

DCP Assessment Table

Installation of a Microwave Link Dish to Existing Rooftop Tower
12 Rodborough Road, Frenchs Forest (Lot 2, DP855673)

Warringah Development Control Plan 2011 (WDCP2011) Assessment		
Development Control	Compliance	Planning Assessment Comment
Part B Built Form Controls		
B4 Site Coverage		
1. Development on land shown coloured on the DCP Site Coverage Map shall not exceed the maximum site coverage shown on the map. Where shown on the map as: 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and	N/A	The proposed microwave link dish would be mounted on the roof not increasing the existing built form on the Site.
B5 Side Boundary Setbacks		
1. Development on land shown coloured on the DCP Side Boundary Setbacks Map is to maintain a minimum setback from side boundaries as shown on the map. 2. 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.	YES	The Site has the potential for a nil side boundary setback referring to the Northern Beaches mapping. The building has generous existing side setbacks of approximately 6.8m to the eastern boundary and 22m to the western side boundary. Existing landscaping in the setbacks are not to be altered as part of the mounting of the microwave link dish on the roof.
B7 Front Boundary Setbacks		
1. Development is to maintain a minimum setback to road frontages. 2. The <u>front boundary setback</u> area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, <u>garbage</u> storage areas and fences. 3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.	YES	The minimum front setback to the road frontage is 10 metres. The Site Plan included in Appendix 1 confirms the existing distance from the front elevation to the front boundary facing Rodborough Road is approximately 28 metres. The proposed microwave link dish would not protrude beyond the existing front setback and the landscaping in the front setback is to be retained. The Site only has one frontage.

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B10 Merit assessment of rear boundary setbacks		
1. Rear boundary setbacks will be determined on a merit basis and will have regard to: - streetscape; - amenity of surrounding properties; and - setbacks of neighbouring development	YES	The Northern Beaches mapping confirms there is no prescribed DCP rear setback requirements and proposed works are subject to a merit assessment. The microwave link dish is proposed centrally on the rooftop not altering the existing rear setback (approximately 22 metres). The microwave link dish would be 91.3 metres from 10 Rodborough Road, the closest building to the rear of the Site.
Part C Siting Factors		
C8 Demolition and Construction		
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.	YES	The waste from the proposed installation of the microwave link dish would be minimal with no demolition works to the existing building and minor construction waste to install the microwave link dish.
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 Application must be accompanied by a Waste Management Plan	YES	The waste from the proposed installation of the microwave link dish would be minimal with no demolition works to the existing building and minor construction waste to install the microwave link dish.
Part D Design		
D1 Landscaped Open Space and Bushland Setting		
1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and <u>Bushland</u> Setting. To measure the area of landscaped open space: 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;	N/A	The minimum landscaped open space area required is 33.3%. The proposal is to add a Microwave Link Dish to an existing roof not altering or amending existing landscape provisions.

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b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; c) Landscaped open space must be at ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.		
D3 Noise		
1. 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 <i>NSW Industrial Noise Policy</i> at the receiving boundary of residential and other noise sensitive land uses.	N/A	The microwave link dish is designed to transmit and receive GHz frequencies, not audible sound waves therefore no noise would be generated.
D4 Electromagnetic Radiation		
Radiation levels from mobile phone base stations, antennas and transmitters which emit electromagnetic radiation are to comply with the following requirements: <i>Telecommunications Act 1997</i> <u>Code of Practice</u> <i>ACMA</i>	YES	The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) Standard RPS3 and World Health Organisation limits applicable to electromagnetic radiation were considered in the EMC Services report. The exclusion zone diagram outlined below confirms the exclusion zones could extend up to 6.6m and 2.98m away in line with the boresight from the antenna aperture. There is no concern for risk to health for people located 1 metre to the sides or behind the antenna.
D7 Views		
1. Development shall provide for the reasonable sharing of views.	N/A	The Site is commercial/industrial in character and appearance with no existing views. This control is more applicable to consideration of residential view loss. The proposal would not affect residential amenities with the nearest residential zone approximately 215 metres east of the Site.
D10 Building Colours and Materials		

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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. 2. The colours and materials of development on sites adjoining, or in close proximity to, <u>bushland</u> areas, waterways or the beach must blend in to the natural landscape. 3. The colours and materials used for <u>alterations and additions</u> to an existing structure shall complement the existing external building façade. 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.	YES	The proposal is to add a microwave link dish to the roof of the building not altering the host building colours and materials. The Site is not considered highly visible from a major road or residential/ Local Centre. The Site is located centrally within a B7 Business Park not near to Bushland, waterways or the beach. The microwave link dish is to be painted white for practical efficiency reasons. The white finish ensures reflectivity of sunlight and heat. By preventing overheating and regulating this reduces thermal expansion of the dish surface ensuring the dish performs well. The shape of the microwave link dish is important to ensure it functions efficiently.
D11 Roofs		
1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs. 2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. 3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. 4. Roofs shall incorporate eaves for shading. 5. Roofing materials should not cause excessive glare and reflection. 6. 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.	YES	The roof is flat not visible from the streetscape or public realm. The existing roof has no defining or important Architectural features which would be lost from the addition of the microwave link dish. The addition of the microwave link dish would not deliver a roof which would detract from other buildings in the streetscape. There is no consistent design of buildings in the B7 Business Park.
D12 Glare and Reflection		

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1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours; • Minimising the lit area of signage; • Locating the light source away from adjoining properties or boundaries; and • Directing light spill within the site. 2. Any glare from artificial illumination is to be minimised by utilising one or more of the following: • Indirect lighting; • Controlling the level of illumination; and • Directing the light source away from view lines. 3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following: • Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; • Orienting reflective materials away from properties that may be impacted; • Recessing glass into the façade; • Utilising shading devices; • Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and • Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.	YES	No artificial illumination is proposed as part of the works. The microwave link dish will be pointed at the northern sky therefore the majority of sunlight reflectivity will be skywards and not to ground level or street level.
D21 Provision and Location of Utility Services		
1. If a proposed development will involve a need for them, <u>utility services</u> must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage. 2. Service structures, plant and equipment are to be located below ground or be designed to be an integral part of the development and suitably screened from public places or streets. 3. Where possible, underground <u>utility services</u> such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are:	YES	The Site is occupied by NPC Media (joint venture between Nine Entertainment Co. and Seven) and is the middle point between the Channel Nine and Channel Seven TV Studios and free-to-air transmission. The purpose of the microwave link dish is to connect NPC Media with the TXA transmission site located in Artarmon (192-196 Hampden Rd, Artarmon, NSW 2064), where the antennas to transmit free-to-air TV are located. NPC require the installation of the microwave

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a) A reduction in the number of trenches required; b) An accurate location of services for maintenance; c) Minimising the conflict between services; d) Minimising land required and cost; 4. The location of <u>utility services</u> should take account of and minimise any impact on natural features such as <u>bushland</u> and natural watercourses. 5. Where natural features are disturbed the soil profile should be restored and landscaping and <u>tree</u> planting should be sited and selected to minimise impact on services, including existing overhead cables. 6. Where utilities are located above ground, screening devices should include materials that complement the streetscape, for example fencing and landscaping. The location of service structures such as electricity substations should be within the site area. 7. Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater. 8. On land where the density is less than one dwelling per 1050 square metres, and where connection to Sydney Water is not possible, Council may consider the on-site disposal of effluent where the applicant can demonstrate that the proposed sewerage systems or works are able to operate over the long term without causing unreasonable adverse effects.		link dish to support the provision of televised services and provide emergency input to the transmitters of Channel Nine and Channel Seven There is an integral requirement for the microwave link dish to deliver televised services.
Part E The Natural Environment		
E10 Landslip Risk Requirements 1. The applicant must demonstrate that: • The proposed development is justified in terms of geotechnical stability; and • The proposed development will be carried out in accordance with good engineering practice. 2. Development must not cause detrimental impacts because of stormwater discharge from the land. 3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties. 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	YES	WLEP 2011 Landslip Risk Map – Sheet LSR_008A confirms approximately 75% of the Site in Area B and the remaining Site is in Area A. Refer to Figure 8 of the SEE. It is noted that if a preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and D. Exception 1 of the E10 Landslip Risk states: <i>1. No preliminary assessment of site conditions will be required in Areas B and D and no</i>

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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. ii) For land identified as being in Area B or Area D: A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application. If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application. Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application. iii) For land identified as being in Area C or Area E: A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer/ engineering geologist, must be submitted with the development application. Also, a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.		<i>geotechnical and hydrological reports will be required in Areas C and E if the proposed development does not involve any site, building or structural works.</i> As the works only affect the roof of the building having no implications to the existing topography or geology of the Site. The works would not require excavation or ground level alterations. No excavation is proposed to the sloping land and the existing stormwater infrastructure is not affected including surface and subsurface flow paths. Refer to the Geotechnical Stability Assessment provided in Appendix 7 for further details.

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iv) When a geotechnical report is required to be submitted, (determined in accordance with i) to iii) above), the report must include a <u>risk</u> assessment of landslip in relation to both property and life. The <u>risk</u> assessment must have regard to any guidelines published by the <u>Australian Geomechanics Society</u>. Exceptions 1. No preliminary assessment of site conditions will be required in Areas B and D and no geotechnical and hydrological reports will be required in Areas C and E if the proposed development does not involve any site, building or structural works. 2. Council may determine that no geotechnical report is required for development situated in Areas C or E where this can be demonstrated by a preliminary assessment of site conditions, prepared by a suitably qualified geotechnical engineer / engineering geologist, in accordance with the Checklist for Council's Assessment of site conditions (see Notes). 3. Council may determine that no hydrological assessment is required for development situated in Areas C or E where this can be demonstrated by a preliminary assessment of site conditions, prepared by a suitably qualified geotechnical engineer/ engineering geologist, in accordance with the Checklist for Council's Assessment of site conditions (see Notes)		