

Draft amendments to Warringah Development Control Plan 2011

Note: The subject site is to be removed from the following DCP Maps:

- Number of storeys
- Side boundary envelopes
- Setbacks front
- Setbacks side
- Setbacks rear
- Landscaped open space and bushland setting

Part G Special Areas Controls

G8 Narrabeen, corner of Pittwater Road and Albert Street

Applies to Land

This part applies to land at Nos. 1294, 1296, 1298, 1300 Pittwater Road, and Nos. 2 and 4 Albert Street, Narrabeen, as shown in Figure 1.



Figure 1: Applies to land

This part describes future building footprints, as shown in Figure 2.

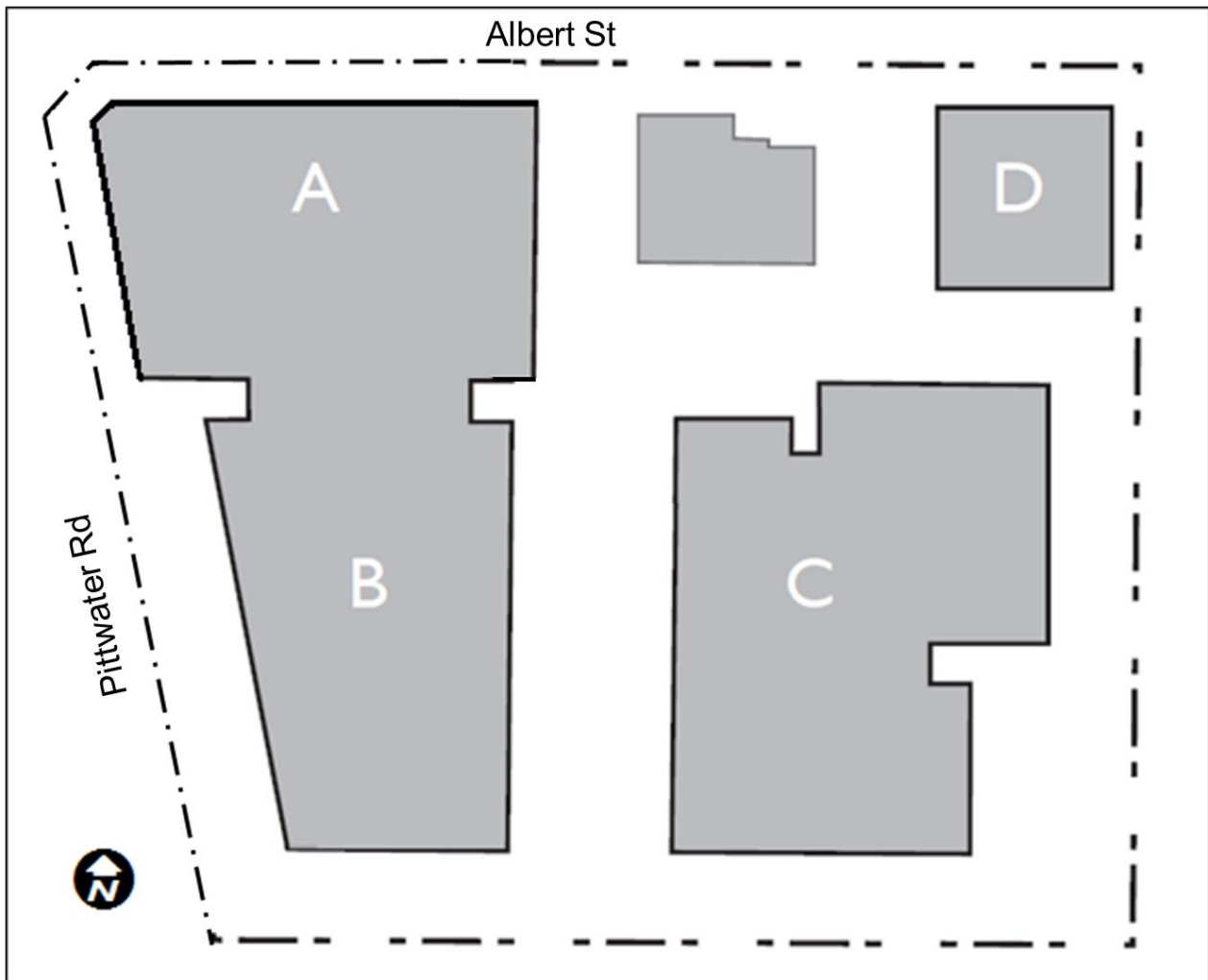


Figure 2: Future building footprints

Built Form

Objectives

- To reduce visual bulk and scale for new development
- To ensure new development addresses public streets and creates visual interest to complement the streetscape

Requirements

Building length

1. Continuous building length shall not exceed 35m.
2. For buildings exceeding 35m in overall length, built form indentations and built form articulation is to be provided.

Articulation

3. New buildings are to be articulated and modulated to complement the existing contributory development pattern of development in the area.

Building A Ground Plane and Public Domain Interface

Objectives

- To ensure that the built form responds well to the existing village context of the Narrabeen Town Centre
- To facilitate high quality landscaped streetscape outcomes to improve public domain amenity and mitigate heat island effects.
- To encourage key active travel connections at the corner of Albert Street and Pittwater Road given its location adjoining one of only two pedestrian crossings for Pittwater Road at the Narrabeen Town Centre.

Requirements

4. For Building A, the ground plane is to be set back at least 2m from Albert Street and Pittwater Road to accommodate changes in level, relate more to the setback of 2 Albert Street and to encourage opportunities for active travel.
5. For Building A, floor to floor heights are to be at least:
 - a. For the ground level - 4m
 - b. For non-residential uses at the first level – 3.6m
6. For Building A, the following design features are to be provided at the ground plane and public domain interface:
 - a. Continuous awnings are to be provided above ground level shops, commercial and/or retail uses. Awnings are to be cantilevered off the main façade.
 - b. Street frontage windows are to be wrapped around corners to increase the area of active frontage.
 - c. Articulation and minimising glazed elements through additional screen battening or architectural detailing to break up large expanses of glazing is required. This is to maintain a level of surveillance and contribute to street activity while accounting for the west facing elevation.
 - d. The ground floor must not be screened from view from the public domain by walls or fencing.

Maximum Number of Storeys

Objectives

- To complement the scale and rhythm of the existing streetscape and fine grain context of lot patterning
- To ensure that built form responds to the sloping topography of the site
- To provide a sensitive response to the local heritage item at 2 Albert Street

Requirements

7. The maximum number of storeys permitted is:
 - a. Building A - the maximum number of storeys permitted is 3 storeys. For development within the curtilage of the local heritage item at 2 Albert Street, the maximum number of storeys permitted is 2 storeys. An additional storey at Building A may be considered where largely contained within a roof form.
 - b. Building B – the maximum number of storeys permitted is 3 storeys. An additional storey at Building B may be considered where largely contained within a roof form.

- c. Building C - the maximum number of storeys permitted is 3 storeys. An additional storey may be considered where largely contained within a roof form.
- d. Building D - the maximum number of storeys permitted is 3 storeys.

Setbacks

Objectives

- To minimise the impact of future development and improve the visual quality of the streetscape and public domain
- To ensure spatial separation between buildings to create a high level of amenity and ensure appropriate separation to local heritage items and provide through site connections
- To provide opportunities for landscaping and aesthetic improvements to the site edges
- To encourage street tree planting to assist in the mitigation of heat island effects and provide UV coverage through tree canopy strategies
- To minimise amenity impacts to adjoining residential lots

Requirements

Front, rear and side setbacks

8. Front, side and rear setbacks must be consistent with Figure 3.
9. Building A must be setback at least 2m from the northern and western boundaries.
10. Development along Pittwater Road (except Building A) must be setback at least 6.5m to reduce the impact of flooding from Pittwater Road and maintain the pattern of buildings to the south of the subject site along Pittwater Road.
11. Development along Albert Street (except Building A) must be setback at least 3m to align with the frontage of the local heritage item at 2 Albert Street.
12. Building D must be setback at least 2m to the eastern boundary of the site as indicated in Figure 3.
13. For Building C, a 12m (East-West) setback and 18m (North-South) setback as indicated in Figure 3 is required to allow for the retention of the Hills Weeping Fig tree in the southeast corner of the site.

Building separation

14. Building separation is to demonstrate appropriate separation distances with reference to Figure 3.
15. Building separation between Building A and the local heritage item at 2 Albert Street is to be a minimum of 8m, as indicated in Figure 3.
16. Building separation between Building C and the local heritage item at 2 Albert Street is to be a minimum of 11m, as indicated in Figure 3.
17. Building separation between Building D and the local heritage item at 2 Albert Street is to be a minimum of 9m, as indicated in Figure 3.

Upper floor setbacks

18. The top floor of all buildings must provide an upper level setback. This will be determined on a merit basis and will have regard to:

- a. Height transitions to adjoining properties and sensitive interfaces
 - b. Natural topography and characteristics of the site
 - c. Visual impacts to adjoining properties
 - d. Streetscape
 - e. Bulk and scale
 - f. Ground plane public activation of street edges
19. Despite Requirement 18, for Building A, the third storey and above shall be set back at least 3m from the building line below. A roof overhang to provide outdoor balcony space is permitted to extend towards the building line below.
 20. Despite Requirement 18, for Building B, the top floor facing Pittwater Road shall be set back at least 2.5m from the building line below. The third storey and above facing the internal courtyard shall be set back at least 2.5m from the building line below. A roof overhang to provide outdoor balcony space is permitted to extend towards the building line below.
 21. Despite Requirement 18, for Building D, the third storey and above shall be set back at least 2m from the building line below.

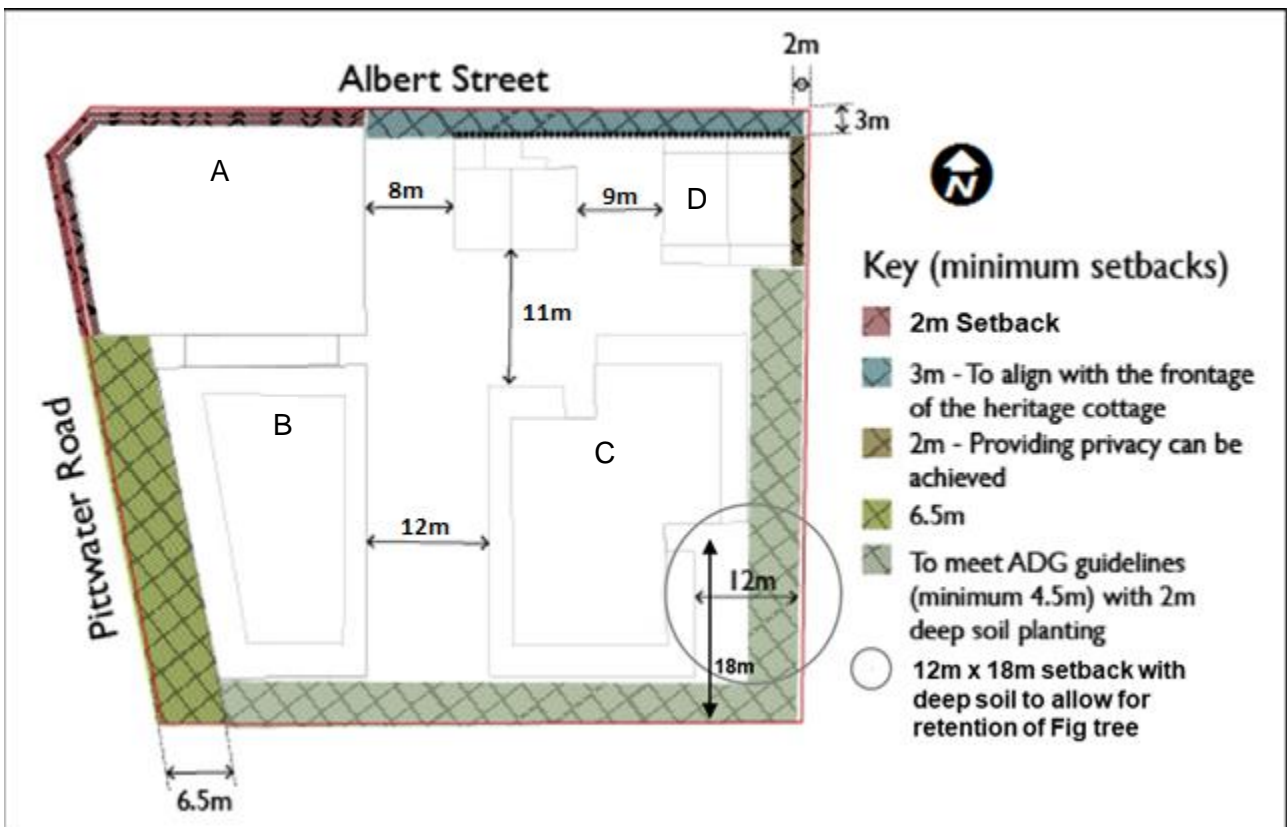


Figure 3: Setbacks

Building design

Objectives

- To encourage innovative and contemporary building designs that represent design excellence and sustainability
- To ensure new development complements the visual qualities of the streetscape and public domain

- To ensure new development provides for a well-articulated corner built form strategy that addresses the ground plane
- To provide well designed built form which incorporates good passive surveillance and mitigates noise impacts from Pittwater Road

Requirements

22. Building form, bulk and scale shall respond to the topography of the area.
23. The orientation of the site is to inform the siting and design of new development so as to demonstrate passive design principles are incorporated into the site planning strategy.
24. For Buildings A and B, apartments with dual aspects are to be maximised.
25. Durable and resilient materials suitable to the coastal environment and which represent a whole of life strategy to selections are to be used to ensure new development contributes positively to the visual character of the area and the resilience of the building over time.
26. Continuous uninterrupted blank walls, blank facades, extensive obscure glass and extensive window decal signage at the building line are not permitted.
27. Design of service cabinets, utility services, plant and equipment boxes, air-conditioning units and lift overruns are to be integrated into the overall façade and built form of the design.
28. Development is to maximise passive surveillance to the public domain, communal areas and pedestrian pathways within and surrounding the development.
29. Residential development within 25m of Pittwater Road is to demonstrate noise shielding or attenuation techniques in the building design, construction and choice of materials to mitigate noise transmission.

Heritage

Objectives

- To ensure that items of historic and social significance are identified, recorded and maintained
- To maintain and conserve significant heritage items, their fabric and setting

Requirements

30. Development must be accompanied by a Conservation Management Plan (CMP). The CMP must address the future use of 2 Albert Street, Narrabeen, account for its significance, and provide recommendations for maintenance and preservation.
31. Development must be accompanied by a Heritage Impact Statement which assesses the impact of the proposal on the heritage significance of the item.

Parking

Objectives

- To minimise the quantity of vehicle and service crossings to retain streetscape amenity and reinforce a high-quality public domain
- To ensure car parking areas are safe and address the needs of building occupants

- To support the reduction of car trips and encourage the use of sustainable transport

Requirements

32. Vehicular access is to be provided from Albert Street.
33. Parking spaces are to be designed so that there is clear separation between non-residential and residential car spaces.
34. The provision of parking for people with disabilities must be provided at a rate of 3% of the required parking spaces, excluding parking required for Adaptable Housing as required under Part D18 of the DCP. When calculating required parking for development, car parking rates are to be rounded up to the nearest whole number.
35. New development is to provide a Green Travel Plan which specifies measures to reduce private vehicle demand and encourage walking, cycling and public transport use. The Green Travel Plan is to consider different transport needs for residential and non-residential uses and address the themes identified in Council's 'Move Northern Beaches Transport Strategy 2038'. A reduction in the number of car parking spaces to be provided may be considered depending on the measures identified in the Green Travel Plan.
36. New development is to provide at least 2 car share spaces. Car share spaces are to be:
 - a. Publicly accessible at all times;
 - b. Located in a convenient location;
 - c. Provided in a well-lit location that allows for casual surveillance;
 - d. Signed for car share use only; and
 - e. Where external, is to be adjacent to a street and integrated with the streetscape through appropriate landscaping.
37. New development is to provide at least 2 electric vehicle charging spaces. Where not possible, access to electrical outlets is to be provided to all visitor car spaces.
38. New development is to demonstrate areas for loading vehicles and waste collection areas on the architectural plans.

Landscaping

Objectives

- To encourage sustainable solutions and the use of native species of flora and water sensitive landscape strategies
- To ensure adequate deep soil capacity to accommodate mature tree canopy, assisting to mitigate the urban heat island effects, support local wildlife and provide ultra violet radiation coverage
- To provide landscape screening to site boundaries and enhance privacy between buildings
- To ensure landscaping is integrated into the overall design of new development and complements the landscape character of surrounding streets including nearby Berry Reserve
- To provide a positive contribution to the public realm with canopy cover to pedestrian connections to encourage active travel to nearby B-Line bus stop and Narrabeen Town Centre
- To ensure residential needs for outdoor activities, privacy, outlook and amenity are met

Requirements

39. Landscaping within identified deep soil zones shall:

- a. Retain all prescribed trees where possible. Where this is not possible, planting of native canopy trees that can attain a height range from 6m to 9m in height is required, all planted at a pre-ordered mature size.
- b. Support a tree planting zone of at least 3m from the boundary to provide suitable area for the establishment of canopy trees (excluding the heritage item).
- c. Understorey planting is permitted within the tree planting zone however no landscape elements nor built form shall be permitted to ensure the success of tree and understorey planting. This includes but is not limited to pathways, access gates, staircases, paved terraces, pergolas, outdoor furniture or stormwater tanks.

Note: Deep soil planting opportunities include

- i. The 6.5m setback along Pittwater Road boundary (see Figure 4)
 - ii. The 4.5m setback along the southern boundary
 - iii. The garden of the local heritage item at 2 Albert Street
40. Development is to ensure the retention of the Mature Hills Weeping Fig Tree within the south-eastern corner of the site as a landscape character element with a minimum 12m (East-West) x 18m (North-South) deep soil planting zone. An Arboricultural Investigation is required to validate the Structural Root Zone and appropriate Tree Protection Zone.
 41. For Buildings C and D, at least 2m of deep soil is to be provided to the eastern boundary to provide landscape screening as a buffer to adjoining properties, as indicated in Figure 5.
 42. For Building A, accessible pathways, outdoor space and/or soft landscaping are to be provided within the 2m setback at the street frontage.
 43. Landscaping is to incorporate native species and water sensitive urban design strategies.
 44. Where excavation occurs as part of new development, levels shall be terraced to site edges to minimise the extent of retaining walls, as indicated in Figure 6.
 45. Development shall maximise landscaping opportunity at the terminating vista of Lagoon Street to the west of the heritage bungalow as indicated in Figure 5.
 46. Landscaped communal open space areas are to be provided at the northern part of the site at the rear of the local heritage property at 2 Albert Street to offer recreational and gathering areas for residents, as indicated in Figure 5.
 47. Albert Street shall be landscaped to ensure a positive contribution to the public domain as indicated in Figures 7 and 8. This is to be achieved by:
 - a. Providing a vertical 'art wall' to contribute towards the public domain (see Figure 7); or
 - b. Removal of the existing embankment and re-battering to plant shrubs and groundcover (see Figure 8). A retaining wall may be required within the front setback if removal of the embankment is undertaken.
 44. Albert Street shall provide a full width footpath with street tree planting in blisters (see Figures 7 and 8).

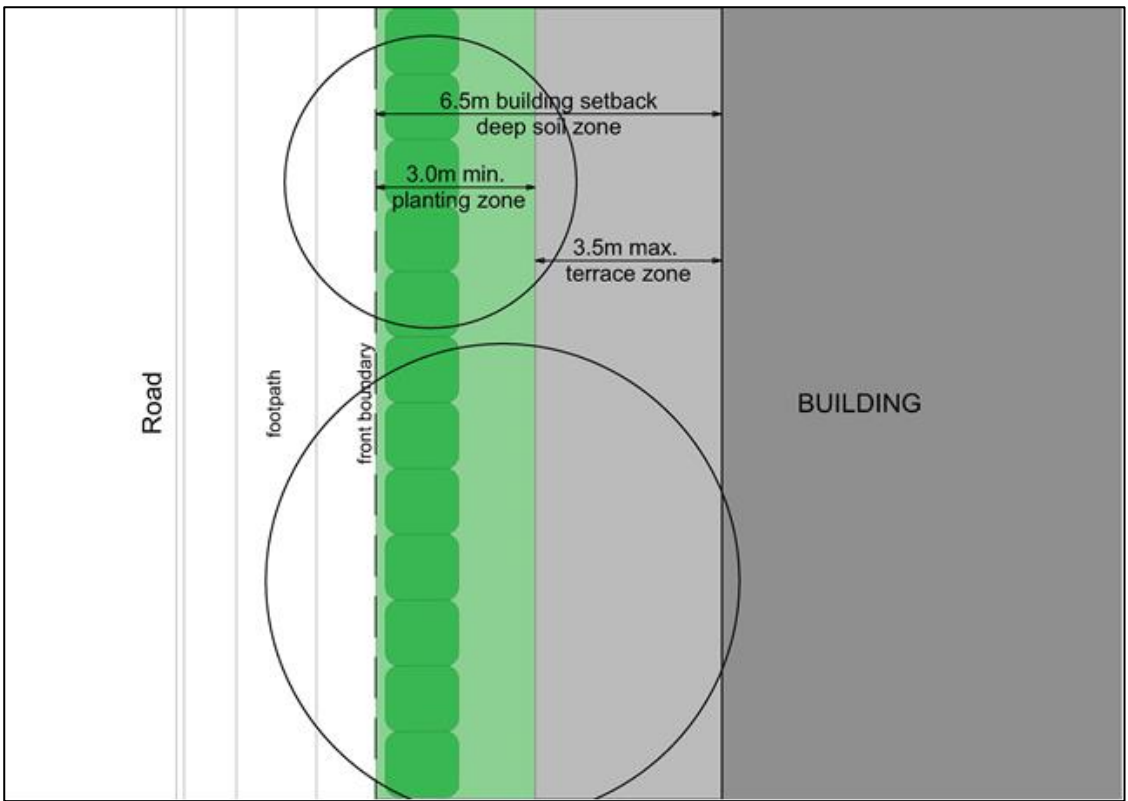


Figure 4: Landscaping with deep soil planting zone at 6.5m setback Pittwater Road boundary demonstrating deep soil zone

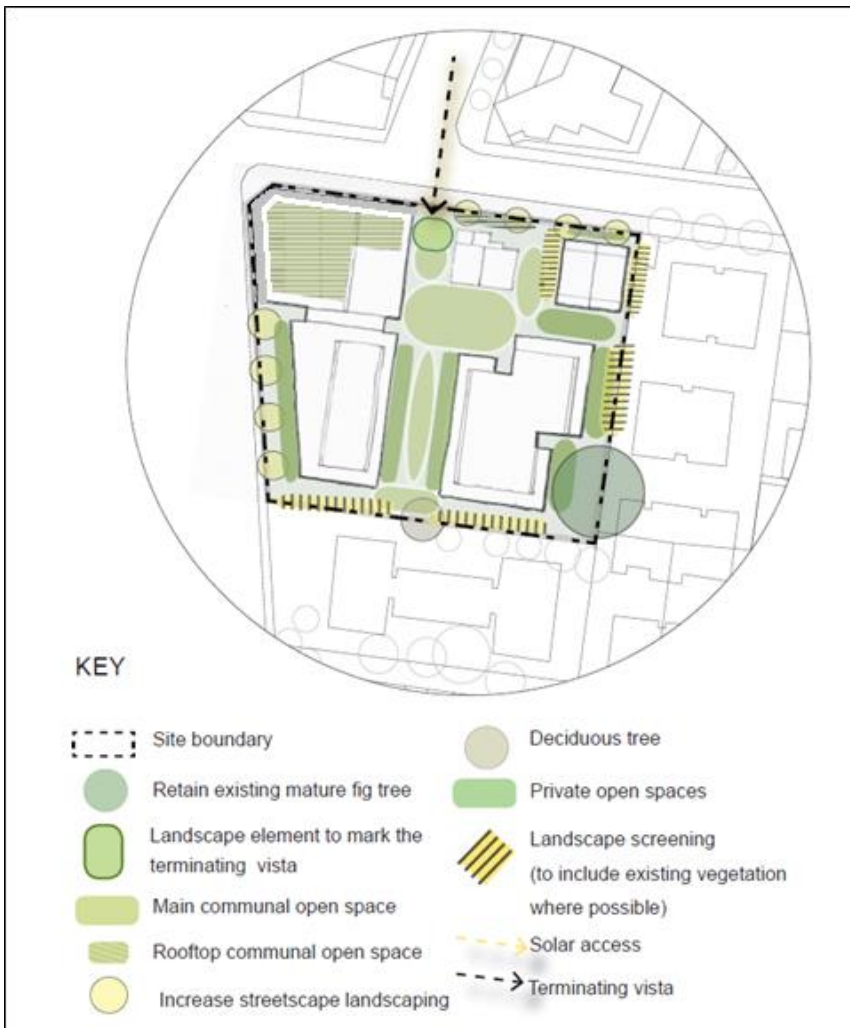


Figure 5: Indicative landscape strategy

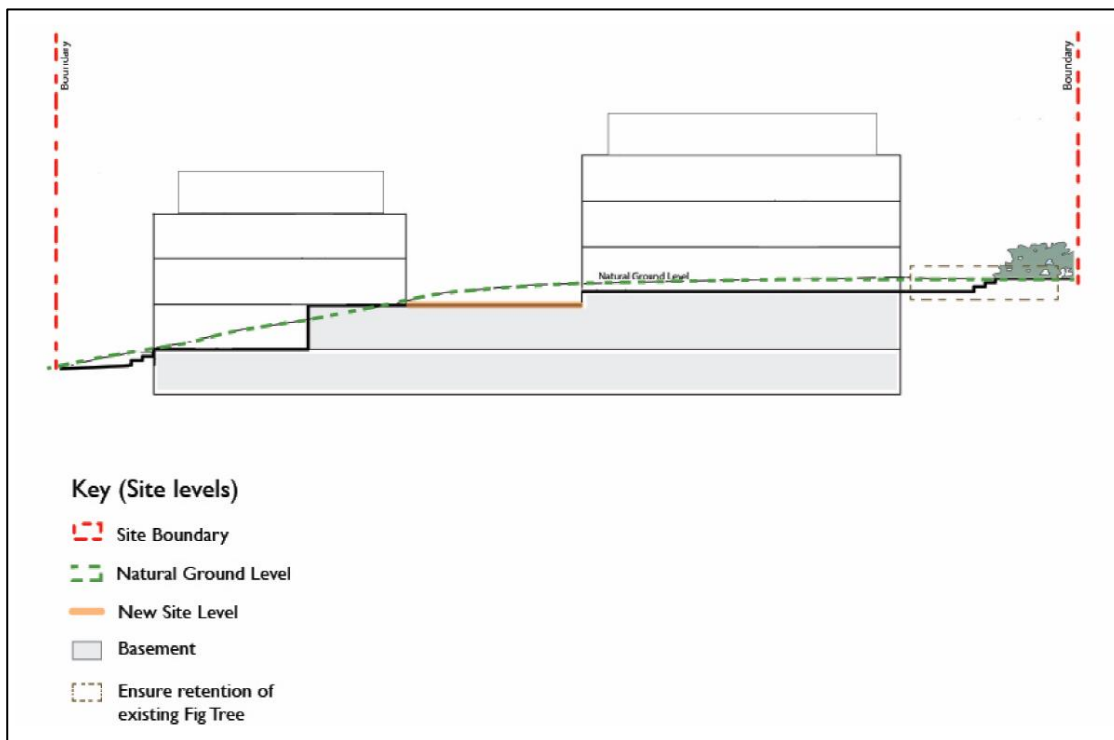


Figure 6: Site levels (Built form as illustrated is indicative only)



Figure 7: Landscape Option 1 – Albert Street



Figure 8: Landscape Option 2 – Albert Street