Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
Part B3 – Hazard Controls		
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* ▪ *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.*	**YES**	The Resilience and Hazards SEPP has been considered in **Section 4.3.7** of the Statement of Environmental Effects (SEE).
B3.11 Flood Prone Land		
1. Development must comply with the prescriptive controls set out in the Matrix below. Where a property is affected by more than one Flood Risk Precinct, or has varying Flood Life Hazard Category across it, the assessment must consider the controls relevant at each location on the property. *2.Development on flood prone land requires the preparation of a Flood Management Report by a suitably qualified professional.*	**YES**	The flood study prepared by Craig and Rhodes, dated 19 March 2019 outlines the peak flood levels for all relevant events. Refer Table 11 – Peak Water Surface Levels for details. The report is included as Appendix D of the Civil Report provided in **Appendix 6**. All proposed lots are located above the FPL.

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
B3.12 Climate Change (Sea Level Rise and Increased Rainfall Volume)		
3) Climate Change Assessment for Land Identified within the Warriewood Valley Land Release Area *For land identified within the Warriewood Valley Land Release Area involving development to which this control applies, a climate change assessment shall be incorporated in the Water Management Report as required by 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 Planning Levels for Scenario 1 and 2 have not been adopted by Council to date.* *Applicants should contact Council to be directed to the source of the best available information to determine the*	**YES**	Climate change has been appropriately considered in the Civil Report that has been provided in **Appendix 6**.

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
likely increase in Flood Planning Levels as a result of climate change.		
Part C6 – Design Criteria for Warriewood Valley Release Area		
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).* *Elements for consideration include, but are not limited to:* ▪ *Water Sensitive Urban Design;* ▪ *flooding implications including mainstream flooding and overland flow and flood emergency response;* ▪ *climate change impacts on flooding and designs of stormwater management infrastructure;* ▪ *demonstration that all new allotments to be created are above the Flood Planning Area;*	**YES**	A Civil Report has been provided in **Appendix 6** which appropriately considers water management and demonstrates compliance with Council's Water Management for Development Policy.

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
▪ *where a creek passes through/aligns or abuts a sector, buffer area or development site, the development has integrated the creekline corridor requirements into the design of the development;* ▪ *the Inner Creekline Corridor is designed and constructed to contain the 1% Annual Exceedance Probability (AEP) flow;* ▪ *with the exception of the Inner Creekline Corridor, the water management facilities will remain in private ownership. The maintenance responsibility for this private infrastructure remains with the owners of the land/development;* ▪ *the integrated water cycle management scheme must be supplementary to the BASIX requirement to reduce potable water consumption where subdivision only is proposed. Where a proposal involves the construction of residential accommodation and subdivision and a minimum 3000L rainwater tank is proposed for each dwelling, the reduction in potable water reuse achieved under the BASIX cannot then be duplicated/reused for the purpose of offsetting the onsite detention volume requirements for the integrated water cycle management. No offset is available as only the minimum sized rainwater tanks are being applied to meet BASIX;* ▪ *stormwater quantity management, including inter-allotment drainage systems and public (existing and/or proposed) stormwater drainage systems;* ▪ *groundwater impacts and mitigation measures; and* ▪ *alterations and additions to a development must consider the existing approved water cycle*		

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
management already established for the Sector, buffer area or development site. *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.*		
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;* ▪ *the 20% AEP flood levels with climate change impacts including sea level rise combined with increase rainfall volume;* ▪ *the 1% AEP flood levels with climate change impacts including sea level rise combined with increase rainfall volume;* ▪ *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;* ▪ *the Probable Maximum Flood (PMF) level with climate change impacts including sea level rise combined with increase rainfall volume;*	**YES**	The flood study prepared by Craig and Rhodes, dated 19 March 2019 outlines the peak flood levels for all relevant events. Refer Table 11 – Peak Water Surface Levels for details. The report is included as Appendix D of the Civil Report provided in **Appendix 6**. All proposed lots are located above the FPL.

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
▪ *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* ▪ *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.* *Likely flood impacts from the development must also be assessed and where required, mitigated.* *The filling of land will only be permitted where it can be demonstrated within the Water Management Report that:* ▪ *there is no net decrease in the floodplain volume of the floodway or flood storage area within the property, for any flood event up to the 1% AEP flood event and the PMF event including climate change considerations for both design events; and/or* ▪ *there is no additional adverse flood impact on the subject and surrounding properties and flooding processes for any flood 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.*		

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
The subdivision of land requires the building platforms for each additional allotment to be created at or above the Flood Planning Level (plus climate change). The Plan of Subdivision is to include the Flood Planning Level (plus climate change) for each new allotment created.		
Creekline Corridor *Creekline 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 creekline corridors are intended to fulfil a multi-functional purpose, containing the pedestrian and cycle network.* *Where a creek passes through/aligns/abuts a Sector, buffer area or development site, the creekline corridor is to generally comprise a total width of 100 metres, comprising of a 50 metre wide Inner Creekline Corridor (being 25 metres either side of the centreline of the creek) and an Outer Creekline Corridor 25 metres wide each side of the Inner Creekline Corridor.* *The 50 metre wide Inner Creekline 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 Creekline Corridor is to be designed and constructed to contain the 1% Annual Exceedance Probability (AEP) flow plus climate change.*	**YES**	The proposal includes: ▪ A 25m offset from the Creek to be dedicated for rehabilitation and public recreation; and ▪ A further 25m offset (in addition to the above) to contain a stormwater quality and detention basin. The above offsets and proposed works will positively impact the aquatic and riparian vegetation, water quality and creek stability, as set out in the Civil Report (**Appendix 6**) and Flora & Fauna Assessment (**Appendix 9**).

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
Detailed engineered plans are to be submitted with the application depicting the creek construction. *The 25 metre Outer Creekline Corridor (commonly known as the 'private buffer strip') to be provided on each side of the Inner Creekline 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 & Treloar, 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.* *Any part of residential lots, dwellings, garages, fences and other vertical built structures are not permitted within the 25 metre wide Outer Creekline Corridor.*		

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
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 creekline corridor area. Native groundcovers should be used as an alternative to lawn.		
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.* *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.* *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.* *Water Quality Management, Assessment and Monitoring*	**YES**	A Civil Report has been provided in **Appendix 6** which appropriately considers stormwater drainage management and demonstrates compliance with Council's Water Management for Development Policy.

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
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.*		
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.*	**YES**	A Civil Report has been provided in **Appendix 6** which appropriately considers groundwater.
Greywater Reuse *In the event that greywater reuse is proposed as part of the integrated water cycle management scheme, the on-site treatment, disposal and/or reuse of greywater must:* ▪ *demonstrate scheme feasibility;* ▪ *comply with all relevant State and Federal regulatory requirements and the referenced guidelines; and*	**YES**	A Civil Report has been provided in **Appendix 6** which appropriately considers greywater reuse.

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
▪ *achieve current NSW Health Accreditation (where accreditation is necessary).* *Blackwater reuse systems and onsite disposal are not permitted on sewered lands.* *All premises must maintain a connection to the Sydney Water centralised sewerage waste disposal system.*		
C6.2 Natural Environment and Landscaping		
Landscaping Principles *Ensure that landscape design and planning is part of a fully integrated approach to site development.* ▪ *Be sensitive to the site attributes and context, such as streetscape character, natural landform, soils, existing vegetation, views, land capability, and drainage.* ▪ *Development must be designed to maximise the restoration, retention and preservation of indigenous trees, shrubs and groundcovers, as well as natural features, including wildlife corridors, fauna habitats, rock features and watercourses.* ▪ *Provide planting schemes that reinforce the framework of endemic canopy trees with supplementary plantings species suitable for the understorey and groundcover. These may include species that have high ornamental qualities and/or provide food and habitat for native fauna and/or have aromatic flowers and foliage. In areas of high*	**YES**	A Concept Landscape Plan has been prepared in **Appendix 7** which has demonstrated that compliance with the landscaping principles can be achieved.

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
sensitivity only locally indigenous tree species should be used for the canopy. ▪ *Create visually pleasing environments that integrate the built form of the development into the natural and cultural landscapes of the Warriewood Valley.* ▪ *Manage the micro-climate through the provision of canopy trees for shade resulting in the reduction in the buildings energy consumption.* ▪ *Deep soil areas are areas of soil unobstructed at any point by buildings or structures above or below the ground. Deep soil areas have important environmental benefits, such as allowing the infiltration of rain water into the water table and reduction of stormwater runoff, promoting healthy growth of large trees with large canopies and protecting existing mature trees.* ▪ *Maximise landscaped areas for on-site infiltration of stormwater.* ▪ *Integrate and form linkages with parks, reserves and transport corridors.* ▪ *Complement the functions of the street e.g. reinforce desired traffic speed and behaviour; consider lines of sight for pedestrians, cyclists and vehicles promote safety and casual street surveillance.* ▪ *Satisfy maintenance and utility requirements and minimise their visual impact. For example, undesirable visual elements such as blank walls, service areas, loading docks, and electrical sub-stations are adequately screened by shrub and tree plantings of suitable species at appropriate spacings.*		

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
▪ *Paving, structures, fencing and wall materials complement the architectural style and finishes of the buildings on the site.*		
Integration with Creekline Corridor and the Public Domain *For land adjoining creekline 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).* *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;* ▪ *a planting schedule (location, density and plant selection) to facilitate flora and fauna habitat;* ▪ *the location of the pedestrian path/cycleway within the Outer Creekline Corridor, where practicable, and above the 20% AEP flood level;* ▪ *if relevant, the location of any water quality control ponds and other water quality treatment measures;* ▪ *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 creekline corridor area;*	**YES**	A Concept Landscape Plan has been prepared in **Appendix 7** which demonstrates that compliance can be achieved with the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain).

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
▪ *creekline interface such as details of boulder retaining walls instead of sheer block walls or steep batters; and* ▪ *the landscaping treatment of the 25 metre wide Outer Creekline Corridor to appear as part of the public domain.* *The alignments of pedestrian paths/cycleways and associated landscaping must provide adequate sightlines for cyclists.* *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.*		
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;*	**YES**	A Concept Landscape Plan has been prepared in **Appendix 7** which demonstrates that compliance can be achieved with the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain).

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
▪ *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.*		
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.*	**YES**	A Concept Landscape Plan has been prepared in **Appendix 7** which demonstrates that compliant landscape treatment and planting species in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) can be achieved.
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;*	**YES**	The proposed extension of Lorikeet Grove will enable the continuation of the pedestrian/cycleway. All future applications for the built form of the dwelling houses will be appropriately designed for ESD.

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Control	**Compliance**	**Comment**
▪ *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.* *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 CPTED principles.*	**N/A**	All future applications for the built form of the dwelling houses will be appropriately incorporate CPTED.
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.* *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.* *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*	**YES**	The proposed public domain has been designed to comply with the relevant Australian Standards. All future applications for the built form of the dwelling houses will be appropriately designed to comply with the BCA and principles of Universal Design.

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Control	**Compliance**	**Comment**
encourage adaptability and accessibility and, in turn, maximise the longevity of building stock. *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.*		
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 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.* *In order to address the outcomes and controls of this DCP, the Warriewood Valley Roads Masterplan adopts a road hierarchy.*	**YES**	A Transport Impact Assessment has been provided in **Appendix 16** which generally demonstrates compliance with the relevant specifications and cross sections in Council's Warriewood Valley Roads Masterplan.
Design Requirements *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.*	**YES**	A Transport Impact Assessment has been provided in **Appendix 16** which generally demonstrates compliance with the relevant specifications and cross sections in Council's *Warriewood Valley Roads Masterplan*.

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
Internal roads linking separate existing sites are to be provided. *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.* *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'.* *All roads in Warriewood Valley 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. 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.* *Driveway locations on Sub-arterial Roads, Collector, Local and Access Streets are to consider the impact on street trees and on street parking opportunities.*		

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
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).* *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.*	**YES**	Civil Plans have been provided in **Appendix 5** which demonstrate the intersection treatment of Lorikeet Grove.
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.*	**YES**	A Transport Infrastructure Assessment has been provided in **Appendix 7** which demonstrate that the pedestrian and cyclist network will be provided in accordance with the Warriewood Valley Landscape Masterplan & Design Guidelines (Public Domain).

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Control	**Compliance**	**Comment**
The location of the pedestrian path/cycleway is variable within the creekline 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% 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.* *The pedestrian/cycleway network must be accompanied by appropriate landscaping and vegetation. Details of the proposed landscaping and vegetation must accompany any development application.* *Reference should be made to Warriewood Valley Landscape Masterplan & Design Guidelines (Public Domain) for further information.*		
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.*	**YES**	All works on the public road reserve will obtain the relevant approvals under Section 138 of the *Roads Act 1993*.

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Control	**Compliance**	**Comment**
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.*	**N/A**	All access driveways will form part of the future applications for the built form.
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. *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.* *Common trenching of services is encouraged, and consideration must be given to the location of underground services and landscape planting.*	**YES**	New utility infrastructure will be provided to service the proposed subdivision. These services will be placed in typical shared trench arrangements in accordance with the *NSW Streets Opening Conference Guide to Codes and Practices for Streets Opening (2009)* or equivalent alternative approved by the relevant authority. The services to be provided within the development include the below which are detailed further in **Appendix 6**: ▪ Potable Water; ▪ Sewer; ▪ Telecommunications;

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
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. *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.* *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.*		▪ High and low voltage electrical services, including street lighting; and ▪ Natural Gas. The design of all utilities will be submitted as part of the Construction Certificate application and to each relevant authority.

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
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. *Where the sector, buffer area or development site has no frontage to a creek, a minimum 25% of the site area is to be landscaped area.* *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.* *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.*	**YES**	A Concept Landscape Plan has been provided in **Appendix 7** which demonstrates that compliance can be achieved.

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
C6.8 Residential Development Subdivision Principles		
Subdivision Principles *The design of the subdivision should be generally consistent with the following key principles:*		
▪ *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.*	**YES**	The allotments will be amalgamated.
▪ *The subdivision layout including the lot size must respond to the physical characteristics particular to each sector, such as slope and existing significant vegetation, and site constraints including bushfire risk.*	**YES**	The layout has been designed in direct response to the physical characteristic and constraints of the Subject Site.
▪ *The subdivision layout is to incorporate adequate pedestrian, cycle and vehicle links to the road network, public transport nodes, pedestrian/cyclist network and public open space areas.*	**YES**	The layout will provide an extension of the existing pedestrian, cycle and vehicle links established on Lorikeet Grove.
▪ *Roads should adjoin creekline corridors and open space areas to facilitate surveillance, provide access to and prevent isolation and degradation of these spaces.*	**YES**	The extension of Lorikeet Grove adjoins the creekline corridor and open space area.
▪ *Where it is not possible to locate a road along creekline corridors and open space areas, Residential Flat Buildings or Multi Dwelling Housing products designed to facilitate casual surveillance should adjoin these areas.*	**N/A**	N/A
▪ *A single access point to each sector, buffer area or development site serviced by a roundabout, if*	**YES**	A single access point is provided.

Pittwater Development Control Plan 21		
Control	**Compliance**	**Comment**
necessary, or other on-street traffic management facilities is to be provided, with vehicular access to individual lots within the subdivision being from internal roads within that subdivision. ▪ *The number of driveway entrances from any sector, buffer area or development site onto major roads in Warriewood Valley including Garden Street, Macpherson Street, Forest Road, Orchard Street and Warriewood Road is to be minimised. Opportunities for shared driveways maximise the on-street parking provision and create a more attractive streetscape.*	**YES**	Driveway off Warriewood Road have been limited where practicable.
▪ *Lots must have the appropriate area, dimensions and shape to accommodate the housing product proposed as well as canopy trees and other vegetation, an private outdoor open space, rainwater tanks, vehicular access and onsite parking.*	**YES**	Each lot has been designed to accommodate a specific housing product, whilst providing sufficient areas for vegetation, open space, rainwater tanks, vehicular access and onsite parking.
▪ *Lots are to be orientated to optimise solar access for dwellings and areas of private open space. Widest or deepest lots are to be oriented with north to the front, with the narrowest orientated with north to the rear.*	**YES**	Each lot has been orientated to maximise solar access.
▪ *Larger lots should be located on corners.*	**YES**	The larger lots have been located on corners where practicable.
▪ *Use of battle-axe shaped lots should be minimised.*	**YES**	No battle-axe lots are proposed.
▪ *A 'break' is to be provided between every three (3) attached/abutting dwelling of the same lot width.*	**YES**	No more than three (3) lots of the same width are proposed.

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Control	**Compliance**	**Comment**
▪ *Continuous runs of garages fronting laneways are to be avoided (i.e. break up through pairing, setback variation etc.)*	**N/A**	No laneways are proposed.
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.	**YES**	All lots are generally rectangular in shape. All irregular lots are large enough to facilitate a dwelling house which satisfies the built form controls of this DCP.
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.	**YES**	The existing dwelling has been previously approved to be demolished.
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.*	**N/A**	Compliance with this clause will be demonstrated in the future detailed subdivision/built form applications. It is however noted that the Subject Site is heavily constrained by the existing minimal width and requirement to provide 30 dwellings. A Transport Impact Assessment is provided in **Appendix 16** which demonstrates that the future lots would remain compliant having regard to on-street parking.
The minimum width of a rear loaded lot is to be 4.5 metres.	**YES**	All lots exceed 4.5m in width.

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Control	**Compliance**	**Comment**
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.	**N/A**	To be considered in the future built form applications.
Street Network *The design of the internal street network should:* ▪ *establish a traditional grid street network pattern to facilitate walking and cycling and enable direct local vehicle trips;* ▪ *encourage a low speed traffic environment;* ▪ *optimise solar access opportunities for dwellings;* ▪ *respond to the natural site topography to minimise cut and fill;* ▪ *seek to retain significant trees or areas of bushland; and* ▪ *provide frontage to and maximise surveillance of open space areas and riparian corridors.* *Cul-de-sacs may be included only in limited circumstances such as where access-denied roads or shallow lots caused by irregular shaped areas exist and where the applicant can demonstrate that the outcomes of the control can be satisfied.*	**YES**	The roadway has been designed to comply.

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Control	**Compliance**	**Comment**
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.* *Through site amalgamations however there may be opportunities to reduce unnecessary road duplication and deliver better quality urban design outcomes.* *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.*	**YES**	The allotments will be amalgamated.
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.* *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*	**N/A**	Compliance will be demonstrated as part of the future detailed subdivision/built form applications which are noted to likely be integrated applications. As discussed above, the Subject Site is heavily constrained by the minimal lot width and requirement to provide 30 dwellings. Either side of the Subject Site is already developed and may not be relied upon to provide additional area for development. As such, it may not be considered reasonable to provide a wide variety of lot types and widths, however the proponent will endeavour to create lot diversity in future detailed applications.

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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. *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.* *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.*		Strict compliance with the lot diversity requirements may result in the Subject Site being undevelopable. Nonetheless, it is expected that the future applications will be integrated applications.
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.* *Details of proposed requirements for services and infrastructure, including garbage collection and emergency services, access and maintenance necessary for the*	**YES**	All areas outside of the proposed residential development lots will be managed under the community lot noting that the proposed lot 1 will be dedicated as a public reserve to Council.

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subdivision to function are to accompany the development application.		
Additional requirements for specific development types *Allotments proposed to incorporate a zero lot line and attached or abutting dwellings (zero lot line dwellings and attached/abutting dwellings see Figures 1 and 2 in this control respectively)* *The location of a zero lot line dwelling is to be determined with regard to the allotment orientation and ability to achieve the solar access provisions within this DCP. The location of a zero lot line dwelling should only occur on the southern side boundary of east-west allotments and on either side boundary of north-south allotments.* *Allotments for attached and abutting dwellings are to be rear loaded, except where it can be demonstrated that rear access is not practical due to constraints arising from the shape or size of the development site.* *Where dwellings are proposed on lots with two street frontages (not corner lots), the dwellings are to present (have a street address) to the higher street classification and are to reflect the streetscape character of the higher street classification.* *The composition of attached/abutting dwellings needs to be determined at the subdivision stage to take into account the lot widths required in order for a 'break' to be provided.*	**N/A**	No attached dwellings are proposed under the current development.

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A 'break' (i.e. a larger lot width, an indentation in the dwelling with a width and depth of 1.5m on both levels, a housing product of a different width, a detached housing product) is to be provided between every 3 attached/abutting dwellings of the same lot width. *Where buildings are to be located on boundaries, retaining walls (as required) are to be built as part of the subdivision works. Details of the fill (depth, source and amount of fill material to be deposited) and retaining walls are to be submitted with the application.* *Corner lots are to be configured to allow the dwelling to address both street frontages as depicted in Figure 3 below. Multi-dwelling housing is a good example of a housing type that achieves this.*		
C6.9 Residential Land Subdivision Approval Requirements		
<u>Pathway 1 – Application for subdivision only</u> *If a Plan of Subdivision incorporating a Building Envelope Plan is provided with the Development Application, it must be in accordance with the following:* *The Building Envelope, shown on the Plan of Subdivision, should be at a legible scale and include the following elements:* ▪ *maximum permissible building envelope (including site coverage for a Complying Development*	**YES**	A Building Envelope Plan has been provided in **Appendix 3** which demonstrates compliance. It is noted that the detailed subdivision applications will likely be integrated applications.

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Certificate), specifying setbacks, storeys and articulation zones; ▪ *landscaped areas and deep soil areas;* ▪ *preferred location of private open space;* ▪ *driveway location and location of any hardstand areas;* ▪ *garage size (single or double) and location; and* ▪ *zero lot line boundaries.* *Other elements that may be relevant to include on the Building Envelope depending on the particular lot/development proposed include:* ▪ *extent of basement car parking;* ▪ *retaining walls;* ▪ *easements;* ▪ *for corner lots, the preferred entry/frontage;* ▪ *frontage where vehicular access is not permitted; and* ▪ *special fencing requirements.*		
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.*	**YES**	The allotments will be amalgamated.
Denser housing typologies, including Residential Flat Buildings and Multi Dwelling Housing, should be located on	**N/A**	Only single dwelling housing typologies are proposed.

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Control	**Compliance**	**Comment**
the north eastern side of Lorikeet Grove, in close proximity to the creekline corridor.		
Where it is not possible to align Lorikeet Grove directly along the creekline corridor, Residential Flat Buildings and Multi Dwelling Housing products should be proposed adjoining these areas which will facilitate casual surveillance.	**N/A**	As above.
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.	**YES**	Lots suitable to reflect the streetscape character along Warriewood Road will be provided.
Access Arrangements		
Lorikeet Grove extension is to traverse Buffer Areas 1a to 1m, 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.*	**YES**	The Lorikeet Grove extension has been designed to comply.
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	**YES**	One (1) new road is proposed off Lorikeet Grove which has been designed to comply.

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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 number of driveways along Warriewood Road is to be minimised. This can be achieved through shared driveways for dwellings that front Warriewood Road.* *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.*	**YES** **YES**	Driveways proposed off Warriewood Road have been limited where practicable. A Transport Impact Assessment has been provided in **Appendix 16** which has considered the connection of Lorikeet Grove.
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.*	**YES**	The alignment of the pedestrian and cycleway network is generally in accordance with the Indicative Layout Plan.

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Control	**Compliance**	**Comment**
<u>D16 – Warriewood Valley Locality</u>		
D16.1 Character as viewed from a public place		
<u>Garage door widths are to be in accordance with the following:</u> <table><tr><th></th><th>Lot dimension</th><th>Garage type</th><th>Width of garage door presented to the street</th></tr><tr><td>Front loaded lots</td><td>Area ≥225m² or 9m to 12.5m wide</td><td>Single with a second hardstand area in front of the garage</td><td>≤3m or not exceeding 40% of the lot width, whichever is less</td></tr><tr><td></td><td>≥12.5m wide</td><td>Single or tandem</td><td>≤3m or not exceeding 40% of the lot width, whichever is less</td></tr><tr><td></td><td>≥12.5m wide</td><td>Double</td><td>≤6m or not exceeding 40% of the lot width, whichever is less</td></tr><tr><td>Rear loaded lots</td><td>≥4.5m or with an area <225m²</td><td>Single</td><td>3m</td></tr><tr><td></td><td></td><td>Double</td><td>6m</td></tr><tr><td>Corner lots with garage on the secondary street frontage</td><td>Any</td><td>Single</td><td>40% of the lot length as presented to the secondary street up to 3m</td></tr><tr><td></td><td></td><td>Double</td><td>40% of the lot length as presented to the secondary street up to 6m</td></tr></table>	**YES**	Noted. All garage door widths will be designed to comply as part of the future built form applications.
D16.5 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:* <table><tr><th>Residential Development</th><th>Minimum percentage (%) of site area</th><th>Minimum dimensions in metres</th></tr><tr><td>Residential Flat Buildings</td><td>25</td><td>3m (at ground level)</td></tr><tr><td>Multi Dwelling Housing</td><td>25</td><td>3m</td></tr><tr><td>All other dwellings on lots less than 9m wide</td><td>25</td><td>3m</td></tr><tr><td>All other dwellings on lots 9m to 14m wide</td><td>35</td><td>4m</td></tr><tr><td>All other dwellings on lots greater than or equal to 14m wide</td><td>45</td><td>4m</td></tr></table>	**YES**	It is generally considered that all future residential developments will be capable of compliance.
D16.6 Front Building Lines		
Residential Development: <table><tr><th>Development</th><th>Minimum front setback to articulation zone (metres) from front boundary</th><th>Minimum front setback to garage/carport (metres) from front boundary</th><th>Minimum front setback to dwelling (metres) from front boundary</th></tr><tr><td>All development fronting Warriewood Road, Garden Street and Macpherson Street.</td><td>5</td><td>6.5</td><td>6.5</td></tr><tr><td>All other dwellings but not Residential Flat Buildings or Multi Dwelling Housing fronting all other streets</td><td>1.5</td><td>4</td><td>3*</td></tr><tr><td>Residential Flat Buildings or Multi Dwelling Housing fronting all other streets other than Warriewood Road, Garden Street and Macpherson Street.</td><td>3</td><td>4.5</td><td>4.5*</td></tr><tr><td>For corner lots, the setback to the secondary street frontage for all dwellings</td><td>1</td><td>2</td><td>2*</td></tr></table>	**YES**	It is generally considered that all future residential developments will be capable of compliance.
D16.7 Side and rear building lines		
The following minimum side building lines are to apply to the following residential development:	**YES**	It is generally considered that all future residential developments will be capable of compliance.

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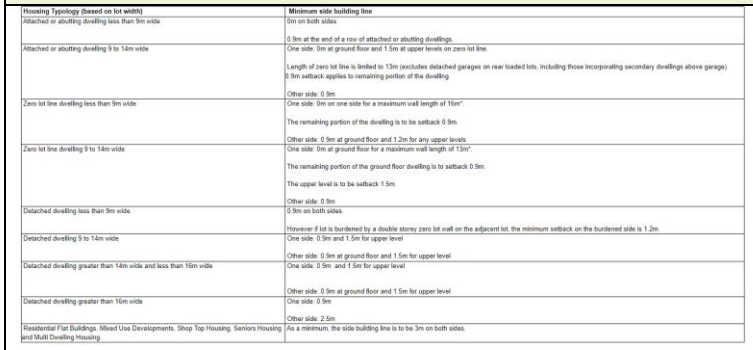
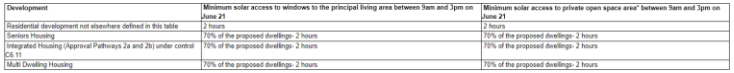
Control	**Compliance**	**Comment**
		
D16.9 Solar access		
Solar access received by the proposed residential development 	**YES**	It is generally considered that all future residential developments will be capable of compliance.
Impact of proposed development on existing adjoining residential development *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.* *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*	**YES**	It is generally considered that all future residential developments will be capable of compliance.

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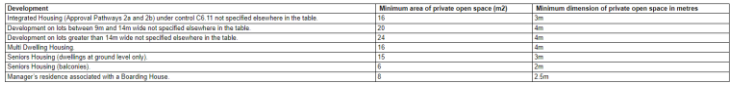
Control	**Compliance**	**Comment**
maintain that existing solar access as a minimum. However, Council encourages new structures to reduce the solar impact onto adjoining properties. *Where the adjoining residential land is vacant, at least 50% of the rear yard area of the adjoining land is to receive sunshine in accordance with this control.*		
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 Integrated Housing (Approval Pathways 2a and 2b) under control C6.11 not specified elsewhere in the table. | 16 | 3m Development on lots between 9m and 14m wide not specified elsewhere in the table. | 20 | 4m Development on lots greater than 14m wide not specified elsewhere in the table. | 24 | 4m Multi Dwelling Housing | 16 | 4m Seniors Housing (dwellings at ground level only): | 15 | 3m Seniors Housing (balconies): | 6 | 2m Manager's residence associated with a Boarding House. | 8 | 2.5m	**YES**	It is generally considered that all future residential developments will be capable of compliance.
D16.12 Fences		
In all cases, vegetation is preferable over fencing to delineate the property boundary. *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.* *For corner lots, any fencing along the boundary which fronts the secondary street is only permitted behind the front building line. Fencing of properties is restricted to side and rear boundaries only and should not detract from the streetscape or adversely impact on residential amenity.*	**YES**	It is generally considered that all future residential developments will be capable of compliance.

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Control	**Compliance**	**Comment**
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.* *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.* *Where residential lots front/face/abut Macpherson, Garden and Orchard Streets, and Warriewood Road, dwelling frontages, pedestrian access and postal addresses must be maintained to these roads. Corner lots are exempt from this requirement, where applicable.* *Fencing resulting in walled or gated communities is not permitted*		