

WARRINGAH DCP 2011

Part G - Special Area controls

INSERT: PART G10 – Dee Why, corner of Pittwater Road and Dee Why Parade

Applies to Land

This part applies to land at 2-6 and 10-12 Dee Why Parade, part of 8 Dee Why Parade and part of 2 Clarence Avenue, Dee Why, as shown in Figure 1.

In the event of inconsistency with the remainder of the Warringah DCP, this Part will prevail.

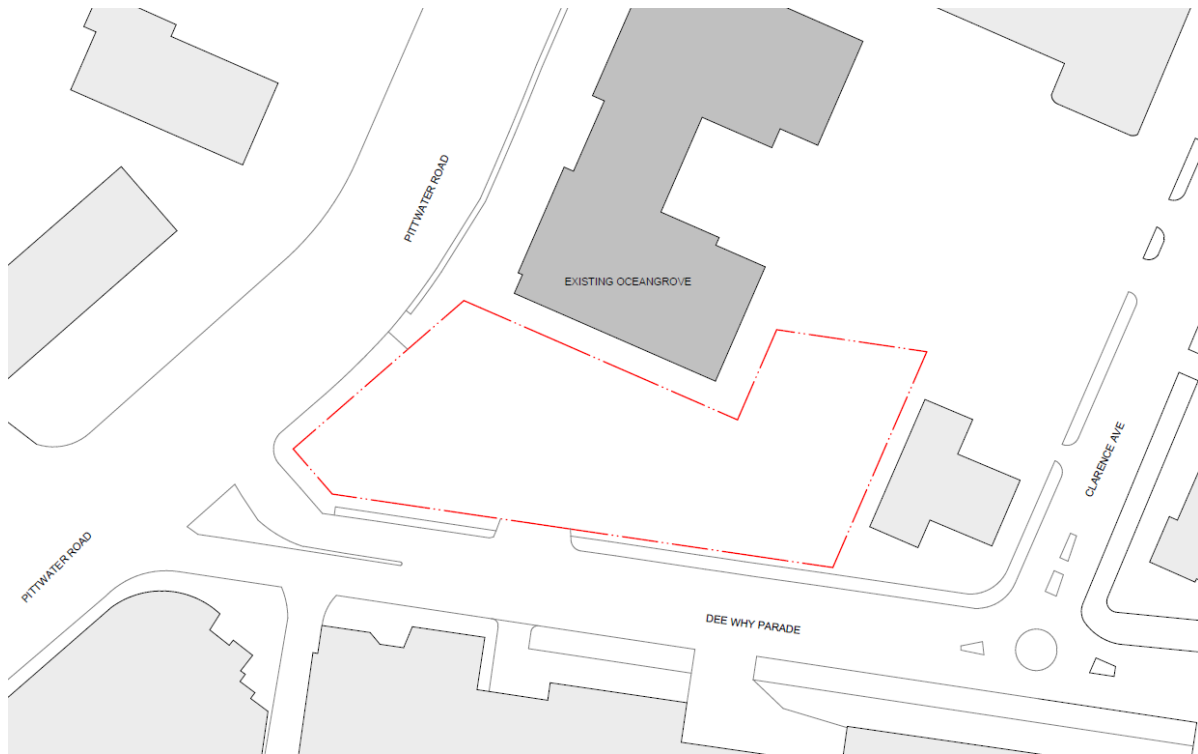


Figure 1: Applies to land

BUILT FORM

Objectives

- *To reduce visual bulk and scale for new development*
- *To ensure new development follows the natural fall and slope of the land*
- *To create a built form that creates visual interest and complements the streetscape*
- *To provide a transition in height from a taller element on the corner of Pittwater Road and Dee Why Parade and down to the existing Oceangrove development on Pittwater Road.*

Requirements

Building footprint

1. To reflect the LEP height controls, this part describes future indicative building footprints, as comprising two buildings. Indicative building footprints are provided in Figure 2.



Figure 2: Indicative building footprints

Building length

2. Consideration of the provision of two distinct buildings with varying heights to break down the mass and improve the street scape along Dee Why Parade. See Figure 2.
3. Buildings longer than 30m are to be articulated and indented so as not to represent a continuous building length

Articulation

4. New buildings are to be articulated and modulated to complement the existing development pattern of development in the area.
5. Each building to have a recessed top level, creating a distinct visual hierarchy. An articulation zone is to be implemented on each building as per Figure 3 below.

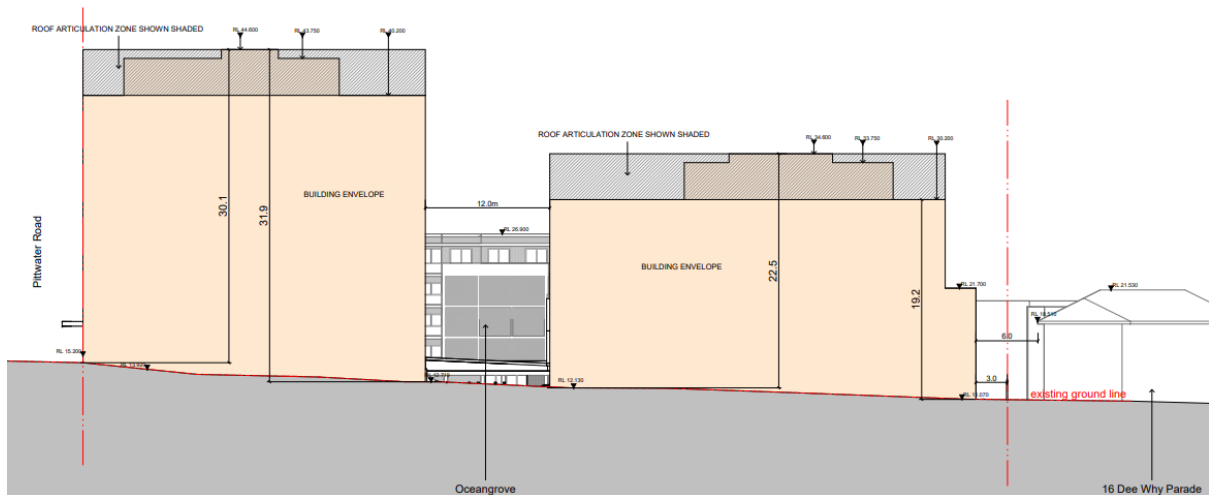


Figure 3: Building articulation zones

Façade

6. Consideration of a façade element or architectural feature on the western and southern elevations that create a podium element or reduced space to align or correlate to the adjoining built form, height and scale and create an architectural connection to adjoining developments.

SETBACKS

Objectives

- To minimise the impact of future development and improve the visual quality of the streetscape and public domain
- To ensure spatial separation between buildings to create a high level of amenity
- To minimise amenity impacts to adjoining residential lots
- To enable opportunities for landscaping to soften the built form

Requirements

Front, rear and side setbacks

7. Front, side and rear setbacks must be generally consistent with Figure 4.
8. Building 1 to have nil setback at the corner of Dee Why Parade and Pittwater Road to frame the corner element with a Gateway building element. Minor building setbacks can be incorporated to provide articulation.
9. Building 2 along Dee Why Parade must be setback at least 4.5m to generally align with the frontage of the residential development in the corner of Clarence Avenue and Dee Why Parade.
10. Building 2 must be setback at least 3m to the eastern boundary of the site as indicated in Figure 4 and is contingent on providing non habitable components of the eastern elevations and/or ensuring the design will meet building separation requirements in the Apartment Design Guide.

Building separation

11. Building separation is to demonstrate appropriate separation distances with reference to Figure 3.
12. Building separation between Building 1 and the existing development to the north on Pittwater Road (Oceangrove) is to be a minimum of 9m, as indicated in Figure 4.
13. Building separation between Building 2 and the existing development to the north on Pittwater Road is to be a minimum of 12m, as indicated in Figure 4.

14. Building separation between Building 1 and Building 2 is to be a minimum of 10m, as indicated in Figure 4.

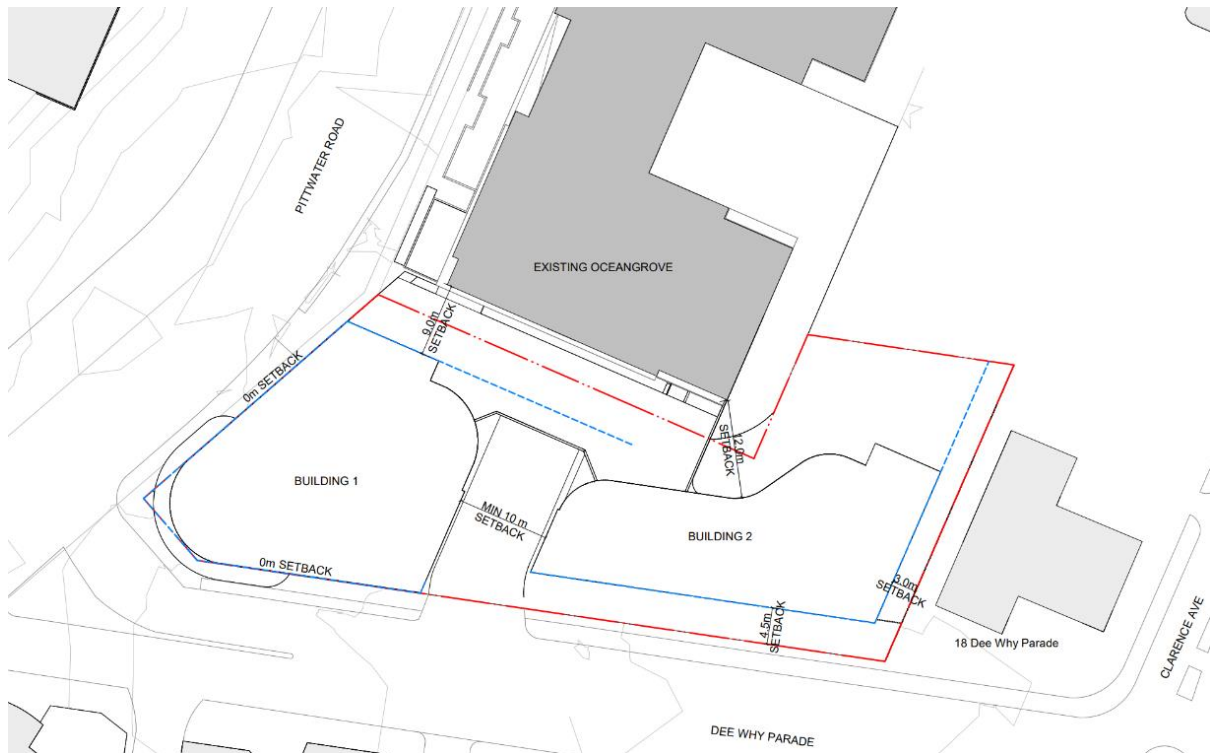


Figure 4: Setbacks

BUILDING DESIGN

Objectives

- To ensure new development provides ground plan activation at the corner of Dee Why Parade and Pittwater Road
- To provide a well designed built form which incorporates good passive surveillance and mitigates noise impacts from Pittwater Road
- To encourage Ecologically Sustainable Development (ESD) by the incorporation of measures promoting energy efficiency and treatment/reuse of stormwater
- To encourage a contemporary building design that complements the site context, streetscape and the public domain

Requirements

15. Building form, bulk and scale shall respond to the topography of the area.
16. Building 1 to provide a transition to development to the north. This can be through building design markers, materials or change in building heights.
17. Buildings 1 and 2 are to maximise solar access, demonstrate passive design principles and maximise internal amenity in apartments.
18. Use of durable and resilient materials which contribute positively to the visual character of the area and the resilience of the building over time.
19. Continuous uninterrupted blank walls and blank facades are not permitted.

20. Design of plant and equipment, air-conditioning units and lift overruns are to be integrated into the overall building design. If an on street substation is required, this is to be screened appropriately with landscaping.

PARKING, VEHICULAR AND PEDESTRIAN ACCESS

Objectives

- *To enhance safe connections and accessibility to Dee Why RSL, bus stops and Dee Why Town centre*
- *To minimise the vehicle and pedestrian movement conflict.*
- *To minimise the quantity of vehicle and service crossings to retain streetscape amenity and reinforce a high-quality public domain*
- *To ensure car parking areas are safe and address the needs of building occupants*

Requirements

21. Vehicular access is to be provided from the existing access on Dee Why Parade.
22. New development must allow for the continuation of the existing vehicle access to the existing Oceangrove development to the north.
23. New development is to make provision for electric vehicle charging spaces, including consideration of access to electrical outlets is to be provided to visitor car spaces.
24. New development is to demonstrate areas for loading vehicles and waste collection areas on the architectural plans.
25. Pedestrian access to the development is to be both at ground level and through the basement.
26. New development to provide a pedestrian connection with the existing seniors development to the north.

LANDSCAPING

Objectives

- *To enhance the quality of the public domain*
- *To encourage the use of native species of flora and water sensitive landscape strategies*
- *To ensure adequate deep soil capacity to accommodate mature tree canopy, assisting to mitigate the urban heat island effects*
- *To provide landscape screening to site boundaries and enhance privacy between buildings*
- *To ensure residential needs for outdoor activities, privacy, outlook and amenity are met*

Requirements

27. All development proposals shall include a landscape plan prepared by a suitably qualified landscape architect
28. Explore deep soil planting opportunities including:
 - a. The 4.5m setback along Dee Why Parade (see Figure 4)
 - b. To the north of Building 2
 - c. The 3m setback to the east of Building 2
29. Development to provide meaningful north facing deep soil and green communal open space
30. Landscaping is to incorporate native species and water sensitive urban design strategies.
31. Where excavation occurs as part of new development, levels shall be terraced to site edges to minimise the extent of retaining walls.
32. The setback of Building 2 on Dee Why Parade shall be landscaped, where possible, to ensure a positive contribution to the public domain