

STATEMENT OF ENVIRONMENTAL EFFECTS

**Lot 5 in COMMUNITY PLAN DP 271139,
59 Lorikeet Grove,
Warriewood, NSW 2101**

New sole occupancy dwelling.

June 3, 2020

HDC
Haskew de Chalain
PLANNING

This report was prepared and approved for release by Trevor Dunbar.

Haskew de Chalain



Trevor Dunbar

Senior Associate



Office: Level2, 228 Pitt Street, Sydney NSW 2000

Post: PO Box A216 Sydney South NSW 1235

Email: trevor@hdcplanning.com.au

Mobile: 0451 755 944

Copyright: The concepts and information contained within this document is the property of **Haskew de Chalain**. Use or copying of this document in whole or in part without the written permission of **Haskew de Chalain** constitutes an infringement of copyright laws.

TABLE OF CONTENTS

TABLE OF CONTENTS	3
1 INTRODUCTION	5
2 SITE DETAILS	6
EXISTING DEVELOPMENT	8
VEGETATION	8
SURROUNDING DEVELOPMENT.....	8
SUITABILITY OF THE SITE	10
3 PROPOSED DEVELOPMENT	12
OVERVIEW	12
LANDSCAPING	13
VEHICULAR ACCESS AND PARKING.....	13
WASTE MANAGEMENT	13
BCA.....	14
ENVIRONMENTAL MANAGEMENT	14
WATER QUALITY AND STORMWATER MANAGEMENT	14
NOISE	14
4 RELEVANT PLANNING CONTROLS.....	16
STATE ENVIRONMENTAL PLANNING POLICY NO. 55 - REMEDIATION OF LAND	16
<i>Pittwater Local Environmental Plan 2014 – Zoning and Permissibility.....</i>	<i>16</i>
<i>Satisfying zone objectives.....</i>	<i>17</i>
<i>Permissibility</i>	<i>17</i>
5 ASSESSMENT OF ENVIRONMENTAL EFFECTS.....	19
ENVIRONMENTAL PLANNING INSTRUMENTS - SECTION 4.15(1)(A)(I)	19
DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS - SECTION 4.15(1)(A)(II).....	19
DEVELOPMENT CONTROL PLANS - SECTION 4.15(1)(A)(III).....	19
ANY PLANNING AGREEMENT - SECTION 4.15(1)(A)(IIIA)	19

THE REGULATIONS (TO THE EXTENT THAT THEY PRESCRIBE MATTERS FOR THE PURPOSES OF THIS PARAGRAPH) - SECTION 4.15(1)(A)(IV)	20
ANY COASTAL MANAGEMENT PLAN - SECTION 4.15(1)(A)(IIIA)	20
ENVIRONMENTAL AND SOCIAL IMPACTS - SECTION 4.15(1)(B)	20
<i>Impacts on the natural environment</i>	20
<i>Impacts on the built environment</i>	21
THE SUITABILITY OF THE SITE - SECTION 79C(C)	21
SUBMISSIONS - SECTION 4.15(D)	22
PUBLIC INTEREST - SECTION 4.15(E)	22
DEVELOPMENT CONTROL PLANS- SECTION 4.15(3A)	22
6 CONCLUSION	23
7 APPENDIX A – P21DCP TABLE	24

1 Introduction

This Statement of environmental effects has been prepared as an assessment of a Development Application proposing the **construction of a new sole occupancy dwelling** within a residential zone located in the suburb of Warriewood. The proposal will be upon Lot 5 in DP 2711390, commonly known as 59 Lorikeet Grove, Warriewood.

The subject site is zoned R3 Medium Density Residential pursuant to the Pittwater Local Environmental Plan 2014 and is currently vacant with no approved built improvements. The subject allotment is part of a recent land release development (subdivision).

The subject site is a single corner allotment with a generally rectangular shape but notably the lot has a splayed corner where the two street frontages of Lorikeet Grove and Bubalo Street meet. Additionally, it is noted that the generally rectangular shape allotment has a narrower rear (northern) boundary in combination with an angled southern street frontage which combines with the corner splay boundary. A conventional rectangular house design will not be able to be sited and retain parallel setbacks to all boundaries. The total site area is 303.6 sqm.

The purpose of this report is:

- To provide a description and general information about the site and the proposed development in accordance with Clause 1 of Schedule 1 of the EPAA Regulation 2000.

In accordance with Clause 2 of Schedule 1 of the EPAA Regulation 2000, to provide:

- the environmental impacts of the development;
- how the environmental impacts of the development have been identified; and,
- the steps to be taken to protect the environment or to lessen the expected harm to the environment.

To address the above statutory requirements, this Statement of Environmental Effects considers the:

- description of the site, surrounding development and the wider locality;
- description of the proposed development;
- assessment of the proposed development in accordance with all statutory controls and Council's Development Control Plan (DCP); and,
- broader environmental assessment of the proposal, having regard to the matters for consideration contained within Section 4.15 of the Environmental Planning and Assessment Act 1979 (The EPA Act 1979).

The site, proposal and development controls are discussed, and with a Section 4.15 summary assessment of the proposal, forms the required Statement of Environmental Effects.

The proposed residential development for a detached sole occupancy dwelling house will occur upon land zoned R3 Medium Density Residential. *Dwelling house* is a permissible land use within this zone and the proposed building configuration meets the definition of a *dwelling house*.

2 Site details

The subject site is located at 59 Lorikeet Grove, Warriewood. The site is a single lot officially described as Lot 5 in DP 2711390 and is 303.6 sqm in area. The subject site is situated within a medium density zone and is an irregular rectangular shape and is currently vacant without built improvements. The site is clear of any significant vegetation with no remnant trees.

The site's location is shown in the Regional Context in Figure 1, Warriewood being located in the northern beaches of Sydney. Figures 2 and 3 are aerial photographs depicting the site in its local context and as a detailed site view.

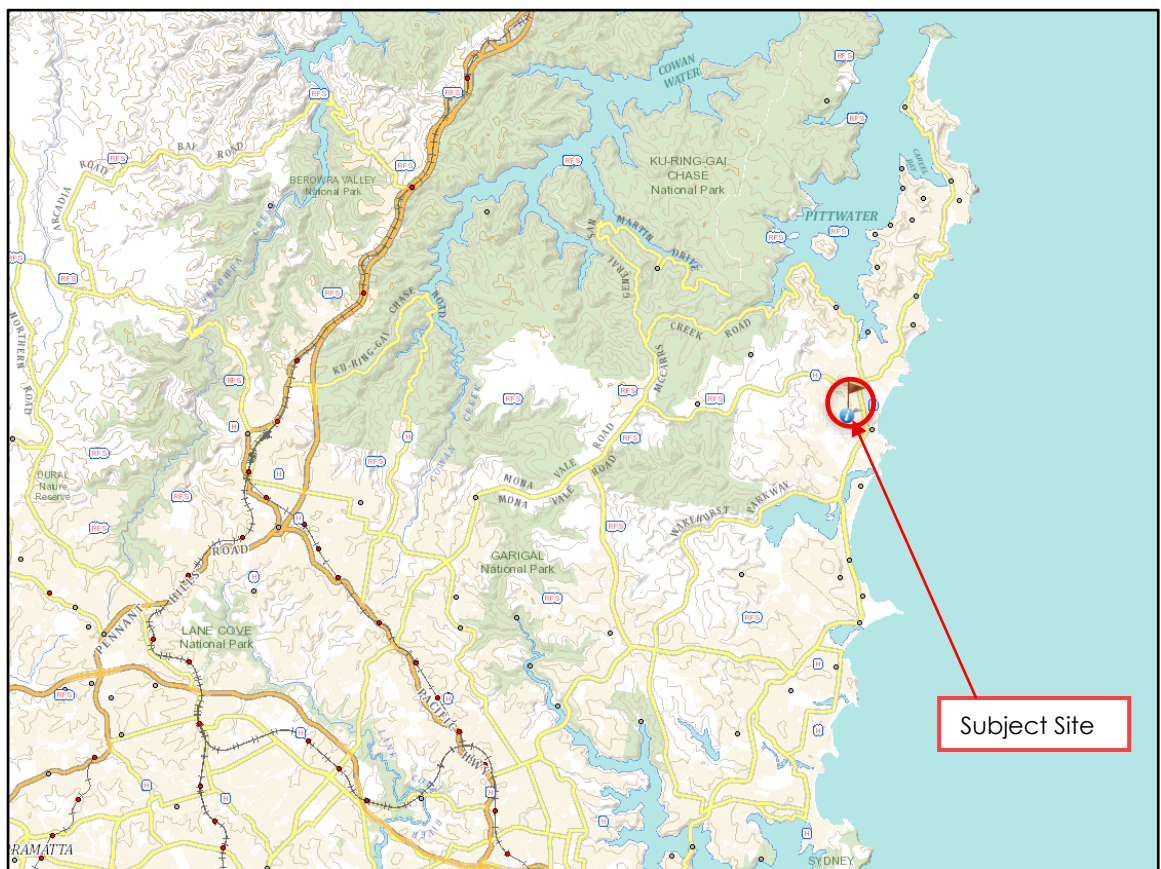


Figure 1: Site Location (Regional Context) *Sixmaps

The site has a gradual slope from the northern (rear) boundary towards the Lorikeet Grove street front boundary. The neighbouring allotments are typically vacant with no built improvements however it is noted that a number of new dwelling houses have commenced construction in Bubalo Street in particular.



Figure 2: Site Location (Local Context) *Sixmaps

Reference should be made to the site survey included as part of the application documentation package.

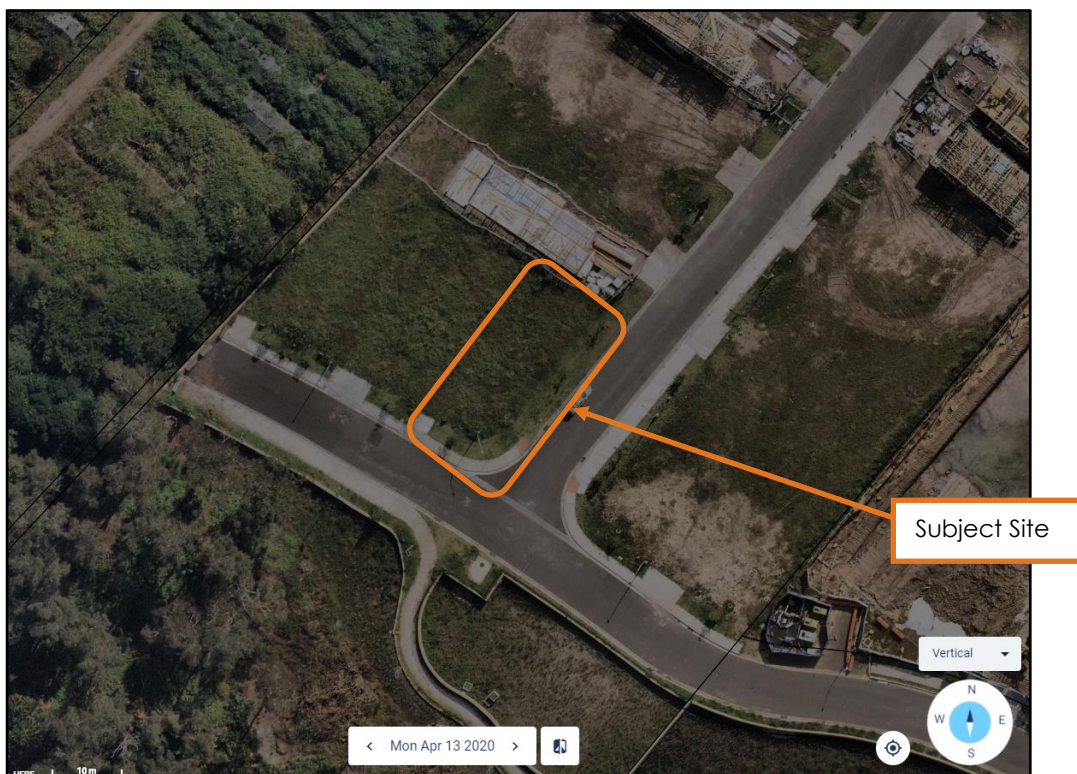


Figure 3 Aerial Photograph (Site general location view) *Nearmaps – April 2020

EXISTING DEVELOPMENT

The subject property has no existing built improvements. The lot has been provided with a vehicular access crossing which services the Lorikeet Grove street frontage. As the allotment is one of several new allotments in a recent subdivision land development there are signs of new dwelling construction on sites within the same land subdivision release.

The proposed dwelling design has undergone a preliminary assessment for compliance with NCC - Building Code of Australia (BCA) requirements and the proposed dwelling is identified as being capable of complying with the applicable requirements of the BCA.

VEGETATION

The subject site does not have any remnant vegetation of any significance. The new land subdivision area that includes Lorikeet Grove and Bubalo Street, and the subject property allotment, will be landscaped consistent with the locality and the Warriewood Valley DCP provisions. The development will result in the enhancement of the land subdivision locality through the implementation of an appropriate landscaping scheme consistent with the DCP criteria.

SURROUNDING DEVELOPMENT

The local context is derived from low to medium scale residential development comprising predominantly single detached, one and two storey dwelling houses. Within the immediate vicinity of the subject site there are residential land zonings of R3 Medium Density and R2 Low Density with the area also comprising RE1 Public Recreation land. The future land uses of the area are likely to be a continuation of these residential and public recreation uses. Reference should be made to the following figures for a pictorial record of surrounding development.



Figure 7: Bubalo Street – View West to the site, adjoining lot has dwelling under construction



Figure 8: Lorikeet Grove – View East



Figure 9: Lorikeet Grove & Bubalo Street – View North

SUITABILITY OF THE SITE

The site is considered suitable for the proposed development as detailed below.

Mater for Consideration	Comment
Site constrains	Continued development is not limited by geotechnical constraints.
Proximity to services.	The site has all required services available and can be adequately serviced and is in close proximity to public parks, amenities, retail and commercial services, public transport and utility services.
Compatibility with adjoining development.	The site is located within an R3 Medium Density Residential land zone and adequately separated from industrial, business and commercial development. The size and scale of the detached two storey dwelling house development is consistent and compatible with existing and future residential development in the vicinity of the subject site.
Compatibility with zoning.	The site is zoned R3 Medium Density Residential. The proposed detached two storey dwelling house development is permitted under the current zone.
Size and shape of site	The site is considered to be of appropriate size and shape for the development as proposed. It is noted that the irregular allotment shape has necessitated additional wall and built form articulation on the two street frontage elevations being Lorikeet Grove (south) and Bubalo Street (east).
Age and condition of buildings	The subject allotment is currently vacant with no built improvements.
Bushfire Hazard.	The subject allotment is not identified as bush fire prone land.
Acid Sulfate Soils.	The site is classified as class 5.

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

3 Proposed Development

OVERVIEW

This subject property is located within the R3 Medium Density Residential zone. This zoning permits a range of low and medium density housing forms and the proposed development is comprised of the following components:

- The proposed detached, two storey, sole occupancy dwelling and integrated garage is proposed to be erected on the site with a frontage presenting to the southern street boundary to Lorikeet Grove.
- The ground floor level has a single garage, a guest/study room with ensuite, laundry, dining room, lounge room, and kitchen.
- The first floor level has three (3) bedrooms including a master bedroom with ensuite, rumpus room, separate w.c., and bathroom.
- The dwelling's private open space is provided at ground level in the rear (north) yard area and is directly accessible from the lounge room.
- The development will involve landscaping elements primarily in the front setback areas to both street frontages and the rear yard private open space area.
- The proposed dwelling design is consistent with the forms of residential development in proximity to the site and within the general locality, noting there is a range of dwelling construction and low to medium density housing forms and styles.
- The dwelling siting and design inclusions are not considered to have an adverse impact upon the character of development in the immediate locality and the scale and built form is considered to be both appropriate and a positive contribution to the locality and has given due regard to the corner site and secondary street frontage.
- The dwelling design has responded appropriately to the particular constraints of the site noting the corner splay is quite pronounced and the lot width varies from the front of the site to the rear boundary.
- In addition to the corner splay the site has a building envelope which does not aid or assist in the preparation of a conventional floor plan with the design adopting a parallel side wall elevation to the western side boundary. Notwithstanding the irregular shape of the building envelope (and lot) the dwelling footprint achieves the intended outcome by containing the majority of the floor plate within the envelope. It is evident that a dwelling cannot be setback 'square' to boundaries which are not perpendicular. The east wall is sufficient in length to introduce a step however the north (rear) wall is not.
- The dwelling footprint is considered to represent an equalised design approach and offsets the marginal breach of the building envelope by having areas set back within the envelope.

- The eastern elevation of the dwelling (facing Bubalo Street) is able to present an articulated appearance in response to both the irregular shape of the allotment and building envelope, and to provide architectural interest, allowed by the wall length.
- The proposal is wholly consistent with the objectives and intended outcomes for the R3 Medium Density Residential zone.

With respect to orderly planning outcomes, this proposal was deemed appropriate after review of the relevant planning controls for the property and the Warriewood Valley locality. This proposal is generally consistent with the objectives and requirements of the Pittwater Local Environmental Plan 2014 (PLEP2014) and the Pittwater 21 Development Control Plan (P21DCP).

This proposal is considered to be consistent with the objectives and requirements of these documents, and the proposal is detailed in the architectural drawings included as part of this application.

LANDSCAPING

The site is proposed to be appropriately landscaped with vegetation suitable for the locality and utilising plant species identified as preferred by Council's controls. All setback areas, excluding the western side boundary setback (1.0m) is proposed to be landscaped to assist with achieving a high level of amenity for the dwelling occupants.

VEHICULAR ACCESS AND PARKING

Currently vehicular access is from The Promenade and this proposal seeks to maintain such access via the existing vehicular crossing into the existing premises and approved carparking spaces. Veterinary Cremation Services currently has a fleet of 3 small sealed unit vans. The vans are not all onsite at any given time. Two (2) to three (3) vans are offsite collecting bodies from various veterinary surgeries and/or animal hospitals. Vans return to site once a day to unload. All vehicles that are awaiting unloading are parked in the internal loading area.

Company vehicles are kept offsite and maintained by staff, alleviating the need for staff to park personal vehicles in the designated car parking areas.

WASTE MANAGEMENT

The building will be provided with recycling and waste storage bins to meet the Council's requirements.

BCA

The proposed dwelling design has undergone a preliminary assessment for compliance with NCC - Building Code of Australia (BCA) requirements and the proposed dwelling is identified as being capable of complying with the applicable requirements of the BCA.

ENVIRONMENTAL MANAGEMENT

The potential for environmental impact is considered low. Following construction, the dwelling will be connected to the mains sewer service and will employ the Council's waste and recycling regime for all household waste.

WATER QUALITY AND STORMWATER MANAGEMENT

The proposed dwelling design and construction has addressed the applicable Council hydraulic and stormwater requirements, including the provision of an on-site rainwater collection and storage tank. It is not envisaged that the residential land use will involve activities that will discharge pollutants to waters.

NOISE

The dwelling design has living rooms downstairs and bedrooms upstairs typically and the location within the medium density residential urban location of Warriewood Valley is unlikely to represent onerous noise generation or nuisance in the context of the urban setting.

Flora and Fauna

The subject site has been established in a land subdivision development where no remnant trees, bushland or vegetation of note was identified (or retained). In this regard the site has no significant flora and fauna and therefore, this proposal has no impact on flora and fauna.

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

4 Relevant Planning Controls

The relevant environmental planning instruments and development controls are outlined below and comment on compliance provided.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 - REMEDIATION OF LAND

The requirements of State Environmental Planning Policy No 55 Remediation of Land have been considered. This Policy requires that Council must be satisfied that any development site suitable for any proposed use. Visual inspection suggests that there is unlikely to be any contamination currently on site that might pose any risk to the continued use of the existing premises. The site does not pose a significant risk of harm to the environment or land users.

As noted earlier in this report, this proposal relates to a site which is a single lot component of a recent land subdivision in Warriewood Valley and it is noted that a site investigation would have been undertaken at the time of the land subdivision application assessment. Based on the site's recent subdivision history, this proposal does not involve or result in a change of land use where occupants of the site are likely to be placed at risk of exposure to hazardous substances. There is no suggestion that this proposal will result in a more sensitive land use.

Pittwater Local Environmental Plan 2014 – Zoning and Permissibility

The subject site is zoned R3 Medium Density Residential pursuant to the Pittwater Local Environmental Plan 2014. The proposal is for the erection of a dwelling house. Dwelling houses are a permissible land use in the R3 zone.

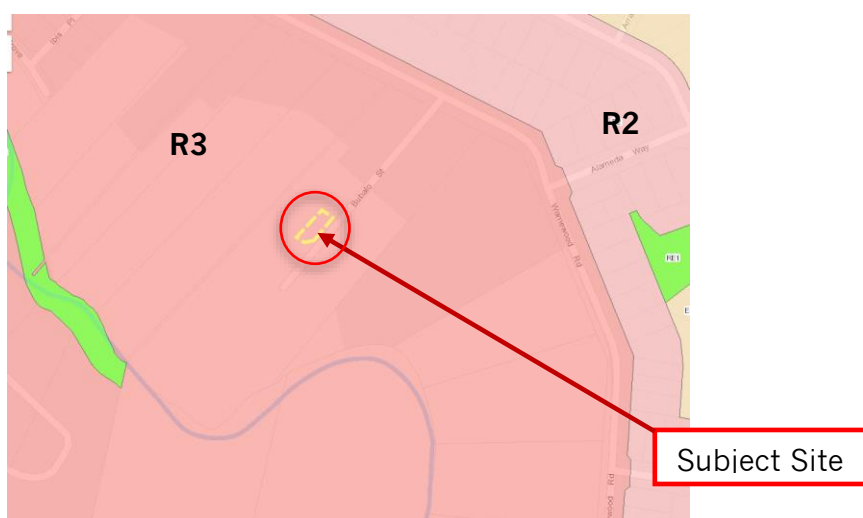


Figure 10: Land zoning map extract – R3 Medium Density Residential

Satisfying zone objectives

The zone objectives that apply to the subject site are:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

The proposal in its current form does not impact on any other land uses, does not alter the availability of residential land nor detrimentally affect the viability of nearby residential allotments.

Permissibility

Land uses permitted with consent are detailed in the R3 zone land use tables.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; **Dwelling houses**; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Tank-based aquaculture; Veterinary hospitals*

4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3

The proposed use is permissible and would be able to be developed without giving rise to adverse impact on the amenity of the locality and surrounding existing and future housing development. This proposal involves the appropriate and compatible land use of the subject site for residential purposes. This development proposal for a *dwelling house* is permitted in the zone with the consent of the Council.

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

5 Assessment of Environmental Effects

In determining the environmental effects of a development proposal' the consent authority, in this case, Northern Beaches Council, is required to consider those matters relevant as listed in section S4.15 of the Environmental Planning and Assessment Act, 1979. These matters are listed below with commentary where required.

ENVIRONMENTAL PLANNING INSTRUMENTS - SECTION 4.15(1)(A)(I)

The relevant environmental planning instruments have been identified and discussed in section 4 of this report. This proposal is permissible subject to the provisions of the Pittwater Local Environmental Plan 2014 and it is considered that the provisions of all relevant environmental planning instruments as are subject to this proposal, have been satisfactorily addressed within Section 4 of this report.

DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS - SECTION 4.15(1)(A)(II)

At the time of preparing this modification there were no draft planning instruments which would affect this proposal.

DEVELOPMENT CONTROL PLANS - SECTION 4.15(1)(A)(III)

The Pittwater 21 Development Control Plan applies to this proposal and it is argued that this proposal achieves consistency with the aims and objectives of the DCP and is generally compliant with the specific controls applicable to the site and the type of development proposed. This proposal relates to the construction of a detached, two storey dwelling with a built form in keeping with the desired and future character of the Warriewood Valley locality.

ANY PLANNING AGREEMENT - SECTION 4.15(1)(A)(IIIA)

No planning agreement is proposed.

THE REGULATIONS (TO THE EXTENT THAT THEY PRESCRIBE MATTERS FOR THE PURPOSES OF THIS PARAGRAPH) - SECTION 4.15(1)(A)(IV)

Clause 92 of the Environmental Planning and Assessment Regulation 2000 requires that in the case of development involving demolition of a building the provisions of Australian Standard AS 2601 – 2001: The Demolition of Structures need to be taken into consideration.

No demolition works are included in this proposal.

ANY COASTAL MANAGEMENT PLAN - SECTION 4.15(1)(A)(IIIA)

Coastal management planning does not apply to this proposal.

ENVIRONMENTAL AND SOCIAL IMPACTS - SECTION 4.15(1)(B)

Section 4.15(1)(b) requires the consent authority to consider:-

“(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.”

This application relates to the orderly and economic use of the residential allotment to provide a dwelling house for occupants with design outcomes consistent with the planning controls applicable to the locality.

The proposed land use will not have a detrimental impact on the locality.

Impacts on the natural environment

The site is located within a recently developed residential subdivision area and the proposed development will have no significant impact on the natural environment. The impacts of the proposed development on the natural environment are negligible with the dwelling able to utilise the lot without adverse outcomes resulting.

Impacts on the built environment

Bulk and scale

Built form is compliant

Overshadowing

Extent of overshadowing upon neighbouring lots is acceptable.

Privacy and visual impacts

Privacy outcomes are consistent with the urban context and the dwelling design has bedrooms on first floor with no living rooms upstairs to assist in the minimisation of potential privacy and amenity impacts.

Waste Management

Waste management for the dwelling will implement the current Council regime of recycling and waste sorting for multiple bin collection arrangements.

Traffic and parking

This proposal has no additional impact on traffic and parking and is compliant with the planning controls.

Social and economic impacts

The social and economic impacts of the proposal will be positive. That is, this proposal will encourage the efficient economic use of the land for its intended purpose and intensity.

THE SUITABILITY OF THE SITE - SECTION 79C(C)

Section 4.15(c) requires the consent authority to consider:

“(c) the suitability of the site for the development.”

The site is zoned R3 Medium Density Residential in which dwelling house development is permissible with consent. This proposal is consistent with permissibility and can be approved on the site without giving rise to unacceptable environmental impact to the natural and built environments. The site is not affected by any known natural or technological constraint that would prevent development in accordance with the zone objectives.

Adjacent development does not constrain this proposal and would not lead to adverse impacts upon the use and amenity of the subject property and dwelling development.

Adequate utilities and services are available to the site and appropriately cater for the development. The site is considered suitable for this proposal.

SUBMISSIONS - SECTION 4.15(D)

Section 4.15(d) requires the consent authority to consider:

“(d) any submissions made in accordance with this Act or the regulations”.

It is anticipated that the proposal will be publicly notified. Should submissions be received, the applicant would seek the opportunity to provide a reply.

PUBLIC INTEREST - SECTION 4.15(E)

Section 4.15(e) requires the consent authority to consider:

“(e) the public interest”.

It is argued that the public interest is best achieved by the orderly and economic use of land for permissible purposes that do not impact unreasonably on development and/or enjoyment of surrounding land. In this case, it is argued that this proposal for the construction of a residential dwelling, consistent with Council's planning controls, in the newly created land subdivision area represents an efficient, orderly and economic use of land. It is argued that the proposal is in the public interest as it satisfies the Local Environmental Plan aims and zone objectives.

DEVELOPMENT CONTROL PLANS- SECTION 4.15(3A)

Section 4.15(3A) of the Act the Environmental Planning and Assessment Act, 1979 requires Councils to be flexible in applying any provisions that apply to a proposal and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development.

It is argued that this proposal has been designed to achieve consistency with the applicable and relevant development controls. (refer to the P21DCP table)

6 Conclusion

The proposed development is considered to be suitable for the subject site as it relates to the construction of a residential dwelling, consistent with Council's planning controls, in the newly created land subdivision area for a permitted land use. The development is consistent with the future character for the area and will not detract from or limit the medium density residential land uses in the locality.

The proposal is consistent with the zone objectives and development controls and will not give rise to unacceptable impact on the local amenity.

The proposed development is considered to be appropriate in this location as it:

- meets the objectives of the zone and is considered to be in general compliance with the development controls that apply to the site;
- will not adversely impact on the natural, built and social environments;
- will not give rise to unacceptable increases in traffic; and,
- is located and designed so as not to adversely impact on local amenity.

The proposal is considered to have merit, is not envisaged to have adverse impacts on adjoining allotments or the locality. The dwelling design is generally consistent with the site's building envelope and has provided a considered and measured approach to the equalisation of the setbacks to the respective boundaries having regard to the irregular shape of the building envelope and the allotment. It is recommended that Council determine this development application by the granting of consent.

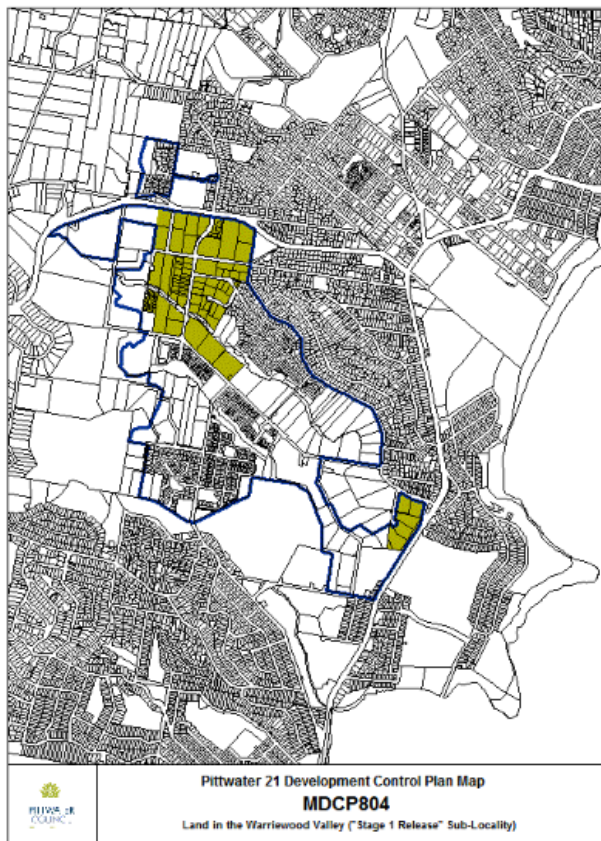
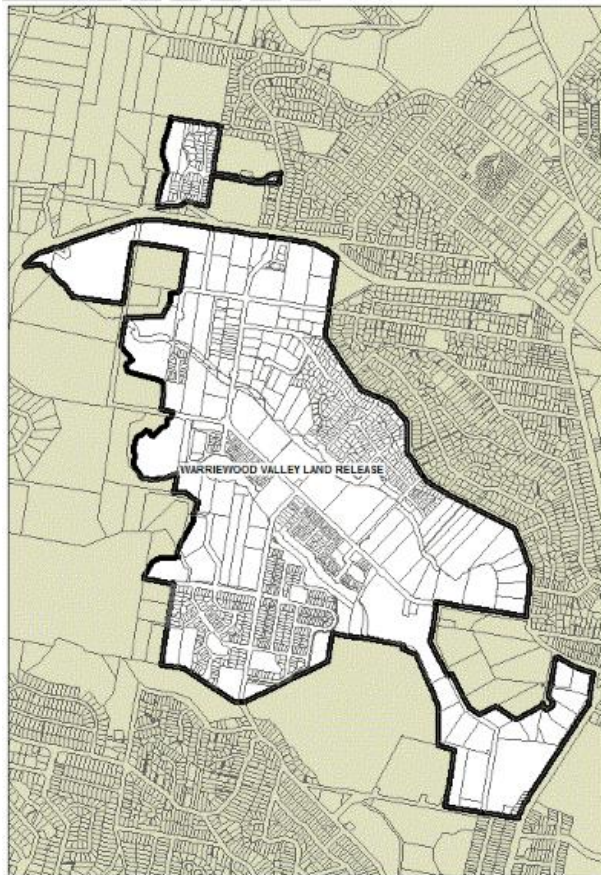
7 Appendix A – P21DCP Table

Pittwater 21 Development Control Plan

Clause	Guidance	Comment	Compliance
Section A Shaping Development in Pittwater			
A3 What Shapes Development in Pittwater	<p>A3.4 Key objectives of the Pittwater 21 Development Control Plan</p> <p>Integrating our Built Environment is about the need to create a sustainable and relaxed living environmental including appropriate development effective transport choices and efficient support services.</p> <p>(Pittwater Council Management Plan 2008-2012)</p> <p>Ecologically sustainable development (ESD) forms the basis of this DCP. The objectives of the plan consist of three broad categories or pillars Environmental (En), Social (S), and Economic (Ec). Each decision made concerning a development in the Pittwater Local Government Area will be based on these objectives and accountability.</p> <p><u>Ecologically Sustainable Development</u></p> <p>In this DCP, ecologically sustainable development means development that maintains the ecological processes on which life depends while meeting the needs and improving the total quality of life of the present generation, without compromising the ability of future generations to do the same.</p> <p>Ecologically sustainable development is fundamental to the environmental, social and economic objectives of this DCP.</p> <p><u>Environmental Objectives</u></p> <p>The environmental objectives of this DCP are to:</p> <ol style="list-style-type: none"> conserve and enhance the ecological integrity, biodiversity, wildlife corridors, aquatic habitats, water quality, environmental heritage and environmental significance of Pittwater; maintain the natural beauty of the area by retaining natural landforms, minimising land excavation and fill, and by minimising erosion, pollution and other forces that may impact on the landscape; prescribe limits to urban development having regard to the potential impacts of development on the natural environment, natural hazards, and the provision, capacity and management of infrastructure; and plan, design and site development to achieve the principles of ecologically sustainable development. 	Noted	YES
		Noted	

	<p><u>Social Objectives</u></p> <p>The social objectives of this DCP are to:</p> <ol style="list-style-type: none"> meet the social needs of our community and future generations through provision of an appropriate balance and mix of land uses and development, including community facilities, open space and services; promote the provision of accessible, diverse and affordable housing options to cater for the changing housing needs of the community; plan, design and site development to minimise conflict between land uses and ensure the safety and security of people and property; and identify and conserve the heritage of the built forms and landscapes of Pittwater. maintain the village atmosphere of the centres, giving each a distinct identity and the people a sense of belonging. <p><u>Economic Objectives</u></p> <p>The economic objectives of this DCP are to:</p> <ol style="list-style-type: none"> meet the economic and employment needs of our community and future generations through provision of an appropriate balance and mix of land uses and built forms; promote a strengthening of the local economic base by providing a range of sustainable employment opportunities that respond to lifestyle choices and technological change, while protecting local amenity, character and environmental values; encourage attractive and viable commercial areas through quality urban design; integrate development with transport systems and promote safe and sustainable access opportunities emphasising public transport initiatives, walking and cycling within, to and from the Pittwater local government area; and encourage appropriate recreational industries which respect the natural attributes and character of Pittwater. 		
A4 Localities	<p>A4.16 Warriewood Valley Locality</p> <p>Warriewood Valley is situated at the base of the escarpment, known as Ingleside Chase Reserve, between Mona Vale and Warriewood (see map). It comprises of land known as "Stage 1 Release" and land identified as the Warriewood Valley Release Area.</p> <p>The Warriewood Valley Release Area, first identified in 1997 as a Release Area, comprises of 110 hectares including 32.68 hectares of industrial/commercial land and associated community facilities and infrastructure. Two recent reviews have been undertaken, firstly the Warriewood Valley Strategic Review 2012 and secondly the Warriewood Valley Strategic Review Addendum Report 2014. The Release Area now includes land within 400m of the Warriewood Sewerage Treatment Plant</p>	<p>Noted. The subject property is located in the Warriewood Valley locality.</p>	YES

	<p>(known as Buffer Areas 1, 2 and 3) encompassing an area of approximately 190 hectares.</p> <p>Warriewood Valley Release Area is primarily a residential area expected to provide a total of 2,451 new dwellings (this figure includes the dwellings approved under the former Part 3A legislation but does not include development in Stage 1 Release considered to be completed in 1997.). When completed, it is anticipated to accommodate 6,618 residents (based on an average household occupancy of 2.7 persons per household).</p> <p>Warriewood Valley Release Area continues to be developed as a desirable urban community in accordance with the adopted planning strategy for the area, and will include a mix of low to medium density housing, industrial/commercial development, open space and community services. The creekline corridors, roads and open space areas form the backbone of the new community, complemented with innovative water management systems, the natural environment, pedestrian/cycle path network, public transport, and recreation facilities.</p> <p>Stage 1 Release, has a residential component and a business/industrial component. The residential area is characterised by two storey residential attached dwellings with the area fully developed. The industrial/business area is defined by up to three storey large complexes that generally contain smaller units. The majority of the business/industrial zoned land has been developed with some smaller parcels still to be developed in the northern industrial area.</p> <p>The Warriewood Valley locality is characterised by a mix of residential, retail, commercial, industrial, recreational, and educational land uses.</p> <p>Warriewood Valley is affected by various hazards and contains heavily vegetated areas, threatened species, or areas of natural environmental significance, which are identified on various maps within the Pittwater LEP 2014.</p> <p>A number of identified heritage items are located in Warriewood Valley.</p>		
--	--	--	--



Section B General Controls			
B3 Hazard Controls	B3.11 Flood Prone Land Outcomes <ul style="list-style-type: none"> • Protection of people. • Protection of the natural environment. • Protection of private and public infrastructure and assets. 	Complies	YES
B4 Controls Relating to the Natural Environment	B4.13 Freshwater Wetlands (non Endangered Ecological Communities) Outcomes Wetlands in Pittwater are conserved and enhanced. (En) The physical, chemical and biological processes of wetlands in Pittwater are improved, maintained or restored. (En) The social and cultural values of wetland areas are conserved and enhanced. (S) Biodiversity, ecological processes and other wetland values are conserved. (En) Controls Development shall not adversely impact on wetlands. Development shall restore or regenerate wetlands. Development shall dispose of stormwater, wastewater and other drainage in a manner that will not adversely impact on wetlands. Development must minimise changes to the following: <ul style="list-style-type: none"> • local surface runoff, groundwater flows and water flow regimes to the wetland; • temperature, salinity, chemical makeup and sediment loads; • environmental flows; and • patterns of inflow. Stormwater is to mimic natural conditions. Existing wildlife corridors are to be maintained and functional habitat links provided wherever possible. Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species found on the site or those listed in Native Plants for your Garden on Pittwater Council website). Variations Provided the outcomes of this control are achieved, Council may consider variation to this control for: <ul style="list-style-type: none"> • Environmental restoration projects whose sole objective is the restoration and regeneration of wetlands. • Development related to education and recreation that are unlikely to affect wetland values and functions. • Maintenance of existing structures. • Any activities which form part of an adopted Plan of Management for the subject land. 	Noted	YES

	<ul style="list-style-type: none"> Where fencing is required to contain domestic animals and that fencing is located on a part of the site that does not impede native fauna from traversing the site. In Bushfire Asset Protection Zones- vegetation species need not be native to the site but are to be native to Pittwater. 		
B6 Access and Parking	<p>B6.1 Access driveways and Works on the Public Road Reserve</p> <p>Outcomes Safe and convenient access. Adverse visual impact of driveways is reduced. Pedestrian safety. An effective road drainage system. Maximise the retention of trees and native vegetation in the road reserve.</p> <p>Controls</p> <p>General Requirements Access Driveways include the driveway pavements, gutter crossings, supporting retaining walls, suspended slabs and related structures located on the public road reserve between the road edge and property boundary as illustrated in Appendix 10 -Driveway Profiles.</p> <p>An Access Driveway to the standards as set out below must be provided for:</p> <ul style="list-style-type: none"> any new development; any alterations and additions where the sum of the additional Gross Floor Area (GFA) of the dwelling exceeds 30 m²; and where additional car parking spaces and/or garages are proposed. <p>Where there is an existing driveway and the applicant proposes to retain the existing driveway, the applicant will be required to demonstrate compliance with this control.</p> <p>Access Driveway Design The design of all Access Driveways shall be in accordance with the current edition of following Australian Standards:</p> <ul style="list-style-type: none"> Australian Standard AS/NZS 2890.1-2004: Parking Facilities - Part 1: Off-Street Car Parking. Australian Standard AS/NZS 2890.2-2002: Parking Facilities – Part 2: Off-Street Commercial Vehicle Facilities except as qualified in this control. <p>Number of Access Driveways per Allotment The number of permissible Access Driveways to an allotment is as follows:</p> <ul style="list-style-type: none"> where the frontage of an allotment to a local public road is less than 30m, one only access driveway. where the frontage of an allotment to a local public road is 30m or more, a second access driveway will be considered on merit. where the allotment has a frontage to a second local public road, one additional access driveway to the second local road frontage will 	<p>The subdivision works has provided the site with an access driveway (vehicular access crossing).</p> <p>The driveway will serve the dwelling garage.</p>	YES

	<p>be considered on merit, based on Council's consideration of the site constraints.</p> <p>Council, under the Local Government Act 1993, may direct as to which frontage access is to be gained where traffic safety issues are a consideration.</p> <p>Access Driveway Location</p> <p>Access Driveways shall be designed and located to provide adequate sight distance to maximise pedestrian and vehicular safety as follows:</p> <ul style="list-style-type: none">• minimum clear distance along the road frontage edge of kerb of 50 metres for 40 and 50 kph speed limit roads measured from a point on the centreline of the driveway 2.5 metres from the face of kerb; and• minimum clear distance along the frontage footway of 5 metres, measured from a point on the centreline of the driveway 2.5 metres from the edge of footway area closest to property boundary. <p>For corner allotments, the closest point of the Access Driveway shall be located at the maximum practical distance from the intersection of adjoining roads, being no closer than 6m from the tangent point at the kerb.</p> <p>For corner allotments adjacent to traffic signals, the location of the Access Driveway will be subject to the approval of the Roads and Maritime Services as the authority responsible for traffic signal facilities.</p> <p>For developments in commercial centres where separate entry/exit vehicular access is required, access driveways for entry and exit are to be separated by a minimum distance of 2 metres.</p> <p>The location of the Access Driveway is to maximise the retention of trees and native vegetation in the public road reserve.</p> <p>Access Driveway Width</p> <p>The maximum width of an Access Driveway for dual occupancies, dwellings houses, secondary dwellings, exhibition homes, rural works dwellings and tourist and visitor accommodation shall be as follows:</p> <table><tr><th>Distance Building Line to Boundary</th><th>Width at Boundary</th><th>Width at Kerb</th></tr><tr><td>Nil to 3.5m</td><td>Width of car parking area or garage opening</td><td>Width of car parking or garage opening plus 0.5m</td></tr><tr><td>Greater than 3.5m to 6.5m</td><td>4.0m</td><td>4.5m</td></tr><tr><td>Greater than 6.5m</td><td>3.0m</td><td>3.5m</td></tr></table> <p>Access Driveway width can be varied subject to a merit based consideration.</p>	Distance Building Line to Boundary	Width at Boundary	Width at Kerb	Nil to 3.5m	Width of car parking area or garage opening	Width of car parking or garage opening plus 0.5m	Greater than 3.5m to 6.5m	4.0m	4.5m	Greater than 6.5m	3.0m	3.5m		
Distance Building Line to Boundary	Width at Boundary	Width at Kerb													
Nil to 3.5m	Width of car parking area or garage opening	Width of car parking or garage opening plus 0.5m													
Greater than 3.5m to 6.5m	4.0m	4.5m													
Greater than 6.5m	3.0m	3.5m													

	<p>Access Driveway Profile and Gradient Access Driveway profiles shall conform to the profiles as illustrated in Appendix 10 - Driveway Profiles.</p> <p>Access Driveway Construction and Finishes</p> <p>All Access Driveways shall be constructed with an impervious pavement and gutter crossing construction.</p> <p>Gutter crossings are to be in plain concrete.</p> <p>Access Driveways are to be in plain concrete. Cosmetic Access Driveways on a public road reserve are not permitted.</p> <p>Access Driveways are to match with the adjacent constructed footpaths or alternatively adjacent constructed footpaths are to be adjusted to provide a continuous surface with no trip points with a maximum 1:14 (V:H) transition.</p> <p>The Access Driveway is to be structurally adequate for its intended use.</p> <p>Suspended driveways must not use the existing road structure for support.</p>		
B8 Site Works Management	<p>B8.1 Construction and Demolition - Excavation and Landfill</p> <p>Outcomes Site disturbance is minimised. (En) Excavation, landfill and construction not to have an adverse impact. (En) Excavation and landfill operations not to cause damage on the development or adjoining property. (S)</p> <p>Controls Excavation and landfill on any site that includes the following:</p> <ul style="list-style-type: none"> • Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation; • Any excavation greater than 1.5 metres deep below the existing surface; • Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property; • Any landfill greater than 1.0 metres in height; and/or • Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils, <p>must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as adopted by Council and details submitted and certified by a Geotechnical Engineer and/or Structural</p>	The site has been cleared of all significant vegetation and is able to implement construction controls to address the minor excavation works associated with the proposed slab on ground construction of the dwelling design.	YES

	<p>Engineer with the detail design for the Construction Certificate.</p> <p>B8.2 Construction and Demolition - Erosion and Sediment Management</p> <p>Outcomes Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En) Reduction of waste throughout all phases of development. (En) Public safety is ensured. (S) Protection of the public domain. (S, En)</p> <p>Controls</p> <p>Erosion and Sediment Management Erosion and sedimentation prevention measures must be installed on all sites to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.</p> <p>Erosion and sedimentation prevention measures must be installed in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) on the downstream side of any works undertaken on the boundary of the site or on public lands adjoining the site to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.</p> <p>Appropriate devices are to be in place at all times to prevent the migration of sediment off the site.</p> <p>B8.3 Construction and Demolition - Waste Minimisation</p> <p>Outcomes Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility. (En)</p> <p>Controls Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.</p> <p>B8.4 Construction and Demolition - Site Fencing and Security</p> <p>Outcomes Ensuring public safety. (S) Protection of public domain. (S, Ec)</p> <p>Controls All sites are to be protected by site fencing for the duration of the works.</p>		
--	--	--	--

	<p>B8.5 Construction and Demolition - Works in the Public Domain</p> <p>Outcomes Protection of Infrastructure. (S, Ec) Ensuring Public Safety. (S) Compliance with the Roads Act 1993. (S)</p> <p>Controls All works undertaken within the public road reserve must be protected in a manner to ensure pedestrian and vehicular safety at all times.</p> <p>All works undertaken on site or in the public road reserve must make provision for pedestrian and traffic flow and not adverse nuisance.</p> <p>All works undertaken on a site or in the public road reserve must make good any damage or disruption to the public infrastructure.</p>		
Section D Locality Specific Development Controls			
D16 Warriewood Valley Locality	<p>D16.1 Character as viewed from a public place</p> <p>Outcomes Achieve the desired future character of the Locality. To ensure new development responds to, reinforce and sensitively relates to the spatial characteristics of the existing built and natural environment. High quality buildings are designed and built for the natural context and any natural hazards. The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. To enhance the existing streetscapes and promote a scale and density that is at a human scale and in line with the height of the natural environment. To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land and access to public places and spaces is clear and defined. To ensure the provision of a "sense of address" and an attractive, generously landscaped streetscape amenity where buildings are fronting onto a street. To achieve reduction in visual clutter. To locate and design noise generating equipment to mitigate likely acoustic impacts.</p> <p>Controls</p> <p>Presentation to a public place For the purpose of this control "public places" is considered to be areas within the public domain that are accessible to the general public, and may include roads and streets, the creekline corridor, parks and reserves.</p>	<p>Complies</p> <p>The dwelling design is consistent with the desired future character of the locality.</p> <p>The subject property is a corner allotment and the dwelling presents to the Lorikeet</p>	YES

	<p>The facades of buildings presenting to any public place must address these public places, provide visual interest, have a street presence and incorporate design elements (such as roof forms, textures, materials, arrangement of windows, modulation, spatial separation, landscaping etc.) that are compatible with any design themes existing in the immediate vicinity. Blank facades that front public places are not supported.</p> <p>Building function is to be expressed by the facade. Any building facade and front setback to a public place must incorporate at least two of the following design features:</p> <ul style="list-style-type: none"> • pedestrian entry feature including a footpath; • awnings or other features over windows; • front entry feature or portico that highlights the location of the front door; • front feature balconies on upper floors; and • gables, dormer windows or the like that provide architectural interest to the roof form, visible from the street. <p>Clear visual connection must be achieved between the public place and the front setback/front façade of the building.</p> <p>Walls without articulation shall not have a length greater than 8 metres to any street frontage.</p> <p>The bulk and scale of buildings must be minimised.</p> <p>Landscaping is to be integrated with the building design to screen and soften the visual impact of the built form. The height and scale of the landscaping in the setback area to the public place must be proportionate to the height and scale of the building.</p> <p>Concealment of building plant or communications equipment, services and servicing areas</p> <p>General service facilities must be located underground or suitably concealed.</p> <p>Stormwater, sewer, gas, electrical or communication service pipe or conduit should not be visible from the public place including building facades (and balconies/carpark entry points) visible to any public place.</p> <p>Plant and equipment boxes, air conditioning units and lift over-runs are to be integrated internally into the design fabric of the built form of the building. All noise generating equipment such as mechanical plant rooms, mechanical equipment, air conditioning units, mechanical ventilation from car parks, driveway entry shutters, garbage collection areas or similar are to be located and designed to protect the acoustic privacy of workers, residents and neighbours. The location of air conditioning units shall be indicated on development assessment plans for approval at the time of Development Application lodgement. Council does not encourage air conditioning units on the roof of development.</p>	<p>Grove street frontage.</p> <p>The dwelling design, colours, materials and finishes provide architectural and visual interest.</p> <p>The dwelling has sufficient articulation on the elevations that present to the two street frontages.</p> <p>The western side boundary setback is utilised to conceal services from the public domain.</p> <p>Plant and equipment, including A/C unit, rainwater tank and meter box will be located discretely in the western side boundary setback.</p>	
--	---	---	--

	<p>Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened from public view.</p> <p>Open and external storage areas, service/loading areas and garbage storage areas are to be screened from view from any public place and should not encroach on parking areas, driveways or landscaped areas.</p> <p>External storage areas are not to interfere with the amenity of the locality due to smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, or otherwise.</p> <p><i>Parking structures presentation</i></p> <p>Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place.</p> <p><u>Rear loaded lots and corner lots</u></p> <p>Where lots are located between two roads, the dwelling must address and present to the higher road classification with the garage(s) directly accessing the lower road classification, known as rear loaded lots.</p> <p>Attached and abutting dwellings ideally should be located on rear loaded lots to facilitate garages that are sited at the rear of the lot with direct access on to the Access Street or Laneway. Access streets or Laneways servicing rear loaded lots should incorporate landscaping elements to reduce the repetitive appearance of garages at these locations. Garages on corner lots are to be accessed from the secondary street.</p> <p>D16.4 Water Management for individual allotments</p> <p>Outcomes To ensure that the integrated approach to water management approved for the overall development sector including subdivision will be maintained. Landscaping enhances the required functions of the creekline corridor and reduces the impact of utilitarian drainage structures on the open space.</p> <p>Controls The water management scheme for development of a sector, buffer area or development site including any new allotments (where relevant), already approved by Council in conjunction with the approved integrated water management report, must be adhered to, or updated to account for any new construction not part of the existing integrated water management report. This includes the on-site detention tanks and impervious area for the individual allotments, which is to be adhered to and maintained to reduce risk/impact on adjoining properties should there be failure in the water management scheme.</p> <p>Alterations and additions to a building including "development ancillary to a residential development"</p>	<p>The dwelling design has a single enclosed garage integrated in the primary building envelope.</p> <p>The site is located in Sector 4 of the Sector Plan and Creeks of the Warriewood Valley (Figure 1).</p>	
--	--	--	--

	<p>that results in changes to the impervious area must consider the existing approved water cycle management already established on site particularly in regards to water quality, water balance and stormwater detention.</p> <p>The ongoing management and maintenance of water management facilities installed for individual lots or as part of the common property/community title or neighbourhood association are to remain in private ownership and is the responsibility of the owners of the land/development.</p> <p>The following 'lot scale' requirements apply to a number of sectors, being:</p> <p>RAIN WATER TANK STAGE CALCULATIONS</p> <p>Sector 8 Macpherson St & Garden St Warriewood</p> <table border="1"> <thead> <tr> <th>Stage</th><th>No.Dwellings</th><th>Tank Volume per Dwelling (Litres)</th><th>Total Tank Volume Litres</th></tr> </thead> <tbody> <tr><td>1</td><td>6</td><td>3200</td><td>19200</td></tr> <tr><td>2</td><td>6</td><td>3200</td><td>19200</td></tr> <tr><td>3</td><td>1</td><td>3200</td><td>3200</td></tr> <tr><td>4</td><td>2</td><td>3200</td><td>6400</td></tr> <tr><td>6</td><td>1</td><td>3200</td><td>3200</td></tr> <tr><td>7</td><td>1</td><td>3200</td><td>3200</td></tr> <tr><td>8</td><td>1</td><td>3200</td><td>3200</td></tr> <tr><td>9</td><td>1</td><td>3200</td><td>3200</td></tr> <tr><td>10</td><td>5</td><td>3200</td><td>16000</td></tr> <tr><td>11</td><td>1</td><td>3200</td><td>3200</td></tr> <tr><td>12</td><td>1</td><td>3200</td><td>3200</td></tr> <tr><td>13</td><td>8</td><td>1500</td><td>12000</td></tr> <tr><td>14</td><td>6</td><td>3200</td><td>19200</td></tr> <tr><td>15</td><td>5</td><td>3200</td><td>16000</td></tr> <tr><td>16</td><td>6</td><td>3200</td><td>19200</td></tr> <tr><td>17</td><td>8</td><td>1500</td><td>12000</td></tr> <tr><td>18</td><td>5</td><td>3200</td><td>16000</td></tr> <tr><td>19</td><td>3</td><td>3200</td><td>9600</td></tr> <tr><td>20</td><td>1</td><td>3200</td><td>3200</td></tr> <tr><td>21</td><td>2</td><td>3200</td><td>6400</td></tr> <tr><td>22</td><td>2</td><td>3200</td><td>6400</td></tr> <tr><td>23</td><td>2</td><td>3200</td><td>6400</td></tr> <tr><td>24</td><td>2</td><td>3200</td><td>6400</td></tr> <tr><td>25</td><td>2</td><td>3200</td><td>6400</td></tr> <tr><td>26</td><td>2</td><td>3200</td><td>6400</td></tr> <tr><td>27</td><td>8</td><td>3000</td><td>24000</td></tr> <tr><td>28</td><td>5</td><td>2400</td><td>12000</td></tr> <tr><td>29</td><td>6</td><td>1500</td><td>9000</td></tr> <tr><td>30</td><td>6</td><td>1500</td><td>7500</td></tr> <tr><td>31</td><td>5</td><td>1500</td><td>7500</td></tr> <tr><td>32</td><td>6</td><td>1500</td><td>9000</td></tr> <tr><td>33</td><td>5</td><td>1500</td><td>7500</td></tr> <tr><td>34</td><td>5</td><td>1500</td><td>7500</td></tr> <tr><td>35</td><td>6</td><td>1500</td><td>9000</td></tr> <tr><td>36</td><td>8</td><td>1500</td><td>12000</td></tr> </tbody> </table>	Stage	No.Dwellings	Tank Volume per Dwelling (Litres)	Total Tank Volume Litres	1	6	3200	19200	2	6	3200	19200	3	1	3200	3200	4	2	3200	6400	6	1	3200	3200	7	1	3200	3200	8	1	3200	3200	9	1	3200	3200	10	5	3200	16000	11	1	3200	3200	12	1	3200	3200	13	8	1500	12000	14	6	3200	19200	15	5	3200	16000	16	6	3200	19200	17	8	1500	12000	18	5	3200	16000	19	3	3200	9600	20	1	3200	3200	21	2	3200	6400	22	2	3200	6400	23	2	3200	6400	24	2	3200	6400	25	2	3200	6400	26	2	3200	6400	27	8	3000	24000	28	5	2400	12000	29	6	1500	9000	30	6	1500	7500	31	5	1500	7500	32	6	1500	9000	33	5	1500	7500	34	5	1500	7500	35	6	1500	9000	36	8	1500	12000	<p>The stormwater plan has been designed by an appropriately qualified consultant.</p> <p>The on-site stormwater collection and disposal system will integrate a rainwater tank.</p>	
Stage	No.Dwellings	Tank Volume per Dwelling (Litres)	Total Tank Volume Litres																																																																																																																																																
1	6	3200	19200																																																																																																																																																
2	6	3200	19200																																																																																																																																																
3	1	3200	3200																																																																																																																																																
4	2	3200	6400																																																																																																																																																
6	1	3200	3200																																																																																																																																																
7	1	3200	3200																																																																																																																																																
8	1	3200	3200																																																																																																																																																
9	1	3200	3200																																																																																																																																																
10	5	3200	16000																																																																																																																																																
11	1	3200	3200																																																																																																																																																
12	1	3200	3200																																																																																																																																																
13	8	1500	12000																																																																																																																																																
14	6	3200	19200																																																																																																																																																
15	5	3200	16000																																																																																																																																																
16	6	3200	19200																																																																																																																																																
17	8	1500	12000																																																																																																																																																
18	5	3200	16000																																																																																																																																																
19	3	3200	9600																																																																																																																																																
20	1	3200	3200																																																																																																																																																
21	2	3200	6400																																																																																																																																																
22	2	3200	6400																																																																																																																																																
23	2	3200	6400																																																																																																																																																
24	2	3200	6400																																																																																																																																																
25	2	3200	6400																																																																																																																																																
26	2	3200	6400																																																																																																																																																
27	8	3000	24000																																																																																																																																																
28	5	2400	12000																																																																																																																																																
29	6	1500	9000																																																																																																																																																
30	6	1500	7500																																																																																																																																																
31	5	1500	7500																																																																																																																																																
32	6	1500	9000																																																																																																																																																
33	5	1500	7500																																																																																																																																																
34	5	1500	7500																																																																																																																																																
35	6	1500	9000																																																																																																																																																
36	8	1500	12000																																																																																																																																																

	<p>D16.5 Landscaped Area for Newly Created Individual Allotments</p> <p>Outcomes Conservation of significant natural features of the site and contribution to the effective management of biodiversity. Warriewood Valley achieves a unified and high quality landscape character that contributes to the sense of place. Landscaping promotes ecologically sustainable outcomes, maintaining and enhancing biological diversity and ecological processes. The area of site disturbance is minimised. Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. Landscaped areas should be predominately areas of deep soil. New development is blended into the streetscape and neighbourhood through the retention and enhancement of vegetation. To ensure a reasonable level of privacy and amenity is provided within the development site and maintained to neighbouring properties.</p> <p>Controls Minimum Landscaped Area Requirements</p> <p>The total landscaped area on individual allotments is to be in accordance with the following requirements:</p> <table><tr><th>Residential Development</th><th>Minimum percentage (%) of site area</th><th>Minimum dimensions in metres</th></tr><tr><td>Residential Flat Buildings</td><td>25</td><td>3m (at ground level)</td></tr><tr><td>Multi Dwelling Housing</td><td>25</td><td>3m</td></tr><tr><td>All other dwellings on lots less than 9m wide</td><td>25</td><td>3m</td></tr><tr><td>All other dwellings on lots 9m to 14m wide</td><td>35</td><td>4m</td></tr><tr><td>All other dwellings on lots greater than or equal to 14m wide</td><td>45</td><td>4m</td></tr></table> <p>Where possible, deep soil areas should be co-located with areas of communal open space to provide amenity for residents.</p> <p>Landscaping Requirements</p> <p>General landscaping requirements include:</p> <ul style="list-style-type: none">The minimum depth of the landscaped area within the front setback is to be in accordance with the dimensions specified in control D16.6 Front building lines.	Residential Development	Minimum percentage (%) of site area	Minimum dimensions in metres	Residential Flat Buildings	25	3m (at ground level)	Multi Dwelling Housing	25	3m	All other dwellings on lots less than 9m wide	25	3m	All other dwellings on lots 9m to 14m wide	35	4m	All other dwellings on lots greater than or equal to 14m wide	45	4m	<p>The allotment and dwelling design achieves compliance with the minimum landscaped area.</p> <p>The site will be provided with appropriate landscaping consistent with the DCP criteria, refer to details on the site and landscape plan submitted with the application.</p> <p>The proposed landscaping will be selected from the plant species</p>
Residential Development	Minimum percentage (%) of site area	Minimum dimensions in metres																		
Residential Flat Buildings	25	3m (at ground level)																		
Multi Dwelling Housing	25	3m																		
All other dwellings on lots less than 9m wide	25	3m																		
All other dwellings on lots 9m to 14m wide	35	4m																		
All other dwellings on lots greater than or equal to 14m wide	45	4m																		

	<ul style="list-style-type: none"> • The infiltration of rain water into the water table to reduce stormwater runoff should occur and where possible, development should facilitate the retention of existing trees and vegetation, as well as provide opportunities for new canopy tree planting. • Basement car parking should be contained within the building footprint to maximise areas for deep soil planting. • At the time of planting, trees are to have a minimum container size of 45 litres, complying with the requirements of Specifying Trees: A Guide to Assessment of Tree Quality (Natspec, 2003). • Understorey plant species, in conjunction with the tree planting, are to screen 50% of the built form when viewed from the street after five (5) years from the date of issue of the occupation certificate. In order to achieve this, all understorey planting is to have a minimum container size of 200mm at the time of planting. Consideration shall be given to the appropriate use of exotic shrub planting at a maximum of 30% of the total shrub schedule. • Council encourages the retention and replanting of existing endemic tree species. All replacement trees shall be indigenous to the local area (refer to Warriewood Valley Landscape Masterplan & Design Guidelines (Public Domain)), and where suitable, shall be habitat trees for endangered fauna. Applicants are encouraged to retain and protect areas of each site in their natural state. <p>On residential lots, landscaping provisions are to also address the following:</p> <ul style="list-style-type: none"> • for lots fronting Warriewood Road, Macpherson Street and Garden Street at least two canopy trees are to be provided within the front setback; • for lots fronting all other streets (except lots less than 6m wide) are to provide at least one small tree within the front setback; • for lots less than 6 metres wide, consideration will be given to the appropriate use of exotic small tree planting, such as: <ul style="list-style-type: none"> ○ <i>Murraya paniculata</i>; ○ <i>Viburnum tinus</i>; ○ <i>Photinia</i> 'cultivars'; ○ <i>Melastoma polyanthum</i>; ○ <i>Acer palmatum</i>; and ○ <i>Lagerströmia</i> 'cultivars'; • all lots, except deep lots less than 20 metres, are to provide at least one small tree at the rear of the lot; • all canopy trees are to achieve a canopy height greater than 12 metres at maturity to screen and soften the built form and provide a visually dominant tree canopy. Canopy trees shall be selected from the following list: <ul style="list-style-type: none"> ○ <i>Eucalyptus robusta</i>; ○ <i>Eucalyptus punctata</i>; ○ <i>Angophora costata</i>; and ○ <i>Angophora floribunda</i>; and 	<p>detailed in the DCP listing.</p>	
--	---	-------------------------------------	--

	<ul style="list-style-type: none"> all small trees are to achieve a canopy height of 6 metres at maturity. Small canopy trees shall be selected from the following list: <ul style="list-style-type: none"> Acmena smithii 'cultivars'; Backhousia myrtifolia, Banksia serrata; Banksia integrifolia; Callitris rhombodea; Ceratopetalum gummifera; Hymenoporum flavum; Syzygium paniculatum 'cultivars'; Tristaniopsis laurina; and Livistona australis. <p>Landscape plan preparation</p> <p>All Development Applications, except for interior works, must include a landscape plan prepared in accordance with Appendix 9 - Landscaping and Vegetation Management. The landscape plan is to illustrate the design intent of the landscape proposal and its relationship to the architectural, civil and hydraulic design. The landscape plan shall include (but not be limited to) the following information:</p> <ul style="list-style-type: none"> existing site information: site boundaries, fences, underground and overhead services, easements, drainage and rights-of-way; existing vegetation to be retained or removed, as co-ordinated with an Arborists Report; the proposed architectural layout, and any impact on the landscape proposal, including existing and proposed finished ground levels; the proposed civil layouts, including road, driveways, footpaths, cut and fill, parking areas that may impact on landscape proposals, including existing and proposed finished ground levels; proposed services that may impact on landscape proposals; proposed drainage design, including location of stormwater lines, pits, water detention systems and overland surcharge paths; proposed surface treatment to all landscape and open space areas, including hard and soft treatments. The landscape plan must illustrate the extent of items such as paving, podiums, retaining walls, fencing, paths, decks, stairs, lighting, garden beds, lawns and the like, including existing and proposed ground levels; planting design including layout of the proposed design, featuring trees, shrubs and groundcovers. The plan must contain a schedule of plant species to be used, including quantities and pot sizes for all planted areas. The plant schedule is to include the botanical name, quantities, pot sizes, plant spacing, staking and mature size; all proposed trees are to be a minimum planted size of 45 litres; all proposed shrubs are to be a minimum planted size of 200mm pot; standard construction and detail drawings such as sections through mass planting beds, street 		
--	--	--	--

	<p>tree planting details and retaining wall details; and</p> <ul style="list-style-type: none"> the landscape plan shall be illustrated at a minimum scale of 1 to 200. <p>The landscape plan is to incorporate a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period. This strategy is to address maintenance issues such as irrigation, soil testing, weeding, plant staking, fertilising, pest and disease control, replanting, remedial pruning and the like.</p> <p>D16.6 Front building lines</p> <p>Outcomes</p> <p>To achieve the desired future character of the Locality. The area of site disturbance is minimised and soft surface is maximised.</p> <p>The bulk and scale of the built form is minimised.</p> <p>To achieve a consistent built form alignment in the streetscape, which is spacious and attractive, enhanced by tree planting within the front setback.</p> <p>Equitable preservation of views and vistas to and/or from public/private places.</p> <p>Vegetation and natural features of the site are retained and enhanced within the site design to screen the visual impact of the built form.</p> <p>Encourage tandem carparking opportunities on narrow lots and minimise the visual prominence of parking structures in the streetscape.</p> <p>To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to neighbouring properties.</p> <p>Controls</p> <p>For all development, the following minimum front building lines shall apply:</p> <p>Residential Development:</p> <table border="1"> <thead> <tr> <th>Development</th><th>Minimum front setback to articulation zone (metres) from front boundary</th><th>Minimum front setback to garage/carport (metres) from front boundary</th><th>Minimum front setback to dwelling (metres) from front boundary</th></tr> </thead> <tbody> <tr> <td>All development fronting Warriewood Road, Garden Street and Macpherson Street.</td><td>5</td><td>6.5</td><td>6.5</td></tr> <tr> <td>All other dwellings but not Residential Flat Buildings or Multi Dwelling Housing fronting all other streets</td><td>1.5</td><td>4</td><td>3*</td></tr> <tr> <td>Residential Flat Buildings or Multi Dwelling</td><td>3</td><td>4.5</td><td>4.5*</td></tr> </tbody> </table>	Development	Minimum front setback to articulation zone (metres) from front boundary	Minimum front setback to garage/carport (metres) from front boundary	Minimum front setback to dwelling (metres) from front boundary	All development fronting Warriewood Road, Garden Street and Macpherson Street.	5	6.5	6.5	All other dwellings but not Residential Flat Buildings or Multi Dwelling Housing fronting all other streets	1.5	4	3*	Residential Flat Buildings or Multi Dwelling	3	4.5	4.5*	<p>The dwelling design is consistent with the front building line control.</p> <p>The dwelling design responds appropriately to the shape of the allotment and the corner splay for the street frontage to Lorikeet Grove</p> <p>The front setback and articulation is compliant</p>	
Development	Minimum front setback to articulation zone (metres) from front boundary	Minimum front setback to garage/carport (metres) from front boundary	Minimum front setback to dwelling (metres) from front boundary																
All development fronting Warriewood Road, Garden Street and Macpherson Street.	5	6.5	6.5																
All other dwellings but not Residential Flat Buildings or Multi Dwelling Housing fronting all other streets	1.5	4	3*																
Residential Flat Buildings or Multi Dwelling	3	4.5	4.5*																

Housing fronting all other streets other than Warriewood Road, Garden Street and Macpherson Street.			
For corner lots, the setback to the secondary street frontage for all dwellings	1	2	2*

D16.7 Side and rear building lines

Outcomes

To achieve the desired future character of the Locality.
The area of site disturbance is minimised and soft surface is maximised.
The bulk and scale of the built form is minimised and the impact of the proposed development on the adjoining properties is minimised.
To create meaningful breaks between adjoining buildings and regular rhythm of built form, particularly with regard to the built forms presentation to public places.
To create usable curtilage areas around buildings for viable access, landscaping and open space.
Equitable preservation of views and vistas to and/or from public/private places.
Vegetation and natural features of the site is retained and enhanced within the development site design to screen the visual impact of the built form.
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to neighbouring properties.

Controls

The minimum side and rear building lines are subject to the incorporation of landscaping required under this DCP and adequate separation distances between buildings.

In certain circumstances, setbacks greater than the minimum requirements detailed in the table below may be necessary to retain significant vegetation or to provide acceptable separation to the adjoining existing development.

The following minimum side building lines are to apply to the following residential development:

Housing Typology (based on lot width)	Minimum side building line
Attached or abutting dwelling less than 9m wide	0m on both sides. 0.9m at the end of a row of attached or abutting dwellings.
Attached or	One side: 0m at ground floor and 1.5m at upper levels on zero lot line.

The dwelling design is compliant with the side and rear building setback criteria.

The dwelling design is consistent with the side and rear building line controls.

The setbacks achieve the required minimum dimensions.

the dwelling design is consistent with the solar











































	<table><tr><td>abutting dwelling 9 to 14m wide</td><td>Length of zero lot line is limited to 13m (excludes detached garages on rear loaded lots, including those incorporating secondary dwellings above garage). 0.9m setback applies to remaining portion of the dwelling. Other side: 0.9m</td></tr><tr><td>Zero lot line dwelling less than 9m wide</td><td>One side: 0m on one side for a maximum wall length of 16m*. The remaining portion of the dwelling is to be setback 0.9m. Other side: 0.9m at ground floor and 1.2m for any upper levels</td></tr><tr><td>Zero lot line dwelling 9 to 14m wide</td><td>One side: 0m at ground floor for a maximum wall length of 13m*. The remaining portion of the ground floor dwelling is to setback 0.9m. The upper level is to be setback 1.5m. Other side: 0.9m</td></tr><tr><td>Detached dwelling less than 9m wide</td><td>0.9m on both sides. However if lot is burdened by a double storey zero lot wall on the adjacent lot, the minimum setback on the burdened side is 1.2m.</td></tr><tr><td>Detached dwelling 9 to 14m wide</td><td>One side: 0.9m and 1.5m for upper level Other side: 0.9m at ground floor and 1.5m for upper level</td></tr><tr><td>Detached dwelling greater than 14m wide and less than 16m wide</td><td>One side: 0.9m and 1.5m for upper level Other side: 0.9m at ground floor and 1.5m for upper level</td></tr><tr><td>Detached dwelling greater than 16m wide</td><td>One side: 0.9m Other side: 2.5m</td></tr></table>	abutting dwelling 9 to 14m wide	Length of zero lot line is limited to 13m (excludes detached garages on rear loaded lots, including those incorporating secondary dwellings above garage). 0.9m setback applies to remaining portion of the dwelling. Other side: 0.9m	Zero lot line dwelling less than 9m wide	One side: 0m on one side for a maximum wall length of 16m*. The remaining portion of the dwelling is to be setback 0.9m. Other side: 0.9m at ground floor and 1.2m for any upper levels	Zero lot line dwelling 9 to 14m wide	One side: 0m at ground floor for a maximum wall length of 13m*. The remaining portion of the ground floor dwelling is to setback 0.9m. The upper level is to be setback 1.5m. Other side: 0.9m	Detached dwelling less than 9m wide	0.9m on both sides. However if lot is burdened by a double storey zero lot wall on the adjacent lot, the minimum setback on the burdened side is 1.2m.	Detached dwelling 9 to 14m wide	One side: 0.9m and 1.5m for upper level Other side: 0.9m at ground floor and 1.5m for upper level	Detached dwelling greater than 14m wide and less than 16m wide	One side: 0.9m and 1.5m for upper level Other side: 0.9m at ground floor and 1.5m for upper level	Detached dwelling greater than 16m wide	One side: 0.9m Other side: 2.5m	access DCP requirements.	
abutting dwelling 9 to 14m wide	Length of zero lot line is limited to 13m (excludes detached garages on rear loaded lots, including those incorporating secondary dwellings above garage). 0.9m setback applies to remaining portion of the dwelling. Other side: 0.9m																
Zero lot line dwelling less than 9m wide	One side: 0m on one side for a maximum wall length of 16m*. The remaining portion of the dwelling is to be setback 0.9m. Other side: 0.9m at ground floor and 1.2m for any upper levels																
Zero lot line dwelling 9 to 14m wide	One side: 0m at ground floor for a maximum wall length of 13m*. The remaining portion of the ground floor dwelling is to setback 0.9m. The upper level is to be setback 1.5m. Other side: 0.9m																
Detached dwelling less than 9m wide	0.9m on both sides. However if lot is burdened by a double storey zero lot wall on the adjacent lot, the minimum setback on the burdened side is 1.2m.																
Detached dwelling 9 to 14m wide	One side: 0.9m and 1.5m for upper level Other side: 0.9m at ground floor and 1.5m for upper level																
Detached dwelling greater than 14m wide and less than 16m wide	One side: 0.9m and 1.5m for upper level Other side: 0.9m at ground floor and 1.5m for upper level																
Detached dwelling greater than 16m wide	One side: 0.9m Other side: 2.5m																
<p><i>*Excludes detached garages on rear loaded lots, including those incorporating secondary dwellings above the garage.</i></p> <p>The minimum rear building line for residential development, measured from the rear boundary is to be in accordance with the following:</p> <table><tr><td>Development</td><td>Minimum rear building line in metres</td></tr><tr><td></td><td></td></tr></table>		Development	Minimum rear building line in metres			Setbacks comply with the DCP.											
Development	Minimum rear building line in metres																
		The lot width is between 9m and 14m. The side setbacks are compliant. 1m & 1.5m to western side boundary. East side boundary is 1.98m +															

	<table><tr><td>Rear loaded lots.</td><td>0.5m to garages and secondary dwellings.</td></tr><tr><td>Front loaded lots less than 20 m deep.</td><td>4m</td></tr><tr><td>Front loaded lots greater than or equal to 20 m deep.</td><td>4m to ground level and 6m to upper level.</td></tr><tr><td>Residential Flat Buildings, Mixed Use Developments, Shop Top Housing, Seniors Housing and Multi Dwelling Housing.</td><td>3m</td></tr></table>	Rear loaded lots.	0.5m to garages and secondary dwellings.	Front loaded lots less than 20 m deep.	4m	Front loaded lots greater than or equal to 20 m deep.	4m to ground level and 6m to upper level.	Residential Flat Buildings, Mixed Use Developments, Shop Top Housing, Seniors Housing and Multi Dwelling Housing.	3m									
Rear loaded lots.	0.5m to garages and secondary dwellings.																	
Front loaded lots less than 20 m deep.	4m																	
Front loaded lots greater than or equal to 20 m deep.	4m to ground level and 6m to upper level.																	
Residential Flat Buildings, Mixed Use Developments, Shop Top Housing, Seniors Housing and Multi Dwelling Housing.	3m																	
<p>D16.9 Solar access</p> <p>Outcomes</p> <p>Development is sited and designed to maximise solar access, adequate daylight and ventilation to habitable rooms and adequate sunlight to private open spaces during midwinter.</p> <p>A reasonable level of solar access is maintained for existing residential properties, unhindered by adjoining development. Development allows reasonable solar access to recreational and living areas of adjoining residential developments.</p> <p>Controls</p> <p>Solar access received by the proposed residential development</p> <table><tr><th>Development</th><th>Minimum solar access to windows to the principal living area between 9am and 3pm on June 21</th><th>Minimum solar access to private open space area* between 9am and 3pm on June 21</th></tr><tr><td>Residential development not elsewhere defined in this table</td><td>2 hours</td><td>2 hours</td></tr><tr><td>Seniors Housing</td><td>70% of the proposed dwellings- 2 hours</td><td>70% of the proposed dwellings- 2 hours</td></tr><tr><td>Integrated Housing (Approval Pathways 2a and 2b) under control C6.11</td><td>70% of the proposed dwellings- 2 hours</td><td>70% of the proposed dwellings- 2 hours</td></tr><tr><td>Multi Dwelling Housing</td><td>70% of the proposed</td><td>70% of the proposed</td></tr></table>		Development	Minimum solar access to windows to the principal living area between 9am and 3pm on June 21	Minimum solar access to private open space area* between 9am and 3pm on June 21	Residential development not elsewhere defined in this table	2 hours	2 hours	Seniors Housing	70% of the proposed dwellings- 2 hours	70% of the proposed dwellings- 2 hours	Integrated Housing (Approval Pathways 2a and 2b) under control C6.11	70% of the proposed dwellings- 2 hours	70% of the proposed dwellings- 2 hours	Multi Dwelling Housing	70% of the proposed	70% of the proposed	<p>The dwelling complies with the required solar access criteria.</p>	
Development	Minimum solar access to windows to the principal living area between 9am and 3pm on June 21	Minimum solar access to private open space area* between 9am and 3pm on June 21																
Residential development not elsewhere defined in this table	2 hours	2 hours																
Seniors Housing	70% of the proposed dwellings- 2 hours	70% of the proposed dwellings- 2 hours																
Integrated Housing (Approval Pathways 2a and 2b) under control C6.11	70% of the proposed dwellings- 2 hours	70% of the proposed dwellings- 2 hours																
Multi Dwelling Housing	70% of the proposed	70% of the proposed																

	dwelling-hours	2	dwelling-hours	2							
<p>* This area shall be of a reasonable size giving consideration to existing site constraints and block size.</p> <p>Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 9am and 3pm during midwinter.</p> <p>Sunshine to clothes drying areas is to be maximised.</p> <p>Impact of proposed development on existing adjoining residential development</p> <p>Where the principal living area and private open space within an existing adjoining dwelling currently receives sunshine during midwinter, any proposed adjacent development is not to reduce that solar access below three (3) hours.</p> <p>Where an existing structure already impinges upon the solar access of an adjoining property to a greater degree than that specified, any new structures or modifications must maintain that existing solar access as a minimum. However, Council encourages new structures to reduce the solar impact onto adjoining properties.</p> <p>Where the adjoining residential land is vacant, at least 50% of the rear yard area of the adjoining land is to receive sunshine in accordance with this control.</p> <p>D16.10 Private and Communal Open Space Areas</p> <p>Outcomes</p> <p>Dwellings are provided with a private, usable and well located area of private open space for the use and enjoyment of the occupants.</p> <p>Private open space is integrated with the living areas of dwellings.</p> <p>Private open space receives sufficient solar access and privacy.</p> <p>Private open space is appropriate in design and location for Shop Top Housing.</p> <p>Controls</p> <p>The minimum private open space area and dimension are to be in accordance with the following:</p> <table><tr><th>Development</th><th>Minimum area of private open space (m2)</th><th>Minimum dimension of private open space in metres</th></tr><tr><td>Integrated Housing (Approval Pathways 2a and 2b) under control C6.11 not specified elsewhere in the table.</td><td>16</td><td>3m</td></tr></table>						Development	Minimum area of private open space (m2)	Minimum dimension of private open space in metres	Integrated Housing (Approval Pathways 2a and 2b) under control C6.11 not specified elsewhere in the table.	16	3m
Development	Minimum area of private open space (m2)	Minimum dimension of private open space in metres									
Integrated Housing (Approval Pathways 2a and 2b) under control C6.11 not specified elsewhere in the table.	16	3m									
<p>The dwelling design provides direct access from the ground floor level living room/kitchen area.</p>											

	Development on lots between 9m and 14m wide not specified elsewhere in the table.	20	4m	Lot is between 9m and 14m wide. 24sqm is provided and a minimum 4m in dimension.	
	Development on lots greater than 14m wide not specified elsewhere in the table.	24	4m		
	Multi Dwelling Housing.	16	4m		
	Seniors Housing (dwellings at ground level only).	15	3m		
	Seniors Housing (balconies).	6	2m		
	Manager's residence associated with a Boarding House.	8	2.5m		
<p>Design and siting of private open space areas</p> <p>Dwellings are to be designed so that private open space is directly accessible from internal living areas enabling it to function as an extension of internal living areas and is to have good solar orientation (i.e. orientated to the north, north east or north west where possible). Private open space for new dwellings is not to be in positions such that it 'borrows' amenity by overlooking adjoining dwellings.</p> <p>Private open space areas should include provision of clothes drying facilities suitably screened from the street and public places. Private open space is to include gas BBQ points and external power points, where possible.</p> <p>The primary orientation of balconies is to be to the street or rear boundary. Balconies are not to be fully recessed into the building form. Balconies should not form the dominant architectural expression of the building.</p> <p>For dwellings above ground, private open space is to be provided by balconies. For ground floor dwellings, private open space is to be provided as a terrace or garden.</p> <p>Balconies adjacent to the rear boundary must be designed to limit overlooking and maintain privacy to adjoining residences.</p> <p>D16.11 Form of construction including retaining walls, terracing and undercroft areas</p> <p>Outcomes To achieve the desired future character of the Locality. To protect and minimise disturbance to natural landforms. To encourage building design to respond sensitively to natural topography.</p> <p>Controls Lightweight construction and pier and beam footings should be used in areas identified on the Biodiversity Map</p>					
				Noted The site levels do not require significant retaining works for the dwelling design.	

	<p>in the Pittwater Local Environmental Plan 2014 to minimise the site disturbance.</p> <p>Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials. In creekline corridors, sandstone boulder walls are to be used instead of standard retaining walls to provide a more natural environment that allows fauna to traverse the boulder wall.</p> <p>Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.</p> <p>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p> <p>D16.12 Fences</p> <p>Outcomes To achieve the desired future character of the Locality. To contribute positively to the public domain and define the boundaries and edges between public and private land and between areas of different function. A safe and clear view of public areas such as the street, creekline corridor, buffer strip or reserve for pedestrians, cyclists and motorists is achieved. Casual surveillance of public areas from buildings is achieved. Fences and walls, where provided, are attractive, compliment the development and adjoining development, and provide visual interest for the streetscape.</p> <p>Controls In all cases, vegetation is preferable over fencing to delineate the property boundary.</p> <p>Fencing is not permitted forwards of the building line. Boundaries between public and private land should be delineated by vegetation such as low hedges, garden beds or the like.</p> <p>For corner lots, any fencing along the boundary which fronts the secondary street is only permitted behind the front building line. Fencing of properties is restricted to side and rear boundaries only and should not detract from the streetscape or adversely impact on residential amenity.</p> <p>Any fencing must:</p> <ul style="list-style-type: none"> • allow native animals to move between and to areas of environmental sensitivity and areas of habitat value; • enable casual surveillance from buildings for safety and surveillance; • assist in highlighting entrances and in creating a sense of community identity; 	<p>Fencing will be installed consistent with the DCP provisions.</p>	
--	--	--	--

	<ul style="list-style-type: none">• be compatible with facilities in the street frontage area, such as mail boxes and garbage collection areas; and• complement any facilities and landscaping in public areas. <p>Side and rear boundary fencing must not exceed 1.8 metres in height. Fencing must be located on the ground level (existing) of the property boundary, not raised by retaining walls or the like.</p> <p>Where residential lots front/face/about Macpherson, Garden and Orchard Streets, and Warriewood Road, dwelling frontages, pedestrian access and postal addresses must to be maintained to these roads. Corner lots are exempt from this requirement, where applicable.</p> <p>Fencing resulting in walled or gated communities is not permitted.</p> <p>D16.13 Building colours and materials</p> <p>Outcomes Achieve the desired future character of the Locality. The visual prominence of the development is minimised. To ensure building colours and materials complement and enhance the visual character of the buildings location within the natural landscapes of Pittwater. Colours and materials of the development harmonise with the natural environment/escarpment. To provide attractive building facades which establish identity and contribute to the streetscape.</p> <p>Controls External colours and materials shall be natural tones such as green, brown and dark earthy colours, as shown below:</p> <table><tr><td> Black ✓</td><td> Dark grey ✓</td><td> Dark green ✓</td></tr><tr><td> Dark brown ✓</td><td> Mid grey ✓</td><td> Green ✓</td></tr><tr><td> Brown ✓</td><td> Dark blue ✓</td><td></td></tr></table> <p>White, light coloured, red or orange roofs and walls are not permitted.</p> <table><tr><td> White ✗</td><td> Light blue ✗</td><td> Red ✗</td></tr><tr><td> Orange ✗</td><td> Light grey ✗</td><td> Beige ✗</td></tr></table> <p>Finishes are to be of a low reflectivity.</p> <p>Limited use of corporate colours may be permitted for non-residential development, and within Business Park and Light Industrial zoned land.</p>	 Black ✓	 Dark grey ✓	 Dark green ✓	 Dark brown ✓	 Mid grey ✓	 Green ✓	 Brown ✓	 Dark blue ✓		 White ✗	 Light blue ✗	 Red ✗	 Orange ✗	 Light grey ✗	 Beige ✗	<p>Refer to the submitted schedule of colours, materials and finishes.</p>	
 Black ✓	 Dark grey ✓	 Dark green ✓																
 Dark brown ✓	 Mid grey ✓	 Green ✓																
 Brown ✓	 Dark blue ✓																	
 White ✗	 Light blue ✗	 Red ✗																
 Orange ✗	 Light grey ✗	 Beige ✗																

	<p>D16.14 Pets and companion animals</p> <p>Outcomes A balance is achieved between human needs for pets/companion animals and environmental considerations.</p> <p>Controls The need for pets and companion animals must take into account their relationship with native animals, including endangered species, and their habitat.</p> <p>Pets should be contained within the owners property and/or dwelling (dependant on animal), especially at night to prevent predation on wildlife.</p> <p>Pets and companion animals must be kept in accordance with the Companion Animals Act 1998 and Council registration as required.</p>		
--	---	--	--