

Pittwater 21 Development Control Plan

Provisions	Comments	Compliance
Section A Shaping Development in Pittwater		
A4 Localities		
A4.16 Warriewood Valley Locality	The site is located within the Warriewood Valley locality.	N/A
Section B General Controls		
B2 Density Controls		
B2.5 Dwelling Density and Subdivision - Medium Density Residential	The proposed development complies with the density controls within the Pittwater LEP and reflects the infrastructure capabilities of the area.	Yes
B3 Hazard Controls		
B3.2 Bushfire Hazard	A Bushfire Report (Appendix 9) has been prepared in accordance with the relevant standards. Refer to Section 5.6.3 of the SEE for further detail.	Yes
B3.6 Contaminated Land and Potentially Contaminated Land	Refer to Section 4.5.3 of the SEE for the assessment of the proposal in accordance with the State Environmental Planning Policy No.55 Remediation of Land assessment.	Yes
B4 Controls Relating to the Natural Environment		
B4.22 Preservation of Trees and Bushland Vegetation	Refer to Section 4.5.2 of the SEE for the assessment of the proposal in accordance with the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.	Yes
Section C Development Type Controls		
C1 Design Criteria for Residential Development		
C1.3 View Sharing	The site sits at the bottom of the Warriewood Valley, generally below the surrounding sites. The proposed	Yes

Provisions	Comments	Compliance
	development will not inhibit any significant views from surrounding development.	
C1.4 Solar Access	Refer to discussion below in Locality specific Development Controls.	Yes
C1.5 Visual Privacy	<p>The proposed dwellings windows and balconies are generally oriented towards the street or their rear yard, with minimal opportunity to overlook adjoining dwellings.</p> <p>There will some limited opportunity for overlooking of the rear of adjoining dwellings within the site, from the upper floor bedrooms of TH 1 - 5 and S 1-5. As the impact arises from a low use room, and is consistent with those generally experienced in medium density environments, it is acceptable</p>	Yes
C1.6 Acoustic Privacy	<p>The proposed dwellings windows and balconies are generally oriented towards the street or their rear yard, with noise from their use directed away from adjoining dwellings.</p> <p>The common walls will be constructed in accordance with required standards, to reduce noise and vibrations impacts to the accepted level.</p>	Yes
C1.9 Adaptable Housing and Accessibility	<p>Each dwelling has level access from the garage and has lift access to each level. This will allow for diverse household types and cater for residents with mobility issues.</p> <p>An Access Report will be prepared prior to the provision of a Construction Certificate.</p>	Yes
C1.12 Waste and Recycling Facilities	<p>Waste collection points are detailed within the Architectural Plans (Appendix 4).</p> <p>The Civil drawings (Appendix 6) propose a 6m wide pavement to suit council service vehicles.</p>	Yes

Provisions	Comments	Compliance
C1.13 Pollution Control	<p>The proposed development has been designed to fit within the site and requires limited modification to its environmental conditions to enable it. The proposed dwellings are designed for comfort and to minimise energy use, maximising solar access and cross ventilation.</p> <p>Refer to the Erosion and Sediment Control Plan (Appendix 6) for further detail of mitigation measures to prevent pollution during construction.</p>	Yes
C1.17 Swimming Pool Safety	<p>The proposed swimming pool of Villa 1 will provide swimming pool fencing and warning notices (resuscitation chart) which will be manufactured, designed, constructed, located and maintained in accordance with the Swimming Pools Act 1992 and regulations. The fencing and warning notices (resuscitation chart) will be permanent structures.</p>	Yes
C6 Design Criteria for Warriewood Valley Release Area		
C6.1 Integrated Wate Cycle Management	Refer to the Water Management Report (Appendix 8).	Yes
C6.2 Natural Environment and Landscaping Principles	Refer to the Landscape Plans (Appendix 5)	Yes
C6.3 Ecologically Sustainable Development, Safety and Social Inclusion	<p>The proposed development exceeds the solar access controls.</p> <p>The proposed development has integrated CPTED principles as detailed in Section (5.7.1) of the SEE.</p>	Yes
C6.4 The Road System and Pedestrian and Cyclist Network	The roadway, pedestrian and cycling network will be delivered in accordance with DA No. 2018/044.	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.	Yes
C6.7 Landscape Area (Sector, Buffer Area or Development Site)	All dwellings provide greater than the required minimum 25% of the site area as landscaped area.	Yes

Provisions	Comments	Compliance
	Refer to the Landscape Calculations within the Architectural Plans for further detail.	
C6.8 Residential Development Subdivision Principles	<p>Key principles of the subdivision include:</p> <ul style="list-style-type: none"> ▪ Orient lots to the approved network so future dwellings address the street and the adjoining future open space area ▪ To make orderly and economic use of the land by providing laneways to allow for use of those portions of the site that do not have frontage to the approved road network ▪ Create regularly shaped allotments that can accommodate compliant building envelopes ▪ Articulate the buildings through varying the building roof forms and setbacks, to create breaks in the building mass <p>Proposed lots SM1 and TH 1-5 are less than 225m² in area and are front loaded. The site shape, topography and the approved road network have determined the lot layout and prevent provision of rear laneways.</p>	Yes
C6.9 Residential Land Subdivision Approval Requirements	<p>The proposal is for subdivision and dwelling construction.</p> <p>As required, floor plans, sections and elevations have been provided accompanying this DA.</p>	Yes
C6.11 Additional Specifications for Sector 901A to 901H	The architectural plans include a detailed site analysis. Laneways are used to minimise the number of connections to Fern Creek Rd	Yes
Section D Locality Specific Development Controls		
Warriewood Valley Locality		
D16.1 Character as viewed from a public place		
Presentation to a public place	Across Fern Creek from the site is the Warriewood Valley Rocket Park Playground. Immediately north of	Yes

Provisions			Comments			Compliance
			the site, on the opposite side of the proposed Dove Lane, the park is proposed to be extended. The facades of the buildings presenting to the future park, are well designed and provide a high level of articulation. The front facades incorporate design features including, awnings over windows, a footpath to the front door to provide visual interest. Further, landscaping is to be provided within the front setback which minimises bulk and scale.			
Concealment of building plant or communications equipment, services and servicing areas			Bin stores and relevant services are provided within the garages on the ground floor.			Yes
Parking structures presentation						
Garage door widths are to be in accordance with the following:						
Type of Lot	Lot dimension	Garage type	Width of garage door presented to the street	Proposed Dwelling	Proposed Garage Door Width (m)	Compliance
Front loaded lots	Area ≥225m² or to 9m 12.5m wide	Single with a second hardstand area in front of the garage	≤3m or not exceeding 40% of the lot width, whichever is less.	SEMI 1 - 5 TH 1 - 5	4.8m 4.8m	Minor variation proposed, as justified in Section 5.3 of the SEE.
	≥12.5m wide	Double	≤6m or not exceeding 40% of the lot width, whichever is less.	VILLA 1 VILLA 2-5	5.4m 5.1m	
Rear loaded lots	≥4.5m or with an area <225m²	Double	6m	TH 6 - 11 TH 13 - 20	4.8m 4.8m	Yes

Provisions				Comments			Compliance
Corner lots with garage on the secondary street frontage	Any	Double	40% of the lot length as presented to the secondary street up to 6m.	SEMI 6 TH 12	4.8m 4.8m	Yes	
D16.5 Landscaped Area for Newly Created Individual Allotments							
The total landscaped area on individual allotments is to be in accordance with the following requirements:						Yes	
Residential Development	Minimum percentage (%) of site area	Minimum dimensions in metres		Proposed Dwelling	Proposed Landscaped Area (%)		
All other dwellings on lots less than 9m wide	25	3m		SEMI 1 - 6 TH 1 - 12 TH 14 - 20	25.59% - 35.33% 25.04% - 34.71% 25.00% - 30.77%		
All other dwellings on lots 9m to 14m wide	35	4m		VILLA 1 TH 13 VILLA 2-5	35.19% 50.97% 35.72% - 36.24%		
D16.6 Front Building Lines							
Front Building Line Planning Controls							
Development		Minimum front setback to articulation zone (metres) from front boundary	Minimum front setback to garage/carport (metres) from front boundary		Minimum front setback to dwelling (metres) from front boundary		
All other dwellings but not Residential Flat Buildings or		1.5	4		3*		

Provisions		Comments		Compliance
Multi Dwelling Housing fronting all other streets.				
Proposed Front Building Lines (DA No. 2)				
Proposed Building	Minimum front setback to articulation zone (metres) from front boundary	Minimum front setback to garage/carport (metres) from front boundary	Minimum front setback to dwelling (metres) from front boundary	Compliance
VILLA 1	1.6	4	4	Yes
SEMI 1	1.6	3	3	Partial
SEMI 2	1.6	9.3	3.1	Yes
SEMI 3	1.6	3	3.0	Partial
SEMI 4	1.5	9.4	3.3	Yes
SEMI 5	1.5	5.9	3.1	Yes
SEMI 6	1.5	N/A	3.1	Yes
TH 1	1.5	4	3	Yes
TH 2	1.5	4	3	Yes
TH 3	1.5	4	3	Yes
TH 4	1.5	4	3	Yes
TH 5	1.5	4	3	Yes

Provisions			Comments		Compliance
TH 6	3.6	N/A	4.2		Yes
TH 7	4.0	N/A	4.2		Yes
TH 8	3.6	N/A	4.2		Yes
TH 9	4.0	N/A	4.2		Yes
TH 10	3.6	N/A	4.2		Yes
TH 11	3.6	N/A	4.2		Yes
TH 12	2.2	N/A	2.9		Partial
TH 13	2.3	N/A	3.0		Yes
TH 14	2.5	N/A	4.1		Yes
TH 15	2.4	N/A	4.1		Yes
TH 16	2.6	N/A	4.1		Yes
TH 17	2.6	N/A	4.3		Yes
TH 18	2.9	N/A	4.6		Yes
TH 19	3.4	N/A	5.0		Yes
TH 20	4.6	N/A	5.6		Yes
VILLA 2	1.6	4	3		Yes
VILLA 3	1.9	4	3.5		Yes

Provisions			Comments	Compliance
VILLA 4	1.9	4	3.5	Yes
VILLA 5	1.8	4	3.5	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. The following minimum side building lines are to apply to the following residential development:				
Housing Typology (based on lot width)	Minimum side building line	Proposed Dwelling	Proposed side building line	Compliance
Attached or abutting dwelling less than 9m wide	0m on both sides. 0.9m at the end of a row of attached or abutting dwellings.	TH 1	0m on both sides.	Yes
		TH 2	0m on both sides.	
		TH 3	0m on both sides.	
		TH 4	0m on both sides.	
		TH 6	0m on northern side. 0.9m on southern side.	
		TH 7	0m on both sides.	
		TH 8	0m on both sides.	
		TH 9	0m on both sides.	
		TH 10	0m on both sides.	
		TH 11	0m on both sides.	
		TH 14 - TH 19	0m on both sides.	
		TH 20	0m western side 0.9m eastern side	
		SEMI 1	0m eastern side 1.2m western side	
		SEMI 2	0m western side	

Provisions		Comments		Compliance
		SEMI 3	1.2m eastern side 0m eastern side 1.2m western side	
		SEMI 4	0m western side 1.2m eastern side 0m eastern side 1.2m western side	
		SEMI 5	0m western side 0.9m eastern side	
		SEMI 6		
Attached or abutting dwelling 9 to 14m wide	One side: 0m at ground floor and 1.5m at upper levels on zero lot line. Length of zero lot line is limited to 13m (excludes detached garages on rear loaded lots, including those incorporating secondary dwellings above garage). 0.9m setback applies to remaining portion of the dwelling. Other side: 0.9m	TH 5 TH 12 TH 13	0m northern side 1.5m southern side 0m southern side 2m northern side. 0m eastern side 3.4m dwelling 4.0m garage	Yes
Detached dwelling greater than 14m wide and less than 16m wide	One side: 0.9m and 1.5m for upper level Other side: 0.9m and 1.5m for upper level	VILLA 3 VILLA 4 VILLA 5	0.9 GL western side 1.5 GL eastern side 1.5 UL western side 1.5 UL eastern side 0.9 GL western side 1.5 GL eastern side 1.5 UL western side 1.5 UL eastern side 0.9 GL western side	Yes

Provisions		Comments		Compliance
			1.5 GL eastern side 1.5 UL western side 1.5 UL eastern side	
Detached dwelling greater than 16m wide	One side: 0.9m Other side: 2.5m	VILLA 1	0.9m eastern side 6.5m western side	Yes
		VILLA 2	1.5m eastern side 3.0m western side	

The minimum rear building line for residential development, measured from the rear boundary is to be in accordance with the following:

Development	Minimum rear building line in metres (m)	Proposed Dwelling	Proposed rear building line in metres (m)	Compliance
Rear loaded lots.	0.5m to garages and secondary dwellings.	SEMI 6	1.4	Yes
		TH 6	0.5	
		TH 7	0.5	
		TH 8	0.5	
		TH 9	0.5	
		TH 10	0.5	
		TH 11	0.5	
		TH 12	0.5	
		TH 13	0.5	
		TH 14	0.5	
		TH 15	0.5	

Provisions		Comments		Compliance
		TH 16 TH 17 TH 18 TH 19 TH 20	0.5 0.5 0.5 0.5 0.5	
Front loaded lots less than 20 m deep.	4m	VILLA 1 TH 1 TH 2 TH 3 TH 4 TH 5 VILLA 2 VILLA 3 VILLA 4 VILLA 5	4m 6m 6m 6m 6m 6m 4.0m 4.4m 4.3m 4.2m	Yes
Front loaded lots greater than or equal to 20 m deep.	4m to ground level and 6m to upper level.	SEMI 1 SEMI 2 SEMI 3	Ground Level - 4.6m Upper Level - 6m Ground Level - 5.1m Upper Level - 6.4m Ground Level - 6m Upper Level - 6m	Yes

Provisions			Comments	Compliance
		SEMI 4	Ground Level - 6.9m	
			Upper Level - 6.9m	
		SEMI 5	Ground Level - 9.1m	
			Upper Level - 9.2m	

D16.9 Solar Access

Solar Access Controls

Development	Minimum solar access to windows to the principal living area between 9am and 3pm on June 21	Minimum solar access to private open space area* between 9am and 3pm on June 21
Residential development not elsewhere defined in this table	2 hours	2 hours

All dwellings achieve a minimum of two hours solar access to the principal living areas and private open space area between 9am and 3pm on June 21. Most dwellings exceed the minimum solar access requirement, achieving 2 - 6 hours sunlight.

Refer to the Solar Access Diagrams and Calculations within the Architectural Plans (**Appendix 4**) for further detail.

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 private open space (m2)	Minimum dimension of private open space in metres	Proposed Dwelling	Proposed area of private open space (m2)	Compliance
Development on lots between 9m and 14m wide not specified elsewhere in the table.	20	4m	SEMI 1 - SEMI 6 TH 1 - TH 12 TH 13 - 20	Ranges from 37.66 - 68.89 Ranges from 20.78 - 55.26 Ranges from 20.00 - 64.63	Yes

Provisions			Comments		Compliance
Development on lots greater than 14m wide not specified elsewhere in the table.	24	4m	VILLA 1	169.49	Yes
			VILLA 2 - VILLA 5	Ranges from 68.46 - 80.40	
D16.11 Form of Construction including retaining walls, terracing and undercroft areas			The dwellings with retaining walls visible from the future park have been made from stone cladding as detailed in the Architectural Elevations.		Yes
D16.13 Building colours and materials			As detailed in the Architectural Elevations and External Finishes Schedule the proposed external colours and materials shall be natural tones to enhance the visual character of the buildings location within the natural landscapes of Pittwater.		Yes