Appendix C – Assessment of Pittwater 21 Development Control Plan (P21 DCP)

Pittwater 21 Development Control Plan		
Section B – General Controls		
Requirement	**Proposed**	**Complies**
B1 – Heritage Controls		
If a property, the subject of a development application is identified as possibly meeting any of the criteria for being a potential Aboriginal place or containing an Aboriginal object then additional independent information on the potential heritage significance may be requested. The additional information requested may take the form of a report prepared by a suitability qualified person as defined by the NSW Office of Environment and Heritage, as well as consultation with the NSW Office of Environment and Heritage and appropriate Aboriginal groups. If an Aboriginal site or relic is discovered, it must be reported to the NSW Office of Environment and Heritage and all works stopped. Development must conserve the significance of any Aboriginal place of heritage significance or Aboriginal object.	A check of the Aboriginal Heritage Information Management System (AHIMS) for each allotment has not identified any record of an indigenous place or object(s) being located on and/or in close proximity to the site. Further, as a result of earlier development on the site and works on adjoining sites encroaching onto the owner's site, the rear of the site has already been significantly disturbed. It is therefore unlikely that the site would contain items of aboriginal culture. Any discovery of an Aboriginal site or relic during development of the site is capable of being satisfied through the imposition of consent conditions by Council.	Yes
B3 – Hazard Controls		
B3.2 – Bushfire Hazard		
All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development. Development land to which this control applies must comply with the requirements of: • Planning for Bushfire Protection (2006) • Australian Standard AS 3959:2009 - Construction of a building in a bushfire-prone area	The design of both the subdivision and associated residential development has been undertaken in accordance with relevant standards and Planning for Bushfire Protection; refer to the submitted Bushfire Hazard Risk Assessment (prepared by Advanced Bushfire Performance Solutions). The proposal is also integrated development pursuant to Section 100B of the *Rural Fires Act 1997*, therefore concurrence from the RFS is required; refer to the assessment above.	Yes
B3.6 – Contaminated Land and Potentially Contaminated Land		
Council shall not consent to the carrying out of any development on land unless it has considered State Environmental Planning Policy No. 55 Remediation of Land. In particular, Council shall consider: • whether the land is contaminated; and	The relevant requirements of SEPP 55 have been considered; refer to the assessment within Sections 6.7.7 and 7.8. An investigation of the site (prepared by NJ Childs and Associates) has assessed potential land contamination as a result of earlier agricultural uses and the	Yes

• if the land is contaminated, whether the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out; and • if the land requires remediation, whether the land will be remediated before the land is used for that purpose.	suitability of the site for the development. Subject to recommendations, the site is capable of being appropriately remediated and being prepared to accommodate the proposed development. Refer to the contamination assessment for further information.	
B3.11 – Flood Prone Land		
A3 The applicant shall include in their submission, calculations to illustrate that any fill or other structures that reduce the total flood storage are replaced by Compensatory Works.	Calculations in the change of total onsite flood storage for the 1% AEP event is presented in the 'Flood Impact Assessment' section of the report.	Yes
B1 Flood mitigation works or stormwater devices that modify a major drainage system, stormwater system, natural water course, floodway or flood behaviour within or outside the development site may be permitted subject to demonstration through a Flood Management Report that they comply with the Flood Prone Land Design Standard found on Council's webpage.	Flood modelling is undertaken to demonstrate the impacts on Narrabeen creek, further work is required by civil engineers to design site drainage to cater for local flows.	Yes
B2 A Section 88B notation under the Conveyancing Act 1919 may be required to be placed on the title describing the location and type of flood mitigation works with a requirement for their retention and maintenance.	No additional flood mitigation works are required to address impacts on Narrabeen Creek.	Yes
E1 New development must provide an appropriately sized area to safely shelter in place above the Probable Maximum Flood level and appropriate access to this area should be available from all areas within the development	The majority of the development area is not within the flood extent for events up to and including the PMF, appropriate access to safe sheltering areas is also available from all areas of the development.	Yes
F1 New floor levels within the development shall be at or above, the Flood Planning Level. A reduced Flood Planning Level may be considered only where it is permitted in this Development Control Plan. The structure must be flood proofed (wet or dry) to the Flood Planning Level. This control cannot be applied to critical or vulnerable uses.	The area of development is located above the Flood Planning Level as determined by the modelling of the 1% AEP event + freeboard. The development area is flood proofed to the flood planning level by adding fill to raise the land out of the flood extent	Yes
F2 All development structures must be designed and constructed so as not to impede the floodway or flood conveyance on the site, as well as ensuring no loss of flood storage in a 1% AEP Event. Where the dwelling is located over a flow path it must be elevated on suspended pier/pile footings such that the level of the underside of all floors including balconies and decks within the flood affected area are at or above, or raised to the Flood Planning Level to allow clear passage of the floodwaters under the building. The development must comply with the Flood Prone Land Design Standard.	Flood modelling has been undertaken demonstrate that the development will not impede the floodway and will be located above the flood planning level. The change of total onsite flood storage for the 1% AEP event is presented in the 'Flood Impact Assessment' section of the report. Note that no flood impacts were associated with the development for the 1% AEP flood level.	Yes

F3 Where the lowest floor has been elevated to allow the passage of flood waters, a restriction shall be imposed on the title of the land, pursuant to S88B of the Conveyancing Act confirming that the under croft area is not to be enclosed.	Not applicable.	N/A
F6 Any existing floor level may be retained below the Flood Planning Level when undertaking a first floor addition provided that: (a) it is not located within a floodway; (b) there is no increase to the building footprint below the Flood Planning Level; (c) it is flood proofed to the Flood Planning Level;	The proposal is for new development that will not retain existing structures.	N/A
F8 The minimum floor level of any first-floor additions shall be at or above the Probable Maximum Flood Level	Flood mapping figures in Appendix B show the proposed development structures to be outside of the flood extent for a range of events including the PMF.	Yes
H1 Fencing, including pool fencing, shall be designed so as not to impede the flow of flood waters and not to increase flood affectation on surrounding land. Appropriate fencing must comply with the Flood Prone Land Design Standard in addition to other regulatory requirements of pool fencing	Fencing for residential allotments will be located outside of PMF-affected areas; all other fencing is designed to not impede flood flows nor increase risks on adjoining sites.	Yes
B3.12 Climate Change Assessment for Land Identified on Flood Hazard Maps Clause C6.4 Flood - Warriewood Valley Residential Sectors, Buffer Areas or Development Sites, Clause C6.5 Flood - Warriewood Valley Employment Generating Sectors, Buffer Areas or Development Sites and in accordance with Council's Warriewood Valley Urban Land Release Water Management Specification (February 2001 or as amended). The climate change assessment shall include the impacts of climate change on the property over the life of the development and the adaptive measures to be incorporated in the design of the project. The following climate change scenarios shall be considered: • Scenario 1: Impacts of sea level rise only • Scenario 2: Impacts of sea level rise combined with increased rainfall volume	Flood modelling undertaken for a range of events to carry out a sensitivity analysis of sea level rise and rainfall volume increase on flood behaviour.	Yes
B4 – Controls Relating to the Natural Environment		
B4.1 Flora and Fauna Conservation Category 1 Land		
Development shall not directly negatively impact on threatened species, endangered populations or endangered ecological communities.	As assessed within the SEE, the rear of the site is mapped as being within an area of biodiversity significance. Proposed development will not directly affect these areas.	Yes
Development shall retain and enhance habitat for locally native species, threatened species, endangered populations or endangered ecological communities.	The proposed development will retain environmentally sensitive areas towards the rear of the site. Measures are proposed within the submitted information (which includes landscape	Yes

	plans, and Arboricultural Impact Assessment, a Biodiversity Development Assessment Report ('BDAR') and a Biodiversity Management Plan ('BMP')) that will seek to maintain and enhance such areas following construction works.	
Development shall result in no significant onsite loss of canopy cover and no net loss in native canopy trees.	To summarise, while forty-seven (47) trees are proposed for removal, thirty-two (32) of those are 'exempt' trees and another is dead. Proposed tree removal is proposed to mostly occur within areas of the site that will be occupied by residential allotments, and significant tree removal is not proposed within the rear areas of the site. As such, the development shall not adversely nor unreasonably affect threatened species, endangered populations or endangered ecological communities. Areas of biodiversity significance at the rear of the site will be managed in accordance with the recommendations of the BMP; this will subsequently enhance such areas, noting that that such areas are currently significantly overrun with weeds and exotic species.	Yes
Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species listed in Native Plants for Your Garden available on the Pittwater Council website). Landscaping is to be outside areas of core bushland and not include environmental weeds.	New planting will incorporate predominantly native and locally endemic species in accordance with Council specifications. The client would be accepting of conditions governing the design of any fences to permit passage of wildlife and the prevention of pets entering habitat areas at the rear of the site.	Yes
Caretakers of domestic animals shall prevent them from entering wildlife habitat areas.	As is also addressed within the EIS, the development will not have a deleterious impact on wetland areas at the rear of the site. Proposed development will not encroach into such areas, and stormwater systems (designed in accordance with Council specifications to mimic natural flows) will collect stormwater from the development, with any runoff/discharge to be directed to a bioretention pond at the rear of the site.	Yes
B4.13 Freshwater Wetlands (non Endangered Ecological Communities)		
Development in a wetlands catchment shall not adversely impact on the wetlands.	The development has been situated to avoid the natural, remnant wetland vegetation, namely the remnant Swamp Sclerophyll Forest. This remnant	Yes

	vegetation will be protected and enhanced post development through implementation of the BMP which requires intensive weed management, removal of dumped rubbish and localised revegetation with indigenous flora.	
Development shall restore or regenerate wetlands.	The BMP will guide the restoration and regeneration the wetland vegetation through intensive weed management, removal of dumped rubbish and localised revegetation with indigenous flora.	Yes
Development shall dispose of stormwater, wastewater and other drainage in a manner that will not adversely impact on wetlands.	The development will manage and collect stormwater that will not affect wetlands. Wastewater systems are not proposed as a sewer exists on site.	Yes
Development must minimise changes to the following: • 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.	The proposal includes sufficient pervious surfaces and water management systems to permit absorption and permit stormwater runoff.	Yes
Stormwater is to mimic natural conditions.	Capable of compliance.	Yes
Existing wildlife corridors are to be maintained and functional habitat links provided wherever possible.	Remnant Swamp Sclerophyll Forest at the southern end of the subject property will be retained and enhanced through implementation of the BMP. Landscape plantings throughout the residential site will include 80% locally indigenous flora, including canopy trees and nectar bearing shrubs which will allow fauna to continue to move through the subject property, from Warriewood Road to the bushland at the rear of the property.	Yes
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).	Suitable native and locally indigenous species have been selected from Council's recommended species lists contained within the *Warriewood Valley Landscape Masterplan & Design Guidelines* and *Section D16 Warriewood Valley Locality* of Pittwater 21 DCP.	Yes
B4.14 Development in the Vicinity of Wetlands		
Development in a wetlands catchment shall not adversely impact on the wetlands.	The proposed development will not adversely affect local wetlands.	Yes
Development shall dispose of stormwater, wastewater and other drainage in a manner that will not adversely impact on wetlands.	Stormwater will be captured and discharged via the bioretention basin in a manner that will not adversely affect	Yes

	local wetlands. The site is serviced by, and will be connected to, existing wastewater infrastructure and as such will not adversely affect local wetlands in this regard.	
Development must minimise changes to the following: • local surface runoff, groundwater flows and water flow regimes to the wetland; • temperature, salinity, chemical makeup and sediment loads	The proposal includes sufficient pervious surfaces and water management systems to permit absorption and permit stormwater runoff.	Yes
Stormwater is to mimic natural conditions.	Capable of compliance.	Yes
Development shall provide adequate buffering to wetlands	Adequate buffering is provided, noting that no residential development is proposed on the southern side of Lorikeet Grove. Refer to the BDAR and BMP for further information.	Yes
Existing wildlife corridors are to be maintained and functional habitat links provided wherever possible.	Existing corridors to the rear of the site are to be maintained.	Yes
Development shall ensure that at least 60% 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).	Suitable native and locally indigenous species have been selected from Council's recommended species lists contained within the *Warriewood Valley Landscape Masterplan & Design Guidelines* and *Section D16 Warriewood Valley Locality* of Pittwater 21 DCP.	Yes
B4.22 Preservation of Trees and Bushland Vegetation		
Authority to clear a tree or other vegetation is regulated in this plan in accordance with State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 i.e. 'Vegetation SEPP'. In particular, Part 2 of the Vegetation SEPP sets out the authority to clear vegetation and Part 3 provides for Council to declare under this DCP when a Vegetation Clearing Permit may be issued for clearing of vegetation. However a permit under Part 3 of the Vegetation SEPP (clause 10(3)) cannot allow the clearing of vegetation that is or forms part of a heritage item or that is within a heritage conservation area, or that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance, unless the council is satisfied that the proposed activity: • is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and • would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.	Noted.	Yes
An authority to clear vegetation is not required under the Vegetation SEPP:	Noted - consent required for removal of vegetation and sought under this DA.	Yes

i. if it is clearing authorised by development consent i.e. a 'DA' under Part 4 of the Environmental Planning and Assessment Act 1979. Note: However this authority to clear vegetation without a permit does not extend to clearing merely because it is a part of or ancillary to the carrying out of exemption development (see clause 8(1) of Vegetation SEPP). ii. if it is clearing of a kind that is an activity authorised by an approval, or carried out by a determining authority within the meaning of Part 5 of the Environmental Planning & Assessment Act after compliance with that Part. iii. if the clearing was an emergency firefighting act or emergency bush fire hazard reduction work within the meaning of the Rural Fires Act 1997 (the 'Act'), or bush fire hazard reduction work to which section 100C(4) of the Act applies or vegetation clearing work under section 100R of the Act.		
3. A Vegetation Clearing Permit is required for: a) Removal or cutting down of any tree over five (5) metres in height; b) Pruning of more than ten percent (10%) of a tree canopy. c) The removal or cutting down of vegetation in "Bushland". For the purpose of this clause "Bushland" means land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation (as defined by the Local Government Act 1993).	Noted - consent is required for removal of vegetation and sought under this DA.	Yes
In applying for a Vegetation Clearing Permit, the applicant must demonstrate that any tree to be removed as part of a Vegetation Clearing Permit meets one or more of the criteria of the Removal of Tree Test in Appendix 16 (P21DCP) and the Tree Retention Assessment in Appendix 17 (P21DCP). An arborist report may be required to satisfy this requirement.	Noted - consent is required for removal of vegetation and sought under this DA.	Yes
Requirements for other Development Applications • When a DA required for clearing vegetation the following requirements apply: • Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species. • Where the applicant demonstrates that no reasonable alternative design exists and a tree must be removed, suitable compensatory tree planting is required. Details including proposed species and the location of replacement planting are to be provided. • Development must also avoid any impact on trees on public land. • For development applications involving the construction of new buildings and works containing Classes 2-9 (BCA),	Impacts to vegetation have been reduced where possible by careful siting of built form and infrastructure. Vegetation removed only where no alternative options exist. Suitable compensatory planting provided as part of landscape scheme to offset tree removal proposed. No tree on public land are impacted as part of DA. Relevant Arboricultural information as noted within Appendix 18 submitted with DA.	Yes Yes Yes Yes

the information contained in Appendix 18 (P21DCP) is to be submitted. • Where trees proposed to be retained may be affected by the construction of new buildings and works of Classes 1 and 10, a Tree Protection Plan as per Appendix 19 (P21DCP) is to be submitted.	No Class 1 or 10 building proposed as part of DA.	N/A
B6 Access and Parking		
B6 Access and Parking		
B6.3 Off-Street Vehicle Parking Requirements		
For residential development (other than a dwelling house, dual occupancy, secondary dwellings, exhibition homes and rural workers' dwellings), secure bicycle storage facilities must be provided within the building at the rate of 1 bicycle rack per 3 dwellings.	**Number of dwellings proposed:** 34 **Number of bicycle racks required:**11 **Number of bicycle racks proposed:** 12	Yes
For Residential Flat Buildings, the following is to be provided: • At least two (2) car parking spaces per dwellings. • Accessible parking to be provided at a rate of 3% of required parking spaces (excluding Adaptable Housing. • Visitor parking to be provided at a rate of 1 space per 3 dwellings rounded up • Provision must be made for garbage collection, removalist vans and emergency services. • A vehicle wash bay is to be provided. Where there are dwellings with two (2) or more bedrooms in a development, tandem parking spaces may be permitted where all of the following criteria are met: • two (2) parking spaces have been allocated per two (2) or more bedroom apartments; • the proportion of tandem parking spaces does not exceed 10% of the total residential parking for two (2) or more bedroom units; and • it can be clearly demonstrated that vehicles parked are directly associated to a single dwelling/unit and that such vehicles do not restrict or impede the parking, manoeuvring or access of other vehicles; • parking spaces are to be located as close as possible to their respective dwelling; • rows of multiple garages and long driveways, particularly those that create a "gun barrel" effect are avoided; • visitor parking spaces are to be easily accessible and clearly marked "Visitor"; • for developments resulting in 10 or more dwellings, Control C1.18 Car/Vehicle/Boat Wash Bays also apply; and • Parking spaces for people with disabilities must be appropriately signposted and in accordance with Australian Standard AS/NZS 2890.6-2009: Parking Facilities – Part 6: Off-street Parking for People with Disabilities.	Compliance is demonstrated as follows: **Required number of resident car parking spaces:** 68 **Proposed number of resident car parking spaces:** 68 **Required number of visitor car parking spaces:** 12 **Proposed number of visitor car parking spaces:** 13 **Required number of accessible car parking spaces:** 6 **Proposed number of accessible car parking spaces:** 6	Yes

B8 – Site Works Management		
B8.1 Construction and Demolition - Excavation and Landfill		
Excavation and landfill on any site that includes the following: • 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, 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 Engineer with the detail design for the Construction Certificate.	Proposed works are subject to Councils geotechnical risk management policy, please refer to Geotechnical Investigation and associated forms by JK Geotechnics.	Yes
B8.2 Construction and Demolition - 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.	Sedimentation and Erosion control plan has been prepared.	Yes
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.	Sedimentation and Erosion control plan has been prepared to the requirement of the 'Blue Book'.	Yes
Appropriate devices are to be in place at all times to prevent the migration of sediment off the site.	Refer to the submitted sedimentation and Erosion control plan.	Yes
B8.3 Construction and Demolition - Waste Minimisation		
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.	Refer to the submitted Waste Management Plan.	Yes
B8.4 Construction and Demolition - Site Fencing and Security		
All sites are to be protected by site fencing for the duration of the works.	Refer to the submitted Waste Management Plan.	Yes
Where building construction is undertaken adjacent to the public domain, pedestrian and vehicular facilities are to be protected by a Hoarding in accordance with Section 126(1) of the *Roads Act 1993*.	Refer to the submitted Waste Management Plan.	Yes

B8.5 Construction and Demolition - Works in the Public Domain		
All works undertaken within the public road reserve must be protected in a manner to ensure pedestrian and vehicular safety at all times.	Noted.	Yes
All works undertaken on site or in the public road reserve must make provision for pedestrian and traffic flow and not adverse nuisance.	Noted.	Yes
All works undertaken on a site or in the public road reserve must make good any damage or disruption to the public infrastructure.	Noted.	Yes
B8.6 Construction and Demolition - Traffic Management Plan		
For all development where either excavated materials to be transported from the site or the importation of fill material to the site is 100m^3 or greater, a Construction Traffic Management Plan indicating truck movements, and truck routes is to be provided and approved by Council prior to the commencement of works.	The CTMP is unable to be provided at this time as a builder has not yet been selected and specific construction processes and traffic movements are unknown. It is accepted that such a document would need to be provided to Council's satisfaction prior to the issue of a Construction Certificate.	Yes
All transport works must not cause adverse disruption or nuisance to adjoining residences, businesses or the street system.	N/A.	
Section C – Development Type Controls		
C1 - Design Criteria for Residential Development		
C1.9 Adaptable Housing and Accessibility		
Adaptable Housing The design of residential development shall meet the criteria of Australian Standard AS 4299:1995 Adaptable Housing as follows: **Development** / **% of adaptable dwellings (rounded up)** / **Minimum class under AS 4299:1995** Residential Flat Buildings, / 20 / Silver level of liveable housing guidelines	Four (4) of the thirty-four proposed apartments are to be adaptable apartments, noting that the development would meet Silver level of the Liveable Housing Guidelines in accordance with the ADG (see ***Appendix B***).	Yes
C1.12 Waste and Recycling Facilities		
All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	A WMP (prepared by Dickens Solutions) has been submitted that would address all phases of the development. As indicated by the plans, waste storage facilities are to be located within the basement carpark; bins would be transferred via a dedicated lift to a temporary storage area for collection.	Yes

C1.13 Pollution Control		
Residential development must be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and/or land pollution.	The development has been designed to prevent any pollution or contamination of the surrounding area.	Yes
Developments must comply in all respects with the Protection of the Environment Operations Act 1997, and other relevant legislation.	Noted. The client would be accepting of a condition to ensure that all equipment on the site operates at levels that would satisfy relevant legislation and criteria.	Yes
C1.15 Storage Facilities Refer to the assessment of the ADG (see ***Appendix B***); storage in accordance with the ADG will be provided.		
C1.17 Swimming Pool Safety		
Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the Swimming Pools Act 1992 and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.	Able to comply and will be addressed at Construction Certificate stage.	Yes
C1.18 Car/Vehicle/Boat Wash Bays		
A designated wash bay is to be incorporated on the site where developments have more than ten units.	One (1) car wash bay will be provided within the basement.	Yes
The wash bay must be designed and constructed so as to not allow polluted waters to enter the stormwater drain and stormwaters do no enter the sewer.	Capable of compliance.	Yes
C6 - Design Criteria for Warriewood Valley		
C6.1 Integrated Water Cycle Management		
Water Management Report and Accompanying Plans The Water Management Report, submitted with the application, must demonstrate how the water cycle will be managed and integrated with the development. The Water Management Report is to be prepared by appropriately qualified professionals and certified by an experienced and qualified engineer specialising in hydraulics. It is to be in accordance with Council's Warriewood Valley Urban Land Release Water Management Specification (February 2001 as amended) and relevant legislation taking into account the Narrabeen Lagoon Flood Study (September 2013 as amended) and the Pittwater Overland Flow Flood Study (2013 as amended).	Refer to the Engineering Report submitted with this application. Both water quantity and quality management have been detailed.	Yes
Plans detailing the integrated water cycle management system recommended by the Water Management Report, including a plan detailing the quantum of pervious and impervious areas (refer to "Landscape Area" in Control C6.7) are to accompany the Water Management Report.	Refer to the water management plans submitted with this application.	Yes
Flooding The flood levels are to be determined as part of the Water Management Report. The information to be obtained includes:		

• the 50% Annual Exceedance Probability (AEP) flood levels with climate change impacts including sea level rise combined with increase rainfall volume;	Modelled as the 2 Year ARI event from the Narrabeen Lagoon Flood Study Climate change sensitivity test modelled using the 1% AEP +CC downstream boundary and 30% increase in rainfall volume (Figure D-1 of the submitted flood report).	
• the 20% AEP flood levels with climate change impacts including sea level rise combined with increase rainfall volume;	Modelled as the 20% AEP event from the Narrabeen Lagoon Flood Study Climate change sensitivity test modelled using the 1% AEP +CC downstream boundary and 30% increase in rainfall volume (Figure D-2 of the submitted flood report).	
• the 1% AEP flood levels with climate change impacts including sea level rise combined with increase rainfall volume;	Modelled as the 1% AEP event from the Narrabeen Lagoon Flood Study Climate change sensitivity test modelled using the 1% AEP +CC downstream boundary and 30% increase in rainfall volume (Figure D-3 of the submitted flood report).	
• the Flood Planning Level (FPL) - equal to the 1% AEP flood level plus freeboard (as defined within clause A1.9 of this DCP) with climate change impacts including sea level rise combined with increase rainfall volume;	FPL set as the modelled 1% AEP event + 0.5m Freeboard Climate change sensitivity test modelled using the 1% AEP +CC downstream boundary and 30% increase in rainfall volume.	
• the Probable Maximum Flood (PMF) level with climate change impacts including sea level rise combined with increase rainfall volume;	Modelled as the PMF event from the Narrabeen Lagoon Flood Study Climate change sensitivity test modelled using the 1% AEP +CC downstream boundary and 30% increase in rainfall volume (Figure D-4 of the submitted flood report).	
• the flow velocities for the 1% AEP flood and Probable Maximum Flood with climate change impacts including sea level rise combined with increase rainfall volume; and	Flow velocities modelled for a range of events based on the Narrabeen Lagoon Flood Study and presented as velocity vectors in the flood mapping figures. Flow velocities presented in Appendix A and B. Climate change impacts presented in Appendix D of the submitted flood report.	
• the Flood Category and Flood Hazard Classification as defined in clause A1.9 of this DCP with climate change impacts including sea level rise combined with increase rainfall volume.	Flood categorisation and flood hazard results produced using the 1% AEP results.	
• Flood Hazard is classified as either Low Hazard or High Hazard.	Flood categorisation and flood hazard mapping presented in Appendix A and B of the submitted flood report.	

Likely flood impacts from the development must also be assessed and where required, mitigated.	Flood modelling for a range of events shows no additional adverse flood level impacts on the subject and surrounding properties for any event up to the PMF event including climate change impacts.	
The Water Management Report must identify the minimum floor level requirements for development in accordance with the Flood Hazard and Flood Category applicable to the proposed land use specified in Flood Risk Management Policy	Minimum flood level requirements are obtained from the Flood Planning Level (FPL). The proposed development structure is located above the FPL and meet the requirements for development in accordance with the Flood Hazard and Flood Category.	
Creek line Corridor Creek line corridors in the Warriewood Valley Release Area are to be restored to a 'natural watercourse' that results in healthy ecosystems whilst maintaining their capacity for flood conveyance during high flows as stipulated in the Warriewood Valley Urban Land Release Water Management Specification (2001). The creek line corridors are intended to fulfil a multi-functional purpose, containing the pedestrian and cycle network.	All allotments are to be located outside of the 50m inline creek line, and will be retained as a flora and fauna habitat; no residential development is proposed within this area. An extension of the walk/cycle way will connect to the existing pathway on adjoining sites. Refer to the submitted landscape and engineering plans for further information.	
The 50 metre wide Inner Creek line Corridor (25m either side of the centreline of the creek), to be brought into public ownership, is a corridor that contains the creek, floodway and flora and fauna habitat. The Inner Creek line Corridor is to be designed and constructed to contain the 1% Annual Exceedance Probability (AEP) flow plus climate change. Detailed engineered plans are to be submitted with the application depicting the creek construction.	Public ownership requirements have been noted and the Inner Creek line Corridor has been designed and constructed to contain the 1% Annual Exceedance Probability (AEP) flow plus climate change.	Yes
The 25 metre Outer Creek line Corridor (commonly known as the 'private buffer strip') to be provided on each side of the Inner Creek line Corridor is to be retained in private ownership and is to perform the functions of part water quality control and a fauna/flora corridor (Lawson & Telaar, 1998). The private buffer strip is to be a multifunctional corridor, appear to be part of the public domain, and may contain: • the pedestrian path/cycleway sited above the 20% AEP flood level to reduce the incidence of flood damage to a manageable level and achieve a satisfactory safety level for regular use. The location of the pedestrian path/cycleway is variable to ensure connectivity with existing sections of the path and retention of vegetation. The alignment of pedestrian paths/cycleways and associated landscaping must provide adequate sightlines for cyclists; • water quality control ponds; • other water quality treatment measures; and/or • roads and other impervious areas traditionally sited in the public domain, for up to 25% of the outer Creekline Corridor area subject to merit assessment.	A 25m private buffer strip has been provided on the northern side of the Inner Creek Corridor which performs the functions of water quality control and a fauna/flora corridor. The corridor also contains part of the pedestrian path/cycleway which connects to the existing pathway network to the east and west of the site and enables the retention of existing important vegetation.	Yes

Any part of residential lots, dwellings, garages, fences and other vertical built structures are not permitted within the 25 metre wide Outer Creekline Corridor.	No part of the residential developments and structures are proposed within the outer creek line corridor.	Yes
A landscape plan for the Inner and Outer Creekline Corridors is to be prepared and submitted with the application. Extensive stands of Casuarina glauca, groves of Eucalyptus Robusta with other native feature trees, an indigenous understorey and ground covers are to comprise a minimum of 75% of the total creek line corridor area. Native groundcovers should be used as an alternative to lawn.	Refer to the landscape plan that forms part of the application package which details landscape treatment of creekline corridors.	Yes
Stormwater Drainage Management The design of the stormwater management system (quantity and quality) is to be included in the integrated water cycle management scheme for the development.	Refer to the Engineering Report submitted with this application. Both water quantity and quality management have been detailed.	Yes
A piped stormwater drainage system network is to be designed for a 5% AEP flood event including climate change impacts. A failsafe flood overflow system for flood events greater than a 5% AEP flood is to be provided and managed. Appropriate system blockages are to be included in the stormwater drainage system design.	Refer to the Engineering Report submitted with this application. Both water quantity and quality management have been detailed.	Yes
The stormwater pipe drainage system network is to include private inter-allotment drainage systems that are to be connected to the public drainage system. Stormwater drainage easements will be required over all inter-allotment drainage systems and where a public stormwater drainage system traverses private property. The required easements are to be shown on the Plan of Subdivision.	Refer to the Engineering Report submitted with this application. Both water quantity and quality management have been detailed.	Yes
<u>Water Quality Management, Assessment and Monitoring</u> All development stages are to meet or exceed the water quality acceptance criteria within the Warriewood Valley Urban Land Release Water Management Specification (2001) for site discharges. Validation of the acceptance criteria is required by water and sediment quality monitoring and reporting. Sediment and pollution control facilities are to be designed, installed and maintained so that upon completion of construction the facilities will prevent, discourage and intercept accidental and deliberate discharge of harmful substances in Warriewood Valley waterways.	Refer to the Engineering Report submitted with this application. Both water quantity and quality management have been detailed.	Yes
Groundwater The Water Management Report must identify the depth of the groundwater table. If groundwater is to be managed as a result of excavation/basements/stormwater or flood mitigation measures on the proposed development, the groundwater management measures are to be detailed in the report.	Preliminary testing indicates that the development is unlikely to intercept groundwater; nonetheless, the DA been lodged as integrated development pursuant to Section 91 of the *Water Management Act 2000*, and concurrence is sought from DPI&E). Refer to the	

	documentation prepared by NG Child and Associates for further information.	
C6.2 Natural Environment and Landscaping Principles		
Integration with Creekline Corridor and the Public Domain For land adjoining creek line corridors, buffer strips and reserves, preference should be given to local species identified as food sources for native fauna. Refer to the species lists contained in the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain).	Locally indigenous species have been specifically selected from the Warriewood Valley Landscape Masterplan and Design Guidelines.	Yes
If the development site contains a section of Creekline Corridor, a landscape plan for the Creekline Corridor must be prepared. Details are to include:		
• the creek and floodway, particularly the Inner Creekline Corridor, being designed and constructed to contain the 1% Annual Exceedance Probability (AEP) flow;	The creek and floodway have been designed and constructed to contain the 1% Annual Exceedance Probability (AEP) flow.	Yes
• a planting schedule (location, density and plant selection) to facilitate flora and fauna habitat;	Planting schedule provided for creekline corridor which incorporates recommendations of the Flora and Fauna Assessments.	Yes
• the location of the pedestrian path/cycleway within the Outer Creekline Corridor, where practicable, and above the 20% AEP flood level;	The location of the pedestrian path/cycleway within the creekline corridor has been shown and is in accordance with Council's desired location/alignment.	Yes
• if relevant, the location of any water quality control ponds and other water quality treatment measures;	No waterway control ponds proposed.	N/A
• extensive stands of Casuarina glauca, and groves of Eucalyptus Robusta with other native feature trees, indigenous understorey and ground covers, which are to comprise a minimum of 75% of the total creek line corridor area;	Existing stands of *Casuarina glauca* and *Eucalyptus robusta* to be maintained and supplemented by additional locally indigenous species through the creekline corridor.	Yes
• creek line interface such as details of boulder retaining walls instead of sheer block walls or steep batters; and	Existing creekline interface to be maintained as existing.	Yes
• the landscaping treatment of the 25 metre wide Outer Creekline Corridor to appear as part of the public domain.	Landscaping within the 25m wide outer creekline corridor presents as part of the public domain area.	Yes
The alignments of pedestrian paths/cycleways and associated landscaping must provide adequate sightlines for cyclists.	The alignment of the pedestrian path/cycleway is in accordance with Council's desired location/alignment and allows clear sightlines for pedestrians and cyclists.	Yes
Any part of residential lots, dwellings, garages, fences and other vertical built structures (wholly or in part) must not encroach into the 25 metre wide Outer Creekline Corridor.	No residential lots, dwellings, garages, fences and other vertical built structures encroach the 25-metre-wide Outer Creekline Corridor.	Yes
Landscaping of existing and proposed Public Road Reserves Planting within the existing or proposed public road reserve is to be in accordance with the Warriewood Valley Landscape		

Masterplan and Design Guidelines (Public Domain) and the following: • street trees planted within the road verge placed at 6-12 metre intervals, dependent on the plants location and species; • species selected in accordance with the species list in the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain); • species selected must not interfere with existing or proposed power lines; • street trees 35-500 litre in size dependent of species and plant location; • street trees planted so as not to obstruct the free passage of pedestrians along the road verge or the future construction of a 1.5 metre footpath where none currently exists; • where possible, all existing trees over 3 metres in height are to be retained within the road reserve areas, with consideration to health and condition. Such trees are to be protected through perimeter 1.8 metre high temporary fencing during the construction of works; and • grassed areas are to be turfed with couch species (weed free) to a maximum 4% grade.	 Street trees provided along Lorikeet Grove planted at 10m intervals. All species selected have been chosen from Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain); Species selected include mature dimensions that will not interfere with any powerlines. Street trees have been specified at 75L pot size. Street trees will not impede or obstruct the free passage of pedestrians along the roadway verge. No existing trees within Lorikeet Grove capable of retention. Areas of turf within the roadway verge do not exceed 4% grade.	Yes Yes Yes Yes Yes Yes Yes
Landscaped Area A landscape plan documenting the proposed landscape treatment and planting species as selected from the Warriewood Valley Release Area Landscape Masterplan and Design Guidelines (Public Domain) (as amended), is to be submitted with the Development Application.	Detailed Landscape plans have been submitted with the DA with species specifically selected from Warriewood Valley Release Area Landscape Masterplan and Design Guidelines (Public Domain).	Yes
Due to the smaller lot sizes anticipated in Warriewood Valley and the resultant smaller dimensions of landscaped area, areas intended for landscaping should be predominately areas of deep soil. Minor overhangs and protrusions such as Juliette balconies will be considered on merit. Planter boxes and rooftop gardens are not considered to be areas of deep soil.	All areas of landscaping have been provided as deep soil with the exception of some small raised planters required above the basement necessary to achieve adequate soil depth/volume for installation of soft landscaping.	Yes
C6.3 Ecologically Sustainable Development, Safety and Social Inclusion		
Designing for ESD Development should be designed and located with consideration to orientation, ventilation, topography, vegetation, microclimate, adjoining development and landscape, that incorporates: • passive solar building design; • a reduction in greenhouse gas emissions; • opportunities to monitor consumption performance, for example through the installation of SMART metering; • safe connections to the existing pedestrian/cycleway networks and public transport routes; and • principles of Universal Design.	The RFBs have been designed to provide passive solar design and natural ventilation. The orientation of the Torrens allotments would enable future developments on those sites to incorporate such measures.	Yes

Sub-metering of building services to enable individual tenancies to facilitate individual monitoring of consumption performance is required.		
Integration of CPTED Development is designed to incorporate the following CPTED principles: • Natural Surveillance • Access Control • Territorial Reinforcement • Space Management	CPTED provisions have been incorporated, noting secure access provisions that would be provided for all apartments and basement parking areas, and that all communal areas are capable of being observed from the apartments.	Yes
Universal Design and Adaptive Reuse The principles of Universal Design must be integrated into new developments and the urban spaces surrounding, ensuring access and utility for people.	Universal design measures are adopted into the development.	Yes
Developments and the public domain, must comply with Australian Standard AS 1428:2009.1: Design for access and mobility – General requirements for access – New building work.	To comply; refer to the submitted plans for further information.	Yes
Developments should be designed and constructed to serve beyond its initial/first use to ensure that building stock is durable and capable of adaptability in the future. The 'whole of development' approach needs to consider the design, construction and materials selection at the outset to encourage adaptability and accessibility and, in turn, maximise the longevity of building stock.	Noted and applied	Yes
Dwellings should be flexible in their design to facilitate 'ageing in place' and change in lifecycle/circumstance. Control C1.9 prescribes the circumstances when dwellings are to be designed to facilitate adaptable housing in accordance with Australian Standard AS4299-1995: Adaptable Housing.	Noted and applied; four adaptable apartments are proposed.	Yes
Residential accommodation in mixed use, shop top housing, residential flat buildings and multi dwelling housing developments require the provision of adequate communal open spaces to facilitate opportunities for: • its residents to meet informally; and • casual/passive surveillance onto these spaces.	Not applicable.	N/A
The design and location of the communal open space areas must consider the likely noise impacts generated from these areas.	Noted. The communal open space is centrally located and would therefore minimise impacts to surrounding areas. Use of the swimming pool will be restricted to hours to ensure that there is minimal disturbance to RFB residents.	Yes
C6.4 The Road System and Pedestrian and Cyclist Network		
The Road System A traffic analysis report and road plans and sections for the Sector, buffer area or development site, demonstrating that the outcomes within this control will be achieved, must be	A traffic analysis is presented through the contents of this report by a suitably qualified professional.	Yes

prepared by a suitably qualified professional and submitted with the application. The road plans must comply with the relevant specifications and cross sections in Council's Warriewood Valley Roads Masterplan.		
Council shall not grant consent to development on land adjoining Pittwater Road or Mona Vale Road if the development proposes vehicular access to Pittwater or Mona Vale Roads.	N/A	N/A
The design and construction of the road and pedestrian network shall, regardless of the form of subdivision and future ownership of the road(s), provide full pedestrian and vehicular access and on-street parking and function as a public road network.	Full pedestrian and vehicular access is provided to each lot. On-street parking provision is not affected on Lorikeet Grove as it is a local road which does not require a separate on-street parking lane. Loss of on-street parking provision on Warriewood Road (north of Macpherson Street) will be minimised as much as possible. The four (4) adjoining lots will have two (2) adjacent driveways which will ensure maximum on-street parking opportunities for the public.	Yes
<u>Design Requirements</u> A single access point to each sector, buffer area or development site serviced by a roundabout or other on-street traffic management facilities (if necessary) is to be provided with vehicular access to individual lots within the subdivision being from internal roads within that subdivision. Internal roads linking separate existing sites are to be provided.	A single access point has been provided to the proposed development. Single access points to each of the separate lots will be proposed in the future. Access driveways located on Lorikeet Grove links the subject site to Warriewood Road (a local collector road) through Pheasant Place and Bubalo Street.	Yes
The street pattern must provide direct, safe, and convenient pedestrian and cyclist access from housing and employment areas to public transport stops and to areas of open space, services and other facilities. Connectivity within the sector, buffer area or development site is required to ensure the majority of dwellings are within walking distance to bus stops.	Not within the scope of this assessment	N/A
The street layout and design is to consider opportunities for the retention of existing significant trees within the road reserve where possible. Trees may be incorporated with small, informal spaces that provide opportunities for 'greening of the street'.	Not within the scope of this assessment	N/A
All roads in Warriewood Valley must be designed with traffic calming devices to lower vehicle speeds, which may incorporate pavement treatment and enhanced landscaping.	Traffic calming devices will not be required at Lorikeet Grove as it is not an arterial or subarterial road. It is a local	N/A

The provision of safe crossing areas is required. All roads and any traffic calming devices in Macpherson Street, Warriewood Road, Ponderosa Parade, Garden Street and Boondah Road must be able to cater for ultra-low floor articulated buses. The road system is to cater for adequate vehicular access for waste removal services.	road which will not carry a large number of vehicles. The four (4) lots with the adjacent driveways on Warriewood Road (north of Machperson Street) will not require traffic calming devices. As only one (1) dwelling house is proposed on each of the four (4) lots, there will be a low number of trips entering and exiting Warriewood Road which will ensure minimal traffic impacts.	
Driveway locations on Sub-arterial Roads, Collector, Local and Access Streets are to consider the impact on street trees and on street parking opportunities.	No on-street parking opportunities will be lost on Lorikeet Grove due to the proposed driveway locations. Loss of on-street parking provision on Warriewood Road (north of Macpherson Street) will be minimised as much as possible. The four (4) adjoining lots will have two (2) adjacent driveways which will ensure maximum on-street parking opportunities for the public.	Yes
Subdivision adjoining an existing public road Where the subdivision adjoins an existing public road reserve, plans are to be submitted for the intersection treatment to the public road reserve and any works within the public road reserve including road pavement, vertical kerb and gutter, footpaths and cycleways (minimum 1.5m wide footpath or a minimum 2.1m wide where a cycleway is required).	Complies.	
All works associated with the intersection treatment (except those identified under the Warriewood Valley Section 94 Development Contributions Plan as amended) and any works within the public road reserve are to be carried out at full cost to the developer.	Noted.	
Pedestrian and Cyclist Network A pedestrian and cyclist network is to be provided in accordance with the Warriewood Valley Landscape Masterplan & Design Guidelines (Public Domain). The pedestrian/cycleway link should be located off road, where practical. Where a pedestrian/cycleway link is located in: • a public reserve, the minimum width is 2.5 metres; and • the road verge adjacent to the road carriageway, the minimum width is 2.1 metres.	The location of the pedestrian path/cycleway within the creekline corridor has been shown on the submitted landscape plans and is in accordance with Council's desired location/alignment and minimum widths.	Yes
The location of the pedestrian path/cycleway is variable within the creek line corridor to ensure connectivity with existing sections of the path and facilitate retention of vegetation so long as the pedestrian path/cycleway is sited above the 20%	The path of the cycleway varies to connect to that on surrounding sites.	Yes

AEP flood level to reduce the incidence of flood damage to a manageable level and achieve a satisfactory safety level for regular use. The alignment of the pedestrian/cycleway network must provide adequate sightlines for cyclists.		
Where a pedestrian/cyclist link is identified within or adjoining a sector, buffer area or development site, the applicant is to identify on their development drawings the location for this infrastructure.	Refer to the submitted plans.	Yes
The pedestrian/cycleway network must be accompanied by appropriate landscaping and vegetation. Details of the proposed landscaping and vegetation must accompany any development application.	Refer to the submitted plans.	Yes
Approval for works on the public road reserve under Section 138 of the Roads Act 1993 Any new road, regardless of ownership, connecting to the existing public road network, will require separate approval from Pittwater Council as the Roads Authority under the *Roads Act 1993*.	Noted; such approval will be sought at the Construction Certificate stage.	Yes
Access Driveways Driveways shall be designed and constructed to: • provide safe access and reduce the impacts of stormwater run-off to any public land; • the minimum practical pavement width needed to facilitate access and turning movements; and • minimise the area of impervious pavement within the land. The cost for Access Driveways construction and maintenance and adjustment of any utility service is the responsibility of the Applicant.	Complies in terms of safe access. Complies. Complies.	Yes
<u>Access Driveway Location</u> Access Driveways shall be designed and located to provide adequate sight distance to maximise pedestrian and vehicular safety as follows: • minimum clear distance along the road frontage edge of kerb of 50 metres for 40 and 50 km/h 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.	Complies. Complies.	Yes
Ancillary structures within the public road reserve may be considered where the intended purpose is to structurally support the access driveway only however, encroachment into the road reserve is to be minimised. Suspended driveways must not use the existing road structure for support.	N/A	N/A

<u>Access Driveway design, widths and profiles</u> The maximum width of an Access Driveway for dwelling houses, dual occupancies and secondary dwellings shall be as follows: <table><tr><td>Building line to boundary</td><td>Minimum Width at Boundary</td><td>Width at kerb</td></tr><tr><td>Nil to 3.5m</td><td>3m</td><td>Width at boundary plus 0.5m</td></tr><tr><td>Greater than 3.5m to 6.5m</td><td>4m</td><td>4.5m</td></tr></table>	Complies with AS/NZS 2890.1:2004 and AS 2890.2-2018	Yes
Access Driveway profiles shall conform to the profiles as illustrated in Appendix 10 - Driveway Profiles. The Access Driveway is to be structurally adequate for its intended use. All structural elements within the road reserve must be certified by a Structural Engineer. In addition, where the land is identified on the Landslip Hazard Map, the design of all structural elements must satisfy the Landslip Hazard Controls.	Complies with AS/NZS 2890.1:2004 and AS 2890.2-2018	Yes
Access Driveways are to be in accordance with: • 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.	Access driveways will be constructed in accordance with all relevant standards.	Yes
Turning movements are to be in accordance with the turning paths for a B85 vehicle (Australian Standard AS/NZS 2890.1-2004: Parking Facilities - Part 1: Off-Street Car Parking).	Complies with AS/NZS 2890.1:2004	Yes
Provision is to be made for vehicles to enter and leave the site in a forward direction, where: • the internal driveway grade exceeds 1:4 (V:H); • the land abuts a roadway subject to high pedestrian use (e.g. School, Commercial Centre); and/or • driveways are more than 30m in length. Access Driveways are to match in with 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.	Complies. Complies. Complies.	Yes
<u>Access Driveway Construction and Finishes</u> All Access Driveways shall be constructed with an impervious pavement and gutter crossing construction.	Proposed and capable of compliance at the Construction Certification stage.	Yes
Gutter crossings are to be in plain concrete.	Proposed and capable of compliance at the Construction Certification stage.	Yes
Access Driveways are to be either in plain concrete or a cosmetic finish consisting of concrete, asphaltic concrete or paver construction in dark earthy tones, (Cosmetic Access Driveways on a public road reserve are subject to a Deed of Agreement releasing Council in respect to liability and damage to the driveway by any means).	Proposed and capable of compliance at the Construction Certification stage.	Yes

Where retaining walls and structures are visible from a public place, preference is given to the use of textured finishes of dark earthy tones or sandstone-like finishes.	Capable of compliance at the Construction Certification stage.	Yes
C6.5 Utilities, Services and Infrastructure Provision		
New development including the creation of new allotments is to be fully serviced by electricity, reticulated water and sewer, gas and communications.	The site is already serviced by all necessary infrastructure, and would be provided to all allotments and dwellings within the development.	Yes
All services, including telecommunications and cable television, are to be provided underground, within the road reserve (proposed and/or existing) and on the development site itself including lots being created by the subdivision. The undergrounding of the services is at the full cost to the developer.	Underground of infrastructure within the Warriewood Road road reserve is proposed.	Yes
Common trenching of services is encouraged, and consideration must be given to the location of underground services and landscape planting.	Common trenching is proposed where necessary.	Yes
All development is to be designed and constructed to allow internal access for telecommunications, intelligent lighting and home automation facilities from underground street electrical and telecommunications cabling without costly retro-fitting. Buildings are to be designed to enable sufficient riser capacity and sufficient space within ceilings to permit connection to a central point for communications wiring for televisions, telephones, satellite, computers and burglar alarms. Consideration should be given to the provision of a "patch panel" in dwellings. This is a central point for communications wiring with conduits to various points such as living rooms and bedrooms.	To comply where required.	Yes
Infrastructure integral to the development must take into consideration that the water management facilities and the internal road network are likely to remain in private ownership, including access arrangements and lifecycle costs associated with the maintenance and management of the infrastructure.	Noted and factored into the water management facilities.	Yes
Infrastructure required for the development not listed in the Warriewood Valley Section 94 Plan, is to be provided by the proponent and will not be subject to credit against the developer contributions payable to Council. This includes works within Council's (existing or proposed) public road reserve.	Noted.	Yes
C6.6 Interface to Warriewood Wetlands or non-residential and commercial/industrial development		
Development adjoining Warriewood Wetlands A minimum setback of 15 metres (buffer strip) is to be provided between any development and the Warriewood Wetlands.	Development does not adjoin Warriewood Wetlands.	N/A

Landscaping is to be in accordance with the requirements specified in this control.	Development does not adjoin Warriewood Wetlands.	N/A
Landscape treatment of the Buffer Strip The buffer strips are to be extensively landscaped and where possible should incorporate: • landscaped mounds with mass plantings of native trees and shrubs in suitable locations; • planting should consist of a framework of locally indigenous canopy trees with native shrubs and groundcovers; • native groundcovers should be used as an alternative to lawn; and • the buffer strips are to contain pedestrian/cycleway paths, with vandal-resistant solar lighting which allow for casual surveillance of the path from adjacent buildings.	Development does not adjoin Warriewood Wetlands.	N/A
A landscape plan for the buffer strip documenting the proposed landscape treatment and planting species as selected from the Warriewood Valley Release Area Landscape Masterplan and Design Guidelines (Public Domain) as amended, is to be submitted with the Development Application.	Development does not adjoin Warriewood Wetlands.	N/A
C6.7 Landscape Area (Sector, Buffer Area or Development Site)		
Where a sector, buffer area or development site has a frontage to a creek, a minimum 35% of the site area is to be landscaped area.	Landscaped area >35% provided.	Yes
The minimum landscaped area directly impacts on site storage requirements for the overall water cycle management of a sector, buffer area or development site based on the Warriewood Valley Urban Land Release Water Management Specification (2001). This policy assumes 50% impervious area for a sector, buffer area or development site, therefore the Water Management Cycle model must account for the quantum of built upon area. Where the proposal's impervious area exceeds 50%, a reassessment of the site storage requirements should be undertaken and measures to address the difference must be clearly outlined.	Impervious area >50% provided.	Yes
Landscaped areas are to be predominately areas of deep soil to allow the infiltration of rain water to the water table to reduce stormwater runoff, promote the healthy growth of large trees with large canopies and protect existing mature trees. Deep soil areas are areas of soil unobstructed by buildings or structures above or below the ground. The location of deep soil areas should, where possible, facilitate the retention of existing trees and vegetation.	Landscaped areas are predominantly deep soil with the exception of some small raised planters required above the basement necessary to achieve adequate soil depth/volume for installation of soft landscaping.	Yes
C6.8 Residential Development Subdivision Principles		
Lots should be rectangular. Where lots are irregular in shape, they are to be large enough and orientated appropriately to enable a future dwelling to meet the controls in this DCP.	Except from angled front boundaries all Torrens Lots are to be regularly shaped. The orientation, area and dimensions of	Yes

	those lots would enable future development to be in accordance with Council requirements.	
In instances where the permitted maximum dwelling yield for the sector, buffer area or development site is to be achieved, the retention of existing dwellings on large lots greater than 500m², particularly along Warriewood Road, is not desired as it is not in keeping with the desired future character and limits the ability to achieve the adopted density. Lots suitable for housing typologies that reflect the streetscape character of existing housing on the opposite side of Warriewood Road, for example dual occupancies (attached or detached), should be sited fronting Warriewood Road.	Existing dwellings are to be demolished; approval will be sought by a separate consent.	Yes
Lots less than 225m² in size or less than 9m wide are to be rear loaded, except where it can be demonstrated that: • rear access is not practical due to the size or shape of the development site; or • there will be no adverse impact on streetscape amenity and on-street parking.	Not proposed.	N/A
The minimum width of a rear loaded lot is to be 4.5 metres.	Not applicable.	N/A
Where dwellings front two roads, dwellings are to present to the higher street classification and are to reflect the streetscape character of the higher street classification. Appropriate presentation to the higher street classification is to include a front door, front entry articulation such as a porch, letterbox and direct pedestrian access to the higher street classification from the dwelling. A front building setback is also applicable.	No corner allotments are proposed.	N/A
Subdivision of existing small and narrow lots Due to the dimensions and size of some sectors, buffer areas and development sites in Warriewood Valley, it may be difficult to achieve quality urban design outcomes and a mix of dwelling types. Narrow lots with single street frontages, in particular, are also likely to have difficulty in achieving access without compromising lot depth.	The three buffer zones are to be amalgamated to provide a combined frontage of 83.78 metres.	Yes
Through site amalgamations however there may be opportunities to reduce unnecessary road duplication and deliver better quality urban design outcomes.	As above.	Yes
Sectors, buffer areas and development sites with an effective lot width less than 60 metres should ideally pursue opportunities for site amalgamation to facilitate orderly planning and development outcomes and the efficient use of land.	As above.	Yes
Lot Diversity Requirements A range of residential lot types (varying in area, frontage, depth and access) should be provided to ensure a mix of housing types and dwelling sizes.	All residential allotments proposed different areas and dimensions.	Yes

With the exception of development applications for an Integrated Housing development (refer to control C6.9 Residential Land Subdivision Approval Requirements) not more than 40% of the lots created through a subdivision proposal may be of the same lot type. Every development application for subdivision must be accompanied by a Lot Mix table showing the lot types, number and percentage of the overall total. If the application is to be staged and a single stage does not demonstrate that not more than 40% of the lots are the same lot type, an indicative plan of the remaining lot types proposed under the remaining stages is to be submitted, indicating compliance with the above.	The proposal is a mix of integrated housing and undeveloped allotments. As indicated above, the 11 proposed Torrens allotments are to contain different areas and dimensions to facilitate a range of dwelling designs and sizes.	Yes
Lot type is determined by lot width. Lot width is measured from one side boundary to the other at the primary street front building line not including access handles. Lots of different lot types must have to have a difference in their lot widths of at least 2 metres.	Noted. Proposed lot widths are to vary between 9 and 21.85 metres.	Yes
Not more than 20% of any block length is to be of front loaded lots less than 9 metres wide to avoid the streetscape being visually dominated by garages and to reasonably optimise on street parking opportunities.	Not proposed.	
Titling arrangements The design of the subdivision must consider the future ownership, access and management of the internal road network, water management facilities and any other infrastructure associated with the development that, in turn, informs the form/type of subdivision proposed.	As indicated above, the super lot is to be strata subdivided while the standalone allotments are to be Torrens Titled.	Yes
Details of proposed requirements for services and infrastructure, including garbage collection and emergency services, access and maintenance necessary for the subdivision to function are to accompany the development application.	Documentation showing access and waste collection considerations have been submitted with this DA package.	Yes
Additional requirements for specific development types Residential Flat Buildings and Multi-dwelling housing The minimum dimensions of a lot proposed to contain a residential flat building (but not multi dwelling housing) is 30 metres in any direction. Residential Flat Buildings and Multi Dwelling Housing developments with 10 or more dwellings are to provide at least: • 10% studio apartments/units; • 10% 1 bedroom apartments/units; and • 10% 2 bedroom apartments/units.	 The site would provide minimum 75.76m dimensions. 34 dwellings are proposed. 20 (i.e. 59%) apartments would contain four bedrooms and 14 (i.e. 41%) would contain three bedrooms. It should be noted that the proposed RFBs are not 'traditional' type flat building, in that two of the three storeys contain two-storey terrace style apartments (as opposed to a	 Yes No

development containing a range of smaller apartments).

It is intended that the overall subdivision (i.e. both the RFBs and future allotments on the Torrens lots) would provide family dwellings in a range of configurations as follows:

- Detached dwellings (i.e. on the Torrens lots),
- Terrace-style dwellings, and
- Apartments.

Such family living arrangements are reflected by the large size of the terrace dwellings and the oversized private open space areas. Such development is also unique within this area, noting that other subdivisions within the release area north of Narrabeen Creek contain development that consists predominately of attached/detached dwelling houses and RFBs.

The development would subsequently provide additional housing choice to families moving to the area. Further, it should be noted that other approved RFB developments within release areas north of Narrabeen Creek have already provided a substantial number of one and two-bedroom apartments as follows, examples include:

- DA2018/0607, which included 2 x 1-bedroom apartments and 8 x 2-bedroom apartments, and
- DA2018/1826, which included 4 x 1-bedroom apartments and 22 x 2-bedroom apartments.

There are subsequently a large number of smaller apartments which would cater to the demand of smaller households.

It should be noted that other developments both approved and under construction within the surrounding area would also provide a large number of one-and-two bedroom being provided in other developments within the surrounding area.

With regard to the above, and noting that the relevant outcomes of the controls would be satisfied, the variation is

	considered to have merit and is worthy of support.	
C6.9 Residential Land Subdivision Approval Requirements In the context of the DCP, the proposal would form integrated development, in that it proposes residential development on some of the allotments. The submitted documentation is in accordance with the 'Pathway 2' controls where relevant, and would subsequently satisfy the provisions within this section of the DCP.		
C6.10 Additional Specifications for development of Buffer Area 1a to 1m		
Subdivision and lot layout Individual buffer sectors with effective lot widths less than 60 metres should pursue opportunities for amalgamation to facilitate orderly planning and development outcomes and the efficient use of land. The Indicative Layout Plan included further in this control identifies Council's preferred site amalgamations.	The three allotments are to be amalgamated to provide a combined frontage of 83.78 metres. The lots to be amalgamated are dictated by development of adjoining allotments to the east and west of the site.	Yes
Denser housing typologies, including Residential Flat Buildings and Multi Dwelling Housing, should be located on the north eastern side of Lorikeet Grove, in close proximity to the creek line corridor.	The RFBs are to be located on the northern side of Lorikeet Grove. These buildings would not adjoin Lorikeet Grove and would be centrally located within the proposed super lot. Whilst the RFBs would not directly adjoin the road reserve, apartment at the southern end of both buildings would be capable of observing the road approach to the super lot and associated communal area, while dwellings on Torrens Lots to the south of the RFBs would be capable of overlooking the Lorikeet Grove road reserve.	Yes
Where it is not possible to align Lorikeet Grove directly along the creek line corridor, Residential Flat Buildings and Multi Dwelling Housing products should be proposed adjoining these areas which will facilitate casual surveillance.	See above.	Yes
Lots suitable for housing typologies that reflect the streetscape character of existing housing on the opposite side of Warriewood Road, for example dual occupancies (attached or detached), should be sited fronting Warriewood Road. The retention of existing dwellings on lots greater than 500m² in size along Warriewood Road is not desired as it is not in keeping with the future desired character and limits the ability to achieve the adopted density.	Large (i.e. 609m^2) Torrens Lots capable of accommodating large detached dwellings would be located adjacent to Warriewood Road. Such lot typologies would reflect that of existing development on both sides of Warriewood Road.	Yes
<u>Access Arrangements</u> Lorikeet Grove extension is to traverse Buffer Areas 1a to 1l, and be: • designed and constructed as a Local Road under the Warriewood Valley Roads Masterplan and comply with the specifications and cross section; and • generally in accordance with the alignment of Lorikeet Grove on the Indicative Layout Plan below.	Noted and applied. The layout of the road corridor is dictated by the road extensions on both adjoining allotments	Yes

A maximum of two new public roads are to directly connect to Warriewood Road and Lorikeet Grove. Each new connection road is to comply with the specifications and cross section for a Local Road under the Warriewood Valley Roads Masterplan, as amended. One road connection is to be located across the boundaries of Buffer 1g, 1h and 1i. The second road connection is to be located within Buffer 1l, adjacent to Hill Street. The traffic management device for both proposed road intersections with Warriewood Road is to be in accordance with the Indicative Layout Plan contained further within this control.	The proposal is not consistent with the indicative layout plan, in that a roadway connecting Warriewood Road to Lorikeet Grove would not be located within the boundaries of the subject site. It should however be noted that the indicative road layout envisions the amalgamation of 41, 43, 54 and 49 Warriewood Road, and 41 Warriewood Road has already been separately developed. The constructed subdivisions approved at 25, 41 and 85 Warriewood Road have all included the construction of full/half width roads; three roads connecting Warriewood Road and Lorikeet Grove have therefore already been constructed. If the construction of an additional (i.e. fourth) through-road within the subject site were proposed, it would create a second full-width road intersection within a 120-metre section of Warriewood Road. It is therefore submitted that the proposed layout is suitable for both the proposed subdivision and the locality more broadly, and is supported by the traffic assessment submitted as part of this application.	Yes
The number of driveways along Warriewood Road is to be minimised. This can be achieved through shared driveways for dwellings that front Warriewood Road.	Two (2) adjacent driveways have been proposed for the four (4) lots with a frontage to Warriewood Road	Yes
All other access roads within Buffer Areas 1a to 1l 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.	The subject site is within buffer area 1g. Traffic calming devices will not be required at Lorikeet Grove as it is not an arterial or subarterial road. It is a local road which will not carry a large number of vehicles. The adjacent driveways with a frontage to Warriewood Road (north of Machperson Street) will not require separate traffic calming devices. As only one (1) dwelling house is proposed on each of the four (4) lots, there will be a low number of trips entering and exiting Warriewood Road which will not result in any discernible traffic impacts.	Yes

No new vehicular access including driveways, is permitted onto Macpherson Street to ensure a safe approach to the bridge across Narrabeen Creek.	Not applicable.	N/A
A traffic analysis report will need to accompany any subdivision Development Application, taking into account the new East-West connection of Lorikeet Grove, and if applicable, the new North-South connections with Warriewood Road. Where the access arrangements have not been constructed in a timely manner, the construction of temporary roads may be permitted to enable the isolated property to develop ahead of the required roads being constructed. This will be assessed on a merit basis.	A traffic and parking analysis is provided through the contents of this report. The subject site will be accessed through Lorikeet Grove which links the site to Warriewood Road (a local collector road and sub-arterial road) through Pheasant Place and Bubalo Street. The construction of temporary roads may be required if Lorikeet Grove is not constructed before the proposed development.	Yes
Location of Pedestrian and Cycleway Network The alignment of the pedestrian and cycleway network is to be generally in accordance with the Indicative Layout Plan below.	The location of the pedestrian path/cycleway within the creekline corridor has been shown on the submitted landscape plans and is in accordance with Council's desired location/alignment and minimum widths.	Yes
Section D – Locality Specific Development Controls **D16 – Warriewood Valley Locality**		
D16.1 Character as viewed from a public place		
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 creek line corridor, parks and reserves.	Noted.	-
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.	The RFBs will contain a variety of finishes, textures and high levels of articulation. Whilst consistent with build element controls, it is worth noting that the RFBs will likely be heavily screened from the public domain by development on surrounding allotments.	Yes
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: • 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.	The RFBs do not directly address the public domain, however the ends of both buildings will contain contrasting finishes and architectural treatments.	Yes

Clear visual connection must be achieved between the public place and the front setback/front façade of the building.	Clear visual connection from the public domain is provided.	Yes
Walls without articulation shall not have a length greater than 8 metres to any street frontage.	No unarticulated elements longer than 8 metres proposed.	Yes
The bulk and scale of buildings must be minimised.	The RFBs have been designed to comply with height, bulk and scale metrics when measured from finished ground levels.	Yes
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.	Complies; refer to the landscape plans accompanying this application.	Yes
Concealment of building plant or communications equipment, services and servicing areas General service facilities must be located underground or suitably concealed.	Services are to be located underground.	Yes
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.	To comply.	Yes
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.	As indicated with the accompanying clause 4.6 variation request (see ***Appendix A***), the lift overruns would protrude the roofs, however they would be centrally located with the building and are lower than the adjacent 'steps' in the roof. The overruns would therefore not be visible from the public domain. All other plant equipment is to be internalised.	Yes
Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened from public view.	To comply.	Yes
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.	Temporary bin storage/collection areas would be located between the southern end of Block D and the southern boundary of the super lot, and as such would be screened from the public domain.	Yes
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.	The temporary storage area will have no impact on the amenity of surrounding areas.	Yes

Parking structures presentation Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place.	All parking areas to be located within the basement.	Yes
16.5 Landscaped Area for Newly Created Individual Allotments		
Minimum Landscaped Area Requirements The total landscaped area on individual allotments is to be in accordance with the following requirements: **Residential Development** / **Minimum of site area (%)** / **Minimum dimensions (m)** Residential Flat building / 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	**Superlot area:** 7,004m^2 **Required landscape area:** 25%, or 1,751m^2 **Proposed landscape area:** 1632.1m^2 (24%), inclusive of minimum areas. The development would propose a small (i.e. 4%) variation to minimum landscaped area requirements if 3m x 3m dimensions were adopted. If minimum dimensions were excluded, then 2,184m^2 (i.e. 31.2%) of the site would consist of soft/landscaped areas. Further, as indicted above the super lot would provide 1,358.6m^2 (i.e. 19.4%) of deep soil area, which is well in excess of the minimum 7% requirement. Further, it is important to note that these calculations include spaces within the laneway access to Warriewood Road and the access handle-type driveway; while they would contribute to the overall site area, the dimensions of these areas would not be capable of accommodating 3 metre dimensions in both directions. As such, the layout of the super lot would satisfy the outcomes of the control, in that deep soil area would account for the majority (i.e. 62.2%) of proposed landscaped space, suitably-sized deep-soil areas would be provided (particularly adjacent to side boundaries), and stormwater infiltration would be maximised. The Torrens Lots are to be developed at a later stage, though the lot areas and dimensions would enable compliance with these requirements.	No
Landscaping Requirements General landscaping requirements include: • 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.	The site does not contain a traditional 'front' setback area. The basement carpark level has been retained with the building footprints above where possible. The size of	Yes

• 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.	landscaped areas would enable infiltration into the water table. Vegetation within areas to be occupied by the proposed allotments and road corridor extension consist mostly of weeds/exotic species. Proposed landscaping treatment are to consist predominantly of locally endemic species.	
Landscape plan preparation 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: • 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	Refer to the landscaping package and arboricultural assessment prepared by CPS for further information on compliance with these controls. Such documents have been prepared with regard to other consultant reports submitted with this application.	Yes

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 tree planting details and retaining wall details; and • the landscape plan shall be illustrated at a minimum scale of 1 to 200.		
D16.6 Front building lines		
The following minimum front building lines shall apply: **All development fronting Warriewood Road, Garden Street and Macpherson Street.** • Minimum front setback to articulation zone (metres) from front boundary: 5m • Minimum front setback to garage/carport (metres) from front boundary: 6.5m • Minimum front setback to dwelling (metres) from front boundary: 6.5m **All other dwellings but not Residential Flat Buildings or Multi Dwelling Housing fronting all other streets.** • Minimum front setback to articulation zone (metres) from front boundary: 1.5m • Minimum front setback to garage/carport (metres) from front boundary: 4m • Minimum front setback to dwelling (metres) from front boundary: 3m **Residential Flat Buildings or Multi Dwelling Housing fronting all other streets other than Warriewood Road, Garden Street and Macpherson Street.** • Minimum front setback to articulation zone (metres) from front boundary: 3m • Minimum front setback to garage/carport (metres) from front boundary: 4.5m • Minimum front setback to dwelling (metres) from front boundary: 4.5m	The site does not contain a 'front' setback area as the super lot (excluding the access handle) would not directly address a road frontage. For reference however, at its closet points the RFBs would be set back 4 and 7 metres from the northeast and southwest boundaries respectively.	Yes
D16.7 Side and rear building lines		
The minimum side and rear building lines are subject to the incorporation of landscaping required under this DCP and adequate separation distances between buildings.	Noted. Landscaping is to be incorporated within setback areas, and sufficient separation is to be provided; see below.	Yes
In certain circumstances, setbacks greater than the minimum requirements detailed in the table below may be necessary to	Noted.	-

retain significant vegetation or to provide acceptable separation to the adjoining existing development.		
Required setbacks: • Side setbacks: Minimum 3 metres • Rear setbacks: Minimum 3 metres	**Proposed setbacks:** • Southeast: Minimum 9.5m • Northwest: Minimum 7.6m • Northeast: Minimum 4m • Southwest: Minimum 7m	Yes
D16.8 Spatial Separation		
The minimum spatial separation is to be in accordance with the following: **Residential Flat Buildings, Residential component in the Mixed Use developments, Shop Top Housing, Seniors Housing, and Multi Dwelling Housing (3 storeys or greater)** • Minimum side spatial separation in metres: 6m for habitable rooms and balconies, and 3m for non-habitable rooms. • Minimum rear spatial separation in metres: 6m for habitable rooms and balconies, and 3m for non-habitable rooms.	**Proposed separation:** • Minimum 24.4m (to Block C and Block D building lines) See above for distances to proposed internal boundary setbacks.	Yes
D16.9 Solar access		
Solar access received by the proposed residential development: • Minimum solar access to windows to the principal living area between 9am and 3pm on June 21 o Integrated Housing (Approval Pathways 2a and 2b) under control C6.11: 70% of the proposed dwellings - 2 hours o Residential development not elsewhere defined in this table: 2 hours • Minimum solar access to private open space area between 9am and 3pm on June 21 o Integrated Housing (Approval Pathways 2a and 2b) under control C6.11: 70% of the proposed dwellings - 2 hours o Residential development not elsewhere defined in this table: 2 hours	The internal solar access plans indicate that 28 of the 34 (i.e. 82% of proposed apartments) would receive at least 2 hours of direct solar access to both living and private open space areas on June 21; refer to the ADG Assessment (***Appendix B***) for further information. While dwellings are not proposed on the Torrens Lots, given the likely setbacks of such future development based on DCP requirements, the design and orientation of the RFBs will permit at least 2 hours solar access to all allotments to the southwest and southeast of the super lot. It is acknowledged that the orientation of the four Torrens Lots addressing Warriewood Road are not ideal for providing optimal solar access, however the orientation of such lots is dictated by that of the site and the design of the surrounding road network. Regardless, 35 of the maximum 43 dwellings (i.e. 81%) permitted on the site would receive at least two hours of solar access to living and private open space areas between 9am and 3pm on June 21.	Yes
Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 9am and 3pm during midwinter.	The proposal would not reduce the ability of proposed/future developments on the site to provide solar access to such features.	Yes

Sunshine to clothes drying areas is to be maximised.	Sufficient clothes drying areas would be provided for all dwellings and allotments.	Yes
Impact of proposed development on existing adjoining residential development 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.	While the final design of dwellings on the adjoining site to the southeast (i.e. 41 Warriewood Road) are not known, based on the shadow plans and minimum DCP setback requirements on the adjoining site, the proposed development would not reduce solar access to dwellings and associated private open space areas on adjoining sites to less than three hours. The other adjoining site is located to the northwest and as such would not be affected.	Yes
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.	N/A.	N/A
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.	The proposed development would maintain at least 50% solar access to all proposed allotments within the subject site and existing allotments on adjoin sites; refer to the submitted solar access plans.	Yes
D16.10 Private and Communal Open Space Areas		
The minimum private open space area and dimension are to be in accordance with the following: **Development** / **Minimum area of POS (m^2)** / **Minimum dimensions of POS (m)** Integrated housing under control C6.11 / 16 / 3 Development on lots between 9 and 14m / 20 / 4 Development on lots greater than 14m wide / 24 / 4	All allotments not being developed by this proposal would contain dimensions capable of compliance. Refer to the DCP Part 6.11 ADG Assessment (***Appendix B***) for further information for the private and communal open space areas associated with the proposed RFBs.	Yes
Design and siting of private open space areas 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	POS areas would be directly obtainable from internal living areas. The design of individual POS includes split areas to provide a variety of open and partially-shaded environments.	Yes

dwellings is not to be in positions such that it 'borrows' amenity by overlooking adjoining dwellings.		
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.	Clothes drying facilities are capable of being provided.	Yes
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.	Balconies are oriented to the boundaries, and would not be recessed into the building.	Yes
For dwellings above ground, private open space is to be provided by balconies.	Balconies provided for Level 3 apartments.	Yes
For ground floor dwellings, private open space is to be provided as a terrace or garden.	Garden and terraces provided for all terrace apartments.	Yes
Balconies adjacent to the rear boundary must be designed to limit overlooking and maintain privacy to adjoining residences.	Excessively large setbacks have been proposed to limit overlooking; where smaller setbacks are proposed, they have incorporated 800mm planters to maximise privacy on adjoining sites.	Yes
Communal Open Space Area For Residential Flat Buildings and Multi Dwelling Housing, 25% of the site area is to be communal open space. The communal open space should be located in areas of deep soil and have good solar orientation, but also provide opportunities for shade.	Refer to the ADG Assessment (***Appendix B***) for further information regarding communal open space, associated features and a discussion of COS area.	No
For Residential Flat Buildings and Multi Dwelling Housing containing 20 or more dwellings, the communal open space is to contain a children's play area and permanent seating.	Permanent seating and a children's play area (in addition to other facilities such as a swimming pool) are provided.	Yes
D16.11 Form of construction including retaining walls, terracing and undercroft areas		
Lightweight construction and pier and beam footings should be used in areas identified on the Biodiversity Map in the Pittwater Local Environmental Plan 2014 to minimise the site disturbance.	N/A	N/A
Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials. In creek line 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.	Refer to the materials schedule and landscape concepts for further detail.	Yes
Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.	N/A	N/A

In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.	Outdoor entertaining areas are not proposed.	N/A
D16.12 Fences		
In all cases, vegetation is preferable over fencing to delineate the property boundary.	Note.	Yes
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.	Boundary fencing (aside from rear boundary fences) on Torrens Lots is not proposed.	N/A
Any fencing must: • 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; • 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.	The proposed fencing for the Superlot would enable active and passive surveillance, and would not inhibit waste collection and/or mail distribution. Fencing design to facilitate the passage of wild animals could imposed via a condition of consent.	Yes
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.	Fencing for the super lot would be limited to 1.8 metres.	Yes
Where residential lots front/face/abut 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.	The Torrens Lots would not be developed as oar of this proposal.	N/A
Fencing resulting in walled or gated communities is not permitted.	Not proposed.	Yes
D16.13 Building colours and materials		
External colours and materials shall be natural tones such as green, brown and dark earthy colours, as shown below:  White, light coloured, red or orange roofs and walls are not permitted.	The development would be largely finished by dark and earthy tones, with some lighter-coloured contrasting features. Refer to the material schedule and 3D images for further details regarding colour.	Yes

		
D16.14 Pets and companion animals		
The need for pets and companion animals must take into account their relationship with native animals, including endangered species, and their habitat.	Noted.	-
Pets should be contained within the owners property and/or dwelling (dependant on animal), especially at night to prevent predation on wildlife.	Noted. The client would be accepting of a condition for a restriction on title with regard to retaining pets indoors at night.	Yes
Pets and companion animals must be kept in accordance with the *Companion Animals Act 1998* and Council registration as required.	Noted.	-