

**DCP Assessment Table**

Fit for Purpose Medical Centre

49 Frenchs Forest Road East, Frenchs Forest (Lot 7 DP1020015)

Warringah DCP 2011 – Key Provisions		
Control	Description	Comment
<b>Part B – Built Form Controls</b>		
B4 – Site Coverage	33.3% - the total building footprint(s) must not cover more than 33.3% of the site area.	<p>The proposed fit for purpose medical centre has a building area of approximately 647m<sup>2</sup>.</p> <p>Hence proposal exhibits a total site coverage of approximately 36%. While the proposed site coverage is greater than the DCP requirement of 33.3%, it is noted that the proposal has a total landscaped open area of 35%. Given that the provision of landscaped open space exceeds the minimum requirement of 33.3% under WDCP2011, the proposed landscaped open space is considered adequate to mitigate the height, bulk and scale of the building. Therefore, the proposed site coverage of 36% is deemed appropriate and acceptable for the proposed fit for purpose medical centre.</p>
B5 and B6 Side Boundary Setbacks	<p>Side boundary setbacks will be determined on a merit basis and will have regard to:</p> <ul style="list-style-type: none"> <li>▪ Streetscape;</li> <li>▪ Amenity of surrounding properties; and</li> <li>▪ Setbacks of neighbouring development</li> </ul>	<p>The proposal would be setback approximately 4.2m from the eastern side boundary and between 4.5m – 27.4m from the western side boundary.</p> <p>The proposal would be generally consistent with the eastern side setback of the neighbouring development to the north and west.</p> <p>In respect of amenity, the proposal adjoins a car park to the east and an existing commercial building to the west. Given the nature of the adjoining properties, the proposal is not likely to result in any adverse amenity impacts.</p>
<p>B7 and B8 Front Boundary Setbacks – Warringah Road and Wakehurst Parkway</p> <p>B14 Main Roads Setback</p>	<p>On land where the main roads setback is 30 metres, the front setback area:</p> <p>a) must be densely landscaped using locally occurring species of canopy trees and shrubs; and</p> <p>b) no signs are to be erected in the 30 metre front setback area.</p>	<p>In accordance with B14 Main Roads Setback, a 30m setback is required from Warringah Road.</p> <p>The proposal demonstrates a 15m setback from Warringah Road. While the proposed setback illustrates a numerical departure from the setback requirement, it is noted that the front setback area would be densely landscaped and free of any structures.</p>

**DCP Assessment Table**

Fit for Purpose Medical Centre

49 Frenchs Forest Road East, Frenchs Forest (Lot 7 DP1020015)

		<p>Furthermore, given that the site affords a length of approximately 45m, a 30m setback from Warringah Road would result in an unreasonable length for the developable area, and hence undermining the feasibility of the proposed development.</p> <p>In addition, the proposed setback would also be consistent with the front setback of the adjoining property to the west.</p> <p>Therefore, the proposed 15m setback is considered adequate to provide a landscaped buffer between the proposed facility and Warringah Road.</p>
B9 and B10 Rear Boundary Setbacks	<p>Rear boundary setbacks will be determined on a merit basis and will have regard to:</p> <ul style="list-style-type: none"> <li>▪ Streetscape;</li> <li>▪ Amenity of surrounding properties; and</li> <li>▪ Setbacks of neighbouring development.</li> </ul>	<p>The majority of the proposal would be set back 7.3m from the rear boundary and a small portion of the building comprising the switch room would have nil setback to the rear.</p> <p>The proposal is consistent with the rear setback of adjoining properties.</p> <p>As mentioned, given the nature of the adjoining properties, the proposal is not likely to result in any adverse amenity impacts.</p>
<b>Part C – Siting Factors</b>		
C2 Traffic, Access and Safety	The proposal is to be designed in accordance with Australian Standard 2890 and safety.	The proposed parking would be designed in accordance with AS-2890 (see Traffic and Parking report).
	Vehicle access is to be obtained from minor streets and lanes where available and practical.	Vehicular access to the site would be provided via the existing internal access road in the Forest Central Business Park.
	There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.	The site does not obtain access from Mona Vale Road or Forest Way.
	Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special	The proposed vehicle crossing would be designed in accordance with Council's policies (see Traffic and Parking report).

**DCP Assessment Table**

Fit for Purpose Medical Centre

49 Frenchs Forest Road East, Frenchs Forest (Lot 7 DP1020015)

	Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.	
	Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.	See above.
	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.	The loading area and ambulance bay have been designed to be of appropriate size for the proposed fit for purpose medical centre. The loading area has been designed to allow vehicles to enter and leave in a forward direction.
C3. Parking Facilities	<p>Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p> <ul style="list-style-type: none"> <li>• the land use;</li> <li>• the hours of operation;</li> <li>• the availability of public transport;</li> <li>• the availability of alternative car parking; and</li> <li>• the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles</li> </ul>	<p>As addressed within the Traffic Report, travel mode surveys are undertaken at comparable oncology centres to assess the parking demand for the proposed facility. It is also assumed that some parking spaces would be required for the drivers after dropping off and prior to picking up patients. The vehicle usage of 83% in the Frenchs Forest – Belrose localities as published by the Australian Bureau of Statistics (ABS) is also used as an indicator for the assessment.</p> <p>Based on the parking assessment, it is noted that the proposed facility would require a minimum of 51 car spaces (20 spaces for patients and 31 spaces for staff).</p> <p>A total of 75 spaces are proposed to be provided, including 40 spaces for patients and 31 spaces for staff. The provision of 25 car spaces for patient use has included parking provision for the drivers (support persons and carers).</p> <p>Given that the proposed 75 parking spaces are more than adequate, the proposed parking provision is considered appropriate and</p>

**DCP Assessment Table**

Fit for Purpose Medical Centre

49 Frenchs Forest Road East, Frenchs Forest (Lot 7 DP1020015)

		capable of accommodating the parking demand of the proposed fit for purpose medical centre.
	<p>Carparking, other than for individual dwellings, shall:</p> <ul style="list-style-type: none"> <li>• Avoid the use of mechanical car stacking spaces;</li> <li>• Not be readily apparent from public spaces;</li> <li>• Provide safe and convenient pedestrian and traffic movement;</li> <li>• Include adequate provision for manoeuvring and convenient access to individual spaces;</li> <li>• Enable vehicles to enter and leave the site in a forward direction;</li> <li>• Incorporate unobstructed access to visitor parking spaces;</li> <li>• Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places;</li> <li>• Provide on site detention of stormwater, where appropriate; and</li> <li>• Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1.</li> </ul>	<p>As demonstrated in the Swept Path Diagrams within the Traffic Report, the proposed parking design would provide satisfactory access and manoeuvring arrangements for vehicles accessing the carpark and ambulance space.</p> <p>The carpark would not be visible from public spaces.</p> <p>No mechanical car stacking spaces are proposed.</p>
	Carparking is to be provided in accordance with Appendix 1 of the DCP 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.	As demonstrated above, a parking assessment has been undertaken to evaluate the parking demand of the proposed facility. The proposed parking provision is consistent with the requirements of the RMS Development Guidelines.
	Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.	As noted in the Traffic Report, two parking spaces would be dedicated as disabled parking spaces in accordance with the BCA provisions.
C4. Stormwater	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving	A Stormwater/OSD Report has been provided at <b>Appendix 3</b> . The proposed stormwater design would not result in downstream flooding or adverse environmental impacts.

**DCP Assessment Table**

Fit for Purpose Medical Centre

49 Frenchs Forest Road East, Frenchs Forest (Lot 7 DP1020015)

	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 Policy.	The proposed stormwater drainage would be designed, installed and maintained in accordance with Council's water management policy.
C5. Erosion and Sedimentation	<p>All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised.</p> <p>Any erosion and sedimentation is to be managed at the source. Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy.</p> <p>An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m<sup>2</sup> of land.</p>	<p>An Erosion and Sediment Control Plan is provided within the Civil Drawings at <b>Appendix 3</b>.</p> <p>Details of the erosion and sediment controls for the proposal are provided within the Civil Drawings.</p>
C6. Building over or adjacent to Constructed Council Drainage Easements	All development on land containing or adjacent to or proposing to reconstruct/relocate a public drainage system, must comply with Council's Water Management Policy and Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications.	Where construction works are proposed within the proximity of the adjoining easements, approval from Ausgrid would be obtained.
C7. Excavation and Landfill	<p>All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</p> <p>Excavation and landfill works must not result in any adverse impact on adjoining land.</p>	<p>As addressed in the Geotechnical Report (<b>Appendix 5</b>), the proposed excavation would encounter fill, residual soils and weathered rock, which would be geotechnical feasible and is not anticipated to adversely affect the quality of the material.</p> <p>It is also considered that the proposal is unlikely to have a detrimental effect on the existing drainage and soil stability. Adequate drainage would need to be provided as part of the design.</p>

**DCP Assessment Table**

Fit for Purpose Medical Centre

49 Frenchs Forest Road East, Frenchs Forest (Lot 7 DP1020015)

	<p>Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</p> <p>Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</p> <p>Rehabilitation and revegetation techniques shall be applied to the fill.</p> <p>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.</p>	<p>Proposed excavation works are to be undertaken in accordance with the recommendations prescribed by the submitted Geotechnical report.</p> <p>As such, the proposal is not anticipated to affect the future use or redevelopment of the land from a geotechnical perspective.</p>
C8. Demolition and Construction and C9. Waste Management	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	The proposed demolition and construction works would be done in accordance with the submitted Waste Management Plan.
<b>Part D – Design</b>		
D1. Landscaped Open Space and Bushland Setting	<p>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:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</li> <li>c) Landscaped open space must be at ground level (finished); and</li> </ul>	<p>The proposal would provide 35% of landscaped open space throughout the site.</p> <p>A landscaping setting has been provided within the setback from Warringah Road.</p> <p>Therefore the proposed provision of landscaped open space is compliant with the requirement of D1 Landscaped Open Space and Bushland Setting.</p>

**DCP Assessment Table**

Fit for Purpose Medical Centre

49 Frenchs Forest Road East, Frenchs Forest (Lot 7 DP1020015)

	<p>d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</p> <p>Comment in Pre-DA Notes:</p> <p><i>A landscaped setting is required for the building from Warringah Road. As a baseline this net area should exceed 33.3% but with ancillary design losses in Landscaped Open Space for driveways, forecourt, reversing/turning areas, ramps and pathways, services and the like, compliance is still practicable and achievable.</i></p>	
D3. Noise	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>As demonstrated in the Acoustic Report (<b>Appendix 6</b>), The proposal would comply with the relevant noise emission criteria.</p> <p>Further details of the acoustic assessment are provided in the Acoustic Report.</p>
D6. Access to Sunlight	Development should avoid unreasonable overshadowing any public open space.	<p>Shadow Diagrams are provided within the Architectural Plans.</p> <p>As demonstrated in the Shadow Diagrams, the proposed built form would not result in unreasonable overshadowing over the adjacent buildings.</p>
D9. Building Bulk	<ol style="list-style-type: none"> <li>1. Side and rear setbacks are to be progressively increased as wall height increases.</li> <li>2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</li> <li>3. 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:</li> </ol>	<p>The proposed four-storey fit for purpose medical centre is considered to be of appropriate bulk and scale. The built form of the facility has been designed to respond to the built form of the existing building to the west. High quality external materials would also be adopted for the proposed facility.</p> <p>Landscaping would also be provided throughout the site, which would enhance its appearance to Frenchs Forest Road and its setting within the business park. The proposed landscaping design is illustrated within the Landscape Plans (<b>Appendix 10</b>).</p>

**DCP Assessment Table**

Fit for Purpose Medical Centre

49 Frenchs Forest Road East, Frenchs Forest (Lot 7 DP1020015)

	<ul style="list-style-type: none"> <li>▪ The amount of fill is not to exceed one metre in depth.</li> <li>▪ Fill is not to spread beyond the footprint of the building.</li> <li>▪ Excavation of the landform is to be minimised.</li> </ul> <p>4. Building height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce building bulk.</p> <p>7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p> <p>8. Articulate walls to reduce building mass.</p> <p>As per Council's Pre-DA Notes advice, emphasis must be placed on high quality external materials and presentation of a buildings that "fits" appropriately with the surrounding buildings. Landscaping must be used to enhance the business park setting of the building.</p>	<p>Additionally, it is addressed in the Landscape Letter (<b>Appendix 10</b>) that native matrix planting along the eastern boundary easement would be provided for the site. Screen planting comprising some endemic and recommended species from the Northern Beaches Hospital Connectivity and Network Enhancement Project would also be incorporated.</p> <p>It is also noted that planting has been restricted to the southern area of the site due to an existing stormwater detention tank that is to be retained. Tree planting is also restricted to the eastern boundary easement due to existing electrical services easement.</p>
D10. Building Colours and Materials	<p>Comments from the Pre-DA Notes:</p> <p><i>The use of stone and timber elements together with a muted colour scheme are to be incorporated into the façade treatments to soften the appearance of the development.</i></p> <p><i>A Schedule of Colours and Materials is to be submitted with the application.</i></p>	<p>The proposed appearance of the development would present a muted colour scheme and it would incorporate a variety of façade treatments that will soften the appearance of the development when viewed from the surrounding area.</p> <p>The proposal would incorporate high quality building materials that will be complementary to surrounding built form. A Schedule of Materials and Finishes is provided within the Architectural Plans. It is noted that the materials such as timber louvered cladding, glass panels, opaque panels and a series of paint finishes would be incorporated in the design of the built form. The materials and finishes of the proposed built form would enhance the visual amenity of the site and its surroundings.</p>

**DCP Assessment Table**

Fit for Purpose Medical Centre

49 Frenchs Forest Road East, Frenchs Forest (Lot 7 DP1020015)

D11. Roofs	<ul style="list-style-type: none"><li>▪ Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</li><li>▪ Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</li><li>▪ Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</li><li>▪ Roofs shall incorporate eaves for shading.</li><li>▪ Roofing materials should not cause excessive glare and reflection.</li><li>▪ 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.</li></ul>	<p>The proposal would incorporate a flat roof form which is consistent with neighbouring buildings.</p> <p>Plant rooms and other mechanical equipment would be appropriately located and would not be directly visible from public open space.</p>
D12. Glare and Reflection	<p>Comments from the Pre-DA Notes:</p> <p><i>The development application is to address possibility of glare toward adjacent overlooking office space from the building design.</i></p>	<p>A mixture of glass and opaque panels would be incorporated in the design of the building. Therefore the proposal is not anticipated to result in adverse glare toward the adjacent office building.</p>
D18. Accessibility	<p>Comments from the Pre-DA Notes:</p> <p><i>The proposal is required to comply with the Disability Discrimination Act 1992 (DDA). The proposal includes lift service, accessible car spaces and the like. Note that allocation car parking width should be appropriate to the mobility of patient ratio to normal (narrower) parking spaces.</i></p> <p><i>An Access Report (prepared by an appropriately qualified person) is to be submitted with the application.</i></p>	<p>A BCA Report is provided at <b>Appendix 9</b>. The findings of the BCA Report are presented within the SEE.</p>

**DCP Assessment Table**

Fit for Purpose Medical Centre

49 Frenchs Forest Road East, Frenchs Forest (Lot 7 DP1020015)

D20. Safety and Security	Comments from the Pre-DA Notes:  <i>The application is to provide an Operational Management Plan and formal risk assessment, including a consideration of the 'Crime Prevention through Environmental Design' principles.</i>	The Operational Management Plan ( <b>Appendix 14</b> ) provides detail on crime prevention principles.  An assessment against the CPTED principles is provided within the SEE.
D21. Provision and Location of Utility Services	Comments from the Pre-DA Notes:  <i>The location of service rooms required for water meters, hydrants, electricity and the like to be shown on the plans.</i>	The proposed plans provide detail on the location of water meters, hydrants, electricity and the like.
D23. Signs	Details of signage proposed as part of the development should be submitted with the development application.	Details of the proposed signage are illustrated within the Architectural Plans.
<b>Part E – The Natural Environment</b>		
E1. Private Property Tree Management	<ul style="list-style-type: none"> <li>Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.</li> <li>Development must also avoid any impact on trees on public land.</li> </ul>	The proposal would not have an adverse impact on existing native vegetation or trees on public land. While the proposal involves the removal of two trees, the tree removal is considered to be minor in nature and is not anticipated to result in adverse environmental impacts.  The proposal would not impact on any trees on public land.
E10. Landslip Risk	A Geotechnical Assessment is required due to the depth of excavation and potential impact on adjoining properties.	There would not be any adverse impact on adjoining properties from the proposed excavation. Further details are provided within the Geotechnical Report.