

Appendix 3 - Pittwater Development Control Plan 21

Control	Provisions	Compliance Assessment
Section A4 - Localities		
A4.3 Mona Vale Locality	<p>The Mona Vale locality will contain a mix of residential, retail, commercial, industrial, recreational, community, and educational land uses.</p> <p>Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor and lower slopes that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.</p> <p>Retail, commercial and light industrial land uses will be employment-generating. The Mona Vale commercial centre status will be enhanced to provide a one-stop convenient centre for medical services, retail and commerce, exploiting the crossroads to its fullest advantage and ensuring its growth and prosperity as an economic hub of sub-regional status. The permissible building height limit is increased to promote economic growth within the centre. The Mona Vale Hospital, as a regional facility servicing the Peninsula, is an essential part of the future local economy.</p> <p>Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.</p> <p>Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as</p>	<p>Complies</p> <p>The proposal will support the delivery of adequate Electrical Vehicle (EV) charging stations for locals and visitors in the Mona Vale Locality. The proposed signage is considered to be appropriate given the commercial context of the area.</p>

<p>pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.</p> <p>The design, scale and treatment of future development within the Mona Vale commercial centre will reflect principles of good urban design. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.</p> <p>Light industrial land uses in Darley and Bassett Streets will be enhanced as pleasant, orderly, and economically viable areas.</p> <p>A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.</p> <p>Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.</p> <p>Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. Improved public transport, pedestrian accessibility and amenity, carparking and an efficient surrounding local network will support the commercial centre, moving people in and out of the locality in the most efficient manner. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.</p>	
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Section C Development Type Controls















C1 Design for Commercial Development

<p>C2.11 Signage</p>	<ul style="list-style-type: none"> • shall not extend laterally beyond the wall of the building upon which it is attached; • shall not cover any window or architectural projections; • shall not have a signage area greater than 4.5sqm; • where illuminated, shall not be less than 2.6m above the ground; and • shall not project more than 300mm from the wall. 	<p>Non-Compliant</p> <p>Refer to Section 4.5 of the SEE for detailed discussion.</p>
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Section D Locality Specific Development Controls

D9 Mona Vale Locality

<p><i>D9.1 Character as viewed from a public place</i></p>	<ul style="list-style-type: none"> • Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted. • Walls without articulation shall not have a length greater than 8 metres to any street frontage. • Any building facade to a public place must incorporate at least two of the following design features: <ul style="list-style-type: none"> ○ entry feature or portico; ○ awnings or other features over windows; ○ verandahs, balconies or window box treatment to any first floor element; ○ recessing or projecting architectural elements; ○ open, deep verandahs; or ○ verandahs, pergolas or similar features above garage doors • The bulk and scale of buildings must be minimised. • Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures should be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser. • Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation. • Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view. • General service facilities must be located underground. • Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is allowed on facades of buildings visible from a public space. 	<p>Generally Complies</p> <p>The proposed site locations are located within the local business centre of Mona Vale and are consistent with the visual character of the existing streetscape. The proposed signage will be integrated into the new JUMP station which will shroud existing substation kiosks improving the visual amenity of the existing kiosk structures. The bulk and scale of the facility is also minimised through the use of the existing kiosk structures with all cables and infrastructure located internally within the JUMP station.</p>
<p><i>D9.2 Scenic Protection - General</i></p>	<ul style="list-style-type: none"> • Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve. 	<p>Complies</p>

		<p>The size, design and materials of proposed signs will be integrated into the new JUMP station. The proposals are considered compatible within the public domain and the broader locality and result in a design which will improve the overall appearance of the existing kiosks.</p>
<p>D9.3 Building colours and materials</p>	<ul style="list-style-type: none"> External colours and materials shall be dark and earthy tones as shown below: <ul style="list-style-type: none">  Black ✓  Dark grey ✓  Dark green ✓  Dark brown ✓  Mid grey ✓  Green ✓  Brown ✓  Dark blue ✓ White, light coloured, red or orange roofs and walls are not permitted: <ul style="list-style-type: none">  White ✗  Light blue ✗  Red ✗  Orange ✗  Light grey ✗  Beige ✗ Limited use of corporate colours may be permitted within Business and Light Industrial zoned land. Finishes are to be of a low reflectivity. Applications in commercial areas shall use the three elements of stone, timber and landscaping as feature elements to any facade presenting to the street. 	<p>Complies</p> <p>The proposed signage will be integrated within the new JUMP station which incorporates dark and earthy tones as identified in the DCP.</p>
<p>D9.5 Front building line</p>	<ul style="list-style-type: none"> The minimum front building line shall be in accordance with the following table: <ul style="list-style-type: none"> All other land zoned B4 Mixed Use or B1 Neighbourhood Centre is <u>3.5m</u> 	<p>Not Applicable</p> <p>The proposed signage will be integrated within the new JUMP stations which occupy existing</p>

	<ul style="list-style-type: none"> • Built structures, other than driveways, fences and retaining walls are not permitted within the front building setback. • Where new streets or accessways are proposed in residential flat buildings and multi dwelling housing, a minimum front setback of 3 metres must be provided between the carriageway and dwellings. 	kiosk stations. A 3.5m front building setback is not applicable to the kiosk and related signage.
<i>D9.16 Character of the Public Domain – Mona Vale Commercial Centre</i>	<ul style="list-style-type: none"> • Development with frontages within the Commercial Centre shall include the design and construction of works in the public domain including the footpath zone, footpath paving finish, kerb and gutter, drainage facilities, street furniture, street lighting and landscaping and making good the adjacent road formation and pavement for the full width of the development site on all public road reserve frontages at the full cost to the applicant. • The design and construction of all works in the public domain must be in accordance with the: <ul style="list-style-type: none"> ◦ Pittwater Streetscapes Management Guidelines and ◦ Master Plan for Public Domain - Mona Vale as adopted by Council in the Section 94 Contributions Plan Village Streetscapes. • Refer to additional controls for landscaping in commercial centres in Control C2.20 Public Road Reserve - Landscaping and Infrastructure. 	<p>Complies</p> <p>The proposed signage will be integrated within the new JUMP stations located on existing Ausgrid substation kiosks. The proposed works will not result in any alteration to the existing public domain including footpath zone, paving, lighting and landscaping.</p>
<i>D9.17 Scenic Protection Category One Areas</i>	<ul style="list-style-type: none"> • Screen planting shall be located between structures and boundaries to waterways. • Canopy trees are required between the dwellings and boundaries to waterways and waterfront reserves. • Development is to minimise the impact on existing significant vegetation. • The applicant shall demonstrate the retention and regeneration of existing native vegetation outside of the immediate area required to carry out the development. • The development is to incorporate measures for planting and maintenance of native vegetation within those areas which are already cleared, and which are not required to be cleared to allow for the development. • The siting, building form, orientation and scale of the development shall not compromise the visual integrity of the site by removal of canopy trees along ridges and upper slopes. • The development must incorporate the use of unobtrusive and non-reflective materials and the colours of exterior surfaces shall help blend structures into the natural environment. • Applicants are to demonstrate that proposed colours and materials will be dark and earthy. 	<p>Complies</p> <p>The proposed signage will not impact significant vegetation within Scenic Protection Category one areas or compromise the visual integrity of the site.</p>