

Draft amendments made to Pittwater 21 DCP - public exhibition (Sept 2017)

C6.11 Additional Specifications for development of Sector 901A to 901H

Land to which this control applies

Land labelled Sectors 901A, 901B, 901C, 901D, 901E, 901F, 901G, 901H and 9 Fern Creek Road on the Pittwater Local Environmental Plan 2014 Urban Release Area Map.

Uses to which this control applies

Development of a sector, buffer area or development site in a Release Area, including built form and land subdivision (built form is not limited to residential).

Subdivision of a sector, buffer area or development site in a Release Area.

Outcomes

To efficiently utilise land to achieve the target dwelling yield.

Development occurs in an orderly manner.

All residential lots achieve a high level of amenity.

Ensure the conservation of natural vegetation and biodiversity.

Continue the network of multifunctional creekline corridors addressing the creek, floodway, flora and fauna habitat, water quality treatment, cyclist and pedestrian access, drainage and linking the Warriewood escarpment with Warriewood Wetlands and Narrabeen Lagoon.

Ensure an integrated approach to water management.

To provide an equitable, logical, legible and safe internal road layout.

To ensure safety of all road users.

The needs for public recreation and open space are met.

The risk to life and property from the threat of bushfire is minimised.

Controls

Development/subdivision of land identified as flora and fauna conservation area

A comprehensive site analysis for land identified as a flora and fauna conservation area on the Indicative Layout Plans within this control, is to be provided taking into account the characteristics as part of the subdivision design process. This will involve an arborist report identifying all significant vegetation. This analysis should take into account the final development which will occur on the site as a result of the subdivision. The analysis and resultant subdivision design should address the following issues:

- the slope, topography and any natural features (e.g. creeklines);
- trees and vegetation (particularly trees worthy of retention);
- view lines from within the proposed lots and from adjoining properties;
- solar access to the proposed lots;
- the side, rear and front setbacks of future dwellings and structures;
- boundaries and development on adjoining properties;
- the visual impact of built development which will occur as a result of the subdivision process (height, bulk and scale, visual impact of buildings);
- the provision of vehicular access to the future buildings on the proposed lots;
- the provision of landscaping and/or recreation space for each proposed lot;
- the provision of onsite car parking on each proposed lot;
- the provision of services to each lot, including sewerage, water, electricity; communications and gas (where available); and
- the provision of emergency services to each lot (bushfire, fire brigade, ambulance).

An additional requirement for this land involves the nomination of a building envelope on each proposed lot, shown on the Plan of Subdivision, clearly demonstrating that a dwelling can be accommodated wholly within the building envelope based on the following:

- optimum retention of significant trees and bushland;
- vehicular access;
- provision of services;
- provision of water management facilities;
- provision of emergency services;
- safety from hazards; and
- a building which achieves the desired character of the area, setbacks to boundaries and the site coverage requirements for individual lots.

The Building Envelope Plan should be at a legible scale and include the following elements:

- the maximum permissible building envelope (including site coverage for Complying Development Certificates), specifying setbacks, storeys and articulation zones;
- landscaped areas and deep soil areas;
- the preferred location of private open space;
- the driveway location and location of any hardstand areas;
- the garage size (single or double) and location; and
- zero lot line boundaries.

Other elements that may be relevant in accounting for the building envelope for each lot include:

- extent of basement car parking;
- retaining walls;
- easements;
- for corner lots, the preferred entry/frontage;
- frontage where vehicular access is not permitted; and
- special fencing requirements.

Upon approval of the subdivision a Section 88B instrument will be attached to the lot restricting the built form to the approved Plan of Subdivision incorporating the building envelope for each individual lot.

Development and subdivision of existing small and narrow lots

Site amalgamations provide greater opportunity to deliver better quality urban design outcomes. Sectors or development sites with an effective lot width less than 60 metres should pursue opportunities for site amalgamation to facilitate orderly planning and the efficient use of land. The Indicative Layout Plans included further in this control identifies Council's preferred site amalgamations.

Development of Sector 901H

Any development of Sector 901H as part of the development of the adjoining sites is to ensure that access to 4 and 5 Fern Creek Road is not impeded in accordance with the "Isolation of Sites" Planning Principle.

Internal Road Network

The internal road network within Sector 901 should be consistent with the Indicative Layout Plans within this Control.

The road connection between Garden Street and Fern Creek Road is to be designed to lower vehicle speeds to minimise its attractiveness as a short cut from properties on the western fringe of the sector to Garden Street.

All internal roads within Sector 901 must be designed with traffic calming devices to lower vehicle speeds, which may incorporate pavement treatment and enhanced landscaping. The provision of safe crossing areas is required.

Access and Street Presentation to Existing Public Roads

Garden Street (Classified as a "Sub-Arterial Street" under the *Warriewood Valley Roads Masterplan*)

A new "Local Street" with direct access off Garden Street is to be provided generally in accordance with the Indicative Layout Plans below, and designed and constructed in accordance with the relevant specifications and cross section for a Local Street under the Warriewood Valley Roads Masterplan.

The location of the intersection with Garden Street will generally be in accordance with the Indicative Layout Plans and will be subject to the assessment of traffic safety issues and the provision of necessary road improvement works.

All dwellings fronting Garden Street must present to Garden Street as the primary street frontage. No additional vehicle access including driveways will be permitted onto Garden Street.

Orchard Street (Classified as a "Collector Street" under the *Warriewood Valley Roads Masterplan*)

Any road access to Orchard Street (between Fern Creek Road and Garden Street) will be limited to a left in/left out arrangement.

Vehicular access is restricted to only part of Orchard Street (refer to the Indicative Layout Plans at the end of this control). Where permitted, shared driveways off Orchard Street are encouraged to maximise the opportunities for on-street kerb side parking.

Fern Creek Road (Classified as a "Local Street" under the *Warriewood Valley Roads Masterplan*)

Shared driveways off Fern Creek Road are encouraged to maximise the opportunities for on-street kerb side parking.

Location of Pedestrian and Cycleway Network

The alignment of the pedestrian and cycleway network is to be generally in accordance with the Indicative Layout Plans below, consistent with the *Warriewood Valley Landscape Masterplan and Design Guidelines* (Public Domain).

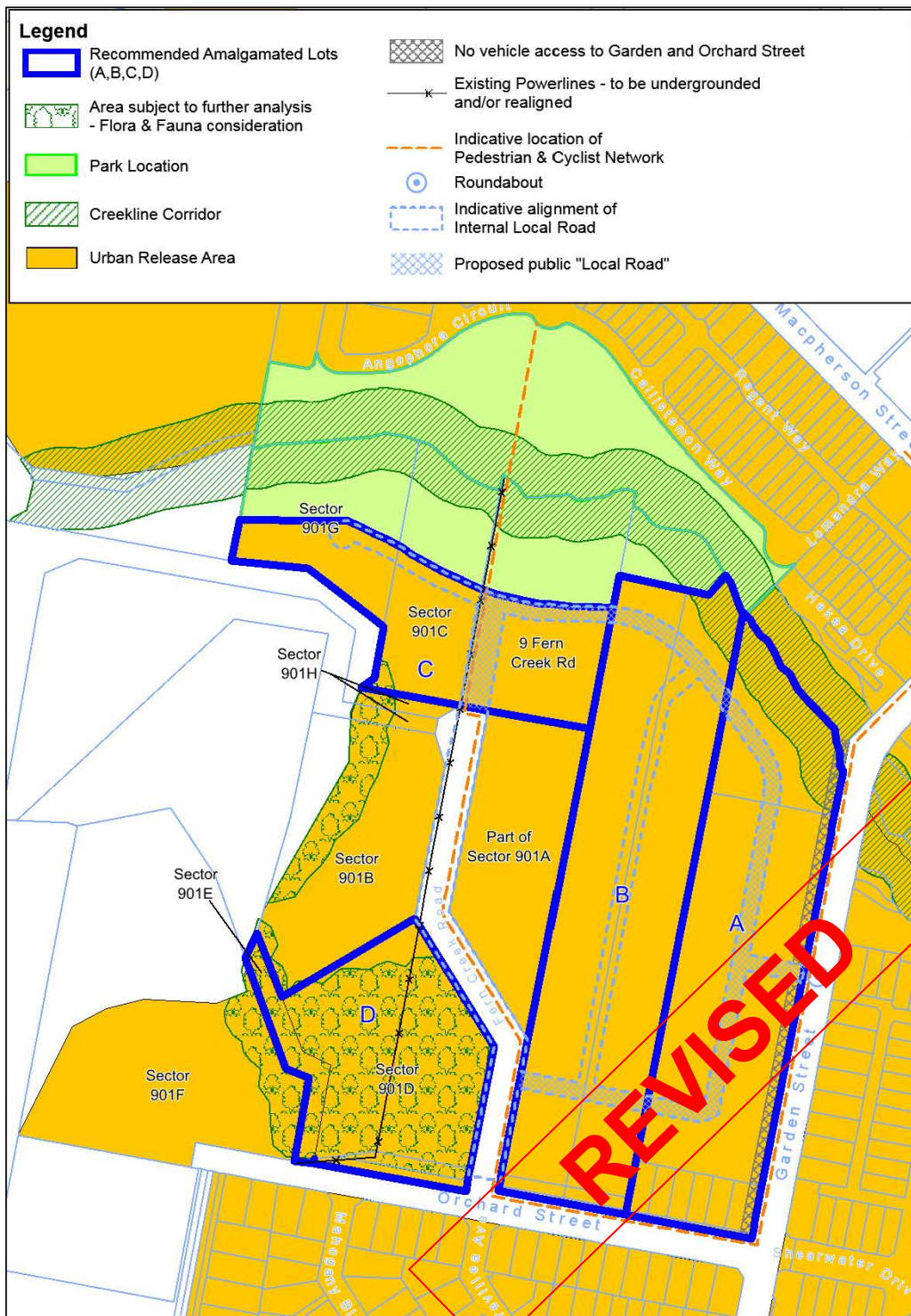
Land for Public Recreation

Approximately 1 hectare of land is to be provided adjacent to the creekline corridor for passive open space. This open space area is to be connected to the internal road and pedestrian cycleway networks generally in accordance with the ~~Indicative Layout Plans~~ **Indicative Layout Plan** within this Control.

Indicative Layout Plan 1 with 9 Fern Creek unchanged



Indicative Layout Plan 2 with Linear Park



Variations
Nil

Advisory Notes

This control must be read in conjunction with the general design requirements for subdivision and proposals for lots below a certain size, being control C6.8 and C6.9 respectively.

Control C6.5 stipulates the provision of utilities and infrastructure and provides a variation for the undergrounding of 33,000k Volt powerlines.