

Planning Compliance Table

This report provides a review of the impact of the proposed modifications on the approved development's compliance with relevant provisions of applicable environmental planning instruments and development control plans.

The following tables provide an assessment of the proposal against the following instruments and plans:

- **Table 1:** *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*
- **Table 2:** *State Environmental Planning Policy (Infrastructure) 2007*
- **Table 3:** *Warringah Local Environmental Plan 2011*
- **Table 4:** *Warringah Development Control Plan 2011*

TABLE 1 – STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

CONTROL	COMMENTS
<p>Clause 24</p> <p>Site compatibility certificates required for certain development applications</p>	<p>Refer SEE.</p>
<p>Clause 26</p> <p>Location and access to facilities</p>	<p>No change to DA2014/0875</p>
<p>Clause 31 – Design of in-fill self-care housing</p>	
<p>In determining a development application made pursuant to this Chapter, a consent authority must take into consideration the provisions of the <i>Seniors Living Policy: Urban Design Guideline for Infill Development</i>.</p>	<p>No change to DA2014/0875</p>
<p>Site planning and design</p> <ul style="list-style-type: none"> ▪ The proportion of the site given to landscaped area and deep soil should be increased in less urban areas, on large lots, and in areas already characterised by a high proportion of open space and planting. 	<p>Refer to SEE</p>
<p>Impacts on streetscape</p> <ul style="list-style-type: none"> ▪ Respond to council planning instruments that specify the character or desired character of the area. ▪ Where there is a consistent front building alignment, new development should not encroach on the front 	<p>Refer to SEE</p>

CONTROL	COMMENTS
<p>setback.</p> <ul style="list-style-type: none"> ▪ Driveways or basement car park entries should not exceed 25% of the site frontage. ▪ Garage doors should be set back a minimum of 1m behind the predominant building façade on both the street frontage and common driveways. 	
<p>Impacts on neighbours</p> <ul style="list-style-type: none"> ▪ Where side setbacks are less than 1.2m, a maximum of 50% of the development should be built to this alignment. ▪ The length of unrelieved walls along narrow side or rear setbacks should not exceed 8m. ▪ Living rooms of neighbouring dwellings should receive a minimum of three hours direct sunlight between 9am and 3pm in midwinter. ▪ Solar access to the private open space of neighbouring dwellings should not be unreasonably reduced. 	<p>No change to DA2014/0875</p>
<p>Internal site amenity</p> <ul style="list-style-type: none"> ▪ Separation of 1.2m should be achieved 	

CONTROL	COMMENTS
between habitable rooms and driveway or car parks of other dwellings. This can be reduced if adequate screening is provided.	
Part 3 Division 2 Design Requirements	
Neighbourhood amenity and streetscape	No change to DA2014/0875
Visual and acoustic privacy	No change to DA2014/0875
Solar access and design for climate	Refer to SEE
Stormwater	Refer to SEE
Crime prevention	No change to DA2014/0875
Accessibility	No change to DA2014/0875
Waste management	Refer to SEE
Clause 40 – Development standards—minimum sizes and building height	
Site area	No change to DA2014/0875
Minimum 1,000sqm	
Site frontage	No change to DA2014/0875
Minimum 20m at the building line	
Building height	Refer to SEE
Maximum height 8m	

CONTROL	COMMENTS
Maximum two storeys adjacent to building site	
Clause 50 – Standards that cannot be used to refuse development consent for self-contained dwellings	
Site Density Maximum FSR 0.5:1	No change to DA2014/0875
Landscaped Area Minimum 30% site area to be landscaped	Refer to SEE
Deep Soil Zone Minimum 15% of landscaped area to be deep soil	Refer to SEE
Solar Access Living areas and private open space of at least 70% of dwellings to receive three hours solar access between 9am and 3pm at the winter solstice.	Refer to SEE
Private Open Space <ul style="list-style-type: none"> ▪ Ground floor: minimum 15sqm open space, of which minimum 3mx3m in one space ▪ Upper floors: minimum 6sqm for one bedroom dwelling or 10sqm for two or more bedroom dwellings. Minimum dimension of 2m. 	Refer to SEE

CONTROL	COMMENTS
Car Parking Minimum 0.5 spaces per bedroom.	Refer to SEE

TABLE 2 – STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

CONTROL	COMMENTS
Clause 45 Determination of development applications—other development	The proposed development will be referred to Ausgrid for comment.
Clause 104 Traffic-generating development	The proposed development will be referred to the RMS for comment.

TABLE 3 – WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

CONTROL	COMMENTS
Zoning and land use	No change to DA2014/0875
R2 Low Density Residential	
<p>Zone objectives</p> <ul style="list-style-type: none"> ▪ To provide for the housing needs of the community within a low density residential environment. ▪ To enable other land uses that provide facilities or services to meet the day to day needs of residents. ▪ To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah. 	No change to DA2014/0875
<p>Clause 4.3 Building height</p> <p>Maximum 8.5m</p>	Refer to SEE
Clause 5.10 Heritage conservation	No change to DA2014/0875.
Clause 5.9 Preservation of trees or vegetation	No change to DA2014/0875
Clause 6.4 Development on sloping land	Refer to SEE

TABLE 4 – WARRINGGAH DEVELOPMENT CONTROL PLAN 2011

CONTROL	COMMENTS
Part B Built Form Controls	
B1 Wall Heights	No change to DA2014/0875
B3 Side Boundary Envelopes	No change to DA2014/0875
B5 Side Boundary Setbacks	No change to DA2014/0875
B7 Front Boundary Setbacks	Refer to SEE
Part C Siting Factors	
C2 Traffic, Access and Safety	Refer to Traffic Report
C3 Parking Facilities	Refer to Traffic Report
C4 Stormwater	Refer to Stormwater Statement.
C7 Excavation and Landfill	Refer to Geotechnical and Hydrogeological Report.
C8 Demolition and Construction	No change to DA2014/0875
C9 Waste Management	Refer to Operational Waste Management Plan
Part D Design	
D1 Landscaped Open Space and Bushland Setting	Refer to SEE
D2 Private Open Space	Refer to SEE
D3 Noise	Refer to Acoustic Report.
D6 Access to Sunlight	Refer to SEE
D7 Views	Refer to SEE.

CONTROL	COMMENTS
D8 Privacy	Floor plans are included in the architectural drawings submitted with the SEE to show that the envelopes will be able to provide a high degree of privacy. Direct overlooking between apartments is minimised by the orientation of buildings and the architectural treatment of interfacing building facades.
D9 Building Bulk	Refer to SEE.
D10 Building Colours and Materials	A materials and finishes schedule has been submitted with the DA.
D11 Roofs	The Architectural Plans submitted with the SEE as part of the volume of plans, detail the design and location of lift overruns and the proposed roof design.
D14 Site Facilities	No change to DA2014/0875
D18 Accessibility	No change to DA2014/0875
D20 Safety and Security	No change to DA2014/0875
Part E The Natural Environment	
E2 Prescribed Vegetation	No change to DA2014/0875
E4 Wildlife Corridors.	No change to DA2014/0875
E7 Development on Land Adjoining Public Open Space	No change to DA2014/0875.