Compliance
		from the road boundary provided views of the car park area, from the main road, are screened by landscaping.		
C2 Traffic, Access and Safety	To minimise: a) traffic hazards; b) vehicles queuing on public roads c) the number of vehicle crossings in a street; d) traffic, pedestrian and cyclist conflict; e) interference with public transport facilities; and f) the loss of “on street” kerbside parking.	Vehicle access is to be obtained from minor streets and lanes where available and practical. Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: 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.	Vehicular access to the site is to be from Myoora Street. A loading dock has been provided along the southern boundary of the site that will not be readily visible from public spaces. The loading dock has been appropriately sized to accommodate waste and delivery vehicles. A turning point has been provided along the access driveway to ensure that vehicles move through the site in a forward direction.	**Compliant**
C3 Parking Facilities	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.	Off street parking is to be provided within the property. Car parking should avoid the use of mechanical car stackers, not be readily visible from public spaces, provide safe and convenient pedestrian and traffic movement; 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	Onsite car parking has been provided for the development, both in an underground basement and at grade. Majority of the car parking has been provided in a basement level that will not be visible from the public domain. The location of the at grade car parking has been thoughtfully considered to ensure that the parking areas do not visually dominate the street frontage. Extensive landscaping is also proposed for the development which will soften the car park area. The application seeks to provide 223 parking spaces and 74 overflow parking spaces, a total of 297 spaces.	**Variation proposed**

Control	Objectives	Requirements	Proposal	Compliance
		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. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses 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. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.	This is a technical non-compliance with the DCP minimum. Justification for the proposed variation is outlined in **Section 6.3** of the SEE.	
C3(A) Bicycle Parking and End of Trip Facilities	To help meet the transport needs of the Warringah community To encourage healthy active lifestyles and help reduce reliance on private motor vehicles To provide convenience and safety for bicycle users	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. Where the parking rate for a particular use is not specified above, justification for the nominated rate is to be made by reference to the rates specified in the NSW Planning Guidelines for Walking and Cycling or Austroads Guide to Traffic Engineering Part 14 – Bicycles.	The development provides two showers (male and female) for staff, and five bicycle parking rings adjacent to the parking area. The DCP does not provide a minimum bicycle parking rate for restaurant land uses. The Traffic and Parking Report provides justification for the proposed provision and considers this acceptable for the site.	**Variation proposed**

Control	Objectives	Requirements	Proposal	Compliance
		End of trip facilities must be provided for new buildings and for alterations or additions to existing buildings.		
C4 Stormwater	Stormwater must be appropriately managed at the site to ensure the protection of the environmental and its ecosystems, public health and to reduce risks to public safety. The development should demonstrated how Water Sensitive Urban Design measures have been implemented to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change. Efforts should also be made to mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle. The use of alternative water sources is encourage to improve water efficiency.	Stormwater must not cause downstream flooding and must not impact on any receiving stormwater infrastructure, watercourse, stream, lagoon or waterway.	A stormwater management plan has been prepared for the development and is attached alongside the application. The proposed system will result in adequate environment protection and reduction in water pollutant loads based on modelling.	**Compliant**
C8 Demolition and Construction	To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment. • To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.	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.	A Demolition and Construction Waste Management Plan has been prepared by Elephants Foot Consulting and is appended to this application. The Plan has considered the Northern Beaches Waste Management Guidelines 2016, along with other relevant policies.	**Compliant**

Control	Objectives	Requirements	Proposal	Compliance
	• To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan • To discourage illegal dumping.		The WMP recommends the following was management strategies are implemented to increase construction and demolition recycling rates to above 80%, increase waste diverted from landfill to above 75%, reduce litter by 40% and reduce illegal dumping by 30%: ▪ Re-use of excavated material on-site and disposal of any excess to an approved site; ▪ Green waste mulched and re-used on-site as appropriate, or recycled off-site; ▪ Bricks, tiles and concrete re-used on-site as appropriate, or recycled off-site; ▪ Plasterboard waste returned to supplier for recycling; ▪ Framing timber re-used on site or recycled off-site; ▪ Windows, doors and joinery recycled off-site; ▪ All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements; ▪ Plumbing, fittings and metal elements recycled off site;	

Control	Objectives	Requirements	Proposal	Compliance
			▪ Ordering accurate quantities of materials and prefabrication of materials where possible; ▪ Re-use of formwork; ▪ Careful source separation of off-cuts to facilitate re-use, resale or recycling.	
C9 Waste Management Plan	To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). • To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste. • To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements. • To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services. • To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene. • To minimise any adverse environmental impacts associated with the storage and collection of waste. • To discourage illegal dumping.	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.	An Operational Waste Management Plan (**OWMP** has been prepared by Elephants Foot and is appended to this application. The OWMP confirms that the proposed development will provide waste rooms for waste storage in accordance with the spatial requirements of the DCP.	**Compliant**

Control	Objectives	Requirements	Proposal	Compliance
D1 Landscaped Open Space and Bushland Setting	Landscaping should be provided which enhances the streetscape, maintain privacy between neighbours and softens the development. Landscaped open space with dimensions that are sufficient to enable the establishment of a hierarchy of vegetation should be provided to mitigate the height, bulk and scale of the building. Development at the site should conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.	The site is required to contain 70% Landscaped Open Space. To measure the area of landscaped open space: 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; The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; Landscaped open space must be at ground level (finished); and The minimum soil depth of land that can be included as landscaped open space is 1 metre.	The proposed development provides 9,710m2 (60.8%) of landscaped open space. Every effort has been made to maximise the amount of landscaped open space provided, with the proposed development providing a diverse range of landscaped areas for the enjoyment of patrons. Despite the variation, this not uncharacteristic within the locality, with surrounding land uses such as the Terrey Hills Tavern, The Palms, Hills Marketplace, Miramare Gardens and Flower Power seek to vary the provision. Justification for the proposed variation is outlined in **Section 6.2.2** of the SEE.	**Variation proposed**
D3 Noise	The proposed development should demonstrate the implementation of innovative design solutions to improve the urban environment and to ensure that noise emission do not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.	Combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB.	The Noise Impact Assessment has considered the impacts of the noise emissions to surrounding receivers during the construction of the development. The assessment has concluded that the modelled construction noise emissions will remain below the required construction noise levels at all the assessed receivers, subject to the implementation of standard mitigation measures.	**Compliant**

Control	Objectives	Requirements	Proposal	Compliance
D7 Views	New developments should allow for the reasonable sharing of views and demonstrate the implementation of innovative design solutions to improve the urban environment. To ensure existing canopy trees have priority over views.	Development shall provide for the reasonable sharing of views.	The proposed development has maintained a low building height and large setbacks to ensure minimal impacts to views.	**Compliant**
D9 Building Bulk	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.	The development is to be appropriately setback and respond to the slope of the site. The building height and scale should relate to the topography and site conditions. Development should be oriented to address the street. Materials, finishes and landscaping should be utilised to reduce bulk.	The development has been setback to ensure compliance with the DCP controls. The development is compliant with the built form controls of the WLEP, and has been carefully designed to integrate with the surrounding landscape.	**Compliant**
D10 Building Colours and Materials	To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.	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 proposed materiality, of the development has been designed to enable the integration of the built form with the surrounding landscape. A light palette of tonal timber, steel and recycled brickwork provides a domestic quality to the development and a focus on utilising textured materials will provide increased connections to landscape.	**Compliant**
D11 Roofs	To encourage innovative design solutions to improve the urban environment.	Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.	The proposed design of the building draws from rural Australian architecture to respect the past character of the area.	**Compliant**

Control	Objectives	Requirements	Proposal	Compliance
	Roofs are to be designed to complement the local skyline. Roofs are to be designed to conceal plant and equipment.	Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. Roofs shall incorporate eaves for shading. Roofing materials should not cause excessive glare and reflection. 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.	The proposed gable roof and is reminiscent of a rural Australian shed. The roof incorporates eaves for shading and roof materials have been chosen with consideration of not contributing to glare or reflection. Service equipment, plant and mechanical equipment will not be located on the roof.	
E22 Conservation of Energy and Water	To encourage innovative design solutions to improve the urban environment. To ensure energy and water use is minimised.	The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy. 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. Buildings are to be designed to minimize energy and water consumption. Landscape design is to assist in the conservation of energy and water. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks. All development must comply with Council's Water Management Policy.	As discussed in section 3.3.5 of the SEE, the proposal has integrated a number of sustainability initiatives into its design and layout including: maximising solar access for natural daylight and harnessing via solar panels, water and energy conservation initiatives, extensive native landscaping and, considered choices of materials.	**Compliant**

Control	Objectives	Requirements	Proposal	Compliance
E1 Preservation of Trees of Bushland Vegetation	To protect and enhance the urban forest of the Northern Beaches. To effectively manage the risks that come with an established urban forest through professional management of trees. To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities. To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term. To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.	Development should be sited and designed to minimise the impact to existing vegetation.	All efforts to retain existing vegetation has been undertaken. Twenty-six (26) trees are required to be removed as they are located within the development footprint, however 8326 plants are proposed in the landscaping design for the site.	**Compliant**
E6 Retaining Unique Environmental Features	The development should conserve parts of the land which distinguish it from its surroundings.	Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land. Development should respond to these features through location of structures, outlook, design and materials.	The siting and layout of the development has been designed to work within the sites existing topography. There is an approximate 16m fall across the length of the site, and the built form has been designed to integrate within the slope of the site. This has resulted in the development largely presenting as a single storey development which has reduced its perceived bulk and scale.	**Compliant**

Control	Objectives	Requirements	Proposal	Compliance
E10 Landslip Risk	To ensure development is geotechnically stable. To ensure good engineering practice. To ensure there is no adverse impact on existing subsurface flow conditions. To ensure there is no adverse impact resulting from stormwater discharge.	The applicant must demonstrate that the proposed development is justified in terms of geotechnical stability; and that the proposed development will be carried out in accordance with good engineering practice. The development must not cause detrimental impacts because of stormwater discharge from the land. The development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties. 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. 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.	The site is identified as Area A of the Land Slip Risk Map. A Geotechnical assessment has been undertaken by Fortify and is appended to the application.	**Compliant**