

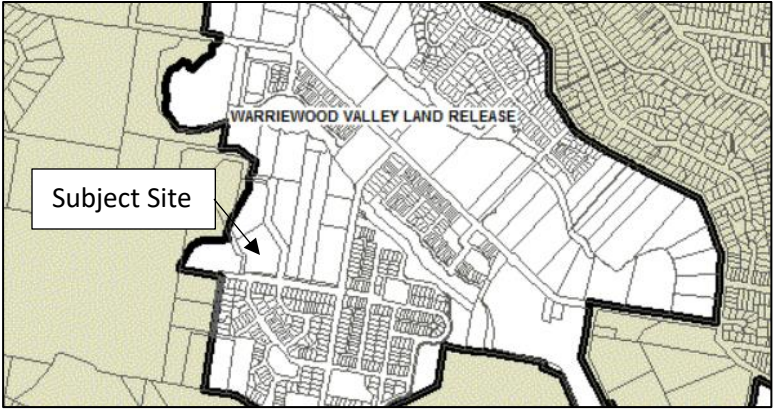
Pittwater 21 Development Control Plan Compliance Assessment

Proposed Hard and Soft Landscaping Works

Lot 1 DP 270922

Pittwater 21 Development Control Plan		
Control	Compliance	Comment
Section A: Shaping Development in Pittwater		
A1 Introduction		
A1.2 Land covered by this Plan <i>This plan applies to the local government area of Pittwater.</i>	YES	The subject site is located within the previous Pittwater LGA, which has since been amalgamated into the Northern Beaches LGA.
A1.7 Considerations before consent is granted <i>Before granting development consent, Council must be satisfied that the development is consistent with:</i> <ul style="list-style-type: none"> <i>i. Pittwater Local Environmental Plan 2014; and</i> <i>ii. the desired character of the Locality; and</i> <i>iii. the development controls applicable to the development.</i> <i>Council will also have regard to the matters for consideration under section 4.15 Evaluation of the Environmental Planning and Assessment Act 1979.</i> <i>Before granting consent for development within a Locality, Council may consider the provisions of a neighbouring Locality to the extent to which it affects the subject site.</i>	YES	The <i>Pittwater Local Environmental Plan 2014</i> (PLEP2014) is addressed within Section 4.4.1 of the SEE. The proposal is consistent with the PLEP2014. The locality of the subject site is assessed in the following sections. Applicable development controls are assessed in the following sections.
A4 Localities		
A4.16 Warriewood Valley Locality <i>Warriewood Valley is situated at the base of the escarpment, known as Ingleside Chase Reserve, between Mona Vale and Warriewood (see map). It comprises of land</i>	YES	The subject site is located within the Warriewood Valley Land Release Area, refer to Figure 1 .



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<p><i>known as “Stage 1 Release” and land identified as the Warriewood Valley Release Area.</i></p> <p><i>The Warriewood Valley Release Area, first identified in 1997 as a Release Area, comprises of 110 hectares including 32.68 hectares of industrial/commercial land and associated community facilities and infrastructure. Two recent reviews have been undertaken, firstly the Warriewood Valley Strategic Review 2012 and secondly the Warriewood Valley Strategic Review Addendum Report 2014. The Release Area now includes land within 400m of the Warriewood Sewerage Treatment Plant (known as Buffer Areas 1, 2 and 3) encompassing an area of approximately 190 hectares.</i></p> <p><i>Warriewood Valley Release Area is primarily a residential area expected to provide a total of 2,451 new dwellings (this figure includes the dwellings approved under the former Part 3A legislation but does not include development in Stage 1 Release considered to be completed in 1997.). When completed, it is anticipated to accommodate 6,618 residents (based on an average household occupancy of 2.7 persons per household).</i></p>		 <p>Figure 1: Warriewood Valley Locality Mapping (Source: Northern Beaches Council, 2024)</p> <p>The proposed development for hard and soft landscaping is consistent with the intentions of the Warriewood Valley Release Area.</p>
Section B: General Controls		
B3 Hazard Controls		
B3.1 Landslip Hazard	YES	The subject site is mapped as Geotechnical Hazard H1.



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<p>All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5).</p> <p>Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level as defined by the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) for the life of the development.</p> <p>The development must not adversely affect or be adversely affected by geotechnical processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards.</p>		<p>A Geotechnical Report has been prepared by AscentGeo and confirms the proposal is suitable for the subject site, refer to Appendix 6. The Geotechnical Report has concluded that the existing conditions and proposed development are considered to constitute an acceptable risk to life and a low risk to property provided that the proposal is carried out in accordance with the recommendations made within the report.</p> <p>The proposed development has considered all geotechnical hazards present within the subject site and has been designed to mitigate and manage all potential issues.</p>
<p>B3.6 Contaminated Land and Potentially Contaminated Land</p> <p><i>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.</i></p> <p><i>In particular, Council shall consider:</i></p> <ul style="list-style-type: none"> ▪ <i>whether the land is contaminated; and</i> ▪ <i>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</i> ▪ <i>if the land requires remediation, whether the land will be remediated before the land is used for that purpose.</i> 	<p>YES</p>	<p>The subject site is mapped as class 5 acid sulphate soils. Section 4.3.5 of the SEE addresses the requirements of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> which repealed the <i>State Environmental Planning Policy No. 55 Remediation of Land</i>.</p> <p>The subject site has not previously been developed. The wider site area is not considered to have been used for purposes other than residential in the past.</p>



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<i>Where a development would involve a change of use on land listed below, Council must consider a preliminary investigation report prepared in accordance with the contaminated land planning guidelines.</i>		
B4 Controls Relating to the Natural Environment		
<p>B4.1 Flora and Fauna Conservation Category 1 Land <i>Development shall not directly negatively impact on threatened species, endangered populations or endangered ecological communities.</i></p> <p><i>Development shall retain and enhance habitat for locally native species, threatened species, endangered populations or endangered ecological communities.</i></p> <p><i>Development shall result in no significant onsite loss of canopy cover and no net loss in native canopy trees.</i></p> <p><i>Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species listed in Native Plants for Your Garden available on the Pittwater Council website). Landscaping is to be outside areas of core bushland and not include environmental weeds.</i></p> <p><i>Caretakers of domestic animals shall prevent them from entering wildlife habitat areas.</i></p> <p><i>Fencing, where permitted, shall be passable by native wildlife.</i></p>	YES	<p>The suitability of the subject site for the development was previously assessed and affirmed during the previous subdivision DA (N0304/14/2) where a Flora and Fauna assessment was undertaken, this is provided at Appendix 10. The proposal does not involve the removal of any trees and therefore the finding of the Flora and Fauna assessment remain relevant to the proposal.</p> <p>The proposal seeks to plant twenty native trees and numerous shrubs within the subject site which would significantly benefit biodiversity with the subject site. Plants proposed for planting are included within the Landscape Plans at Appendix 2.</p> <p>Proposed fencing is open-style fencing to allow animals to pass through.</p>



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<p>B4.3 Flora and Fauna Habitat Enhancement Category 2 Land</p> <p><i>Development shall retain and enhance habitat for threatened species, endangered populations, endangered ecological communities and other locally native species.</i></p> <p><i>Development shall provide flora and fauna habitat by active restoration, regeneration, and / or creation.</i></p> <p><i>Development shall not result in a significant onsite loss of canopy cover or a net loss in native canopy trees.</i></p> <p><i>Development shall ensure that at least 60% of any new planting incorporates native vegetation (as per species listed in Native Plants for Your Garden available on the Pittwater Council website). Landscaping is to be outside areas of core bushland and not include environmental weeds.</i></p> <p><i>Caretakers of domestic animals shall prevent them from entering bushland.</i></p> <p><i>Fencing, where permitted, shall be passable by native wildlife.</i></p>	<p>YES</p>	<p>As above.</p>
<p>B4.22 Preservation of Trees and Bushland Vegetation</p> <p><i>Authority to clear a tree or other vegetation is regulated in this plan in accordance with State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 i.e. 'Vegetation SEPP'. In particular, Part 2 of the Vegetation SEPP sets out the authority to clear vegetation and Part 3 provides for</i></p>	<p>N/A</p>	<p>Tree removal is not required to facilitate the proposed development.</p>



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<p><i>Council to declare under this DCP when a Vegetation Clearing Permit may be issued for clearing of vegetation.</i></p> <p><i>However a permit under Part 3 of the Vegetation SEPP (clause 10(3)) cannot allow the clearing of vegetation that is or forms part of a heritage item or that is within a heritage conservation area, or that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance, unless the council is satisfied that the proposed activity:</i></p> <ul style="list-style-type: none"> ▪ <i>is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and</i> ▪ <i>would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.</i> 		
<p><i>A person shall not ringbark, cut down, top, lop, remove, poison, injure, or wilfully destroy tree or bushland vegetation that requires a Vegetation Clearing Permit under the provisions of Part 3 of the Vegetation SEPP. This includes damage to a tree or bushland vegetation by:</i></p> <ul style="list-style-type: none"> ▪ <i>Damaging or tearing live branches and roots;</i> ▪ <i>Damaging the bark, including attachment of objects using invasive fastenings, the fastening of materials around the trunk of trees which may result in a detrimental impact on tree health;</i> 	N/A	As above.



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<ul style="list-style-type: none"> ▪ <i>Tree topping, where large branches and/or the trunk of the tree is removed from the top of the trees canopy;</i> ▪ <i>Tree lopping, where branches are removed to reduce the height and spread of the tree.</i> ▪ <i>Damaging the root zone of a tree by way of compaction, including storage and stockpiling materials;</i> ▪ <i>Changing of ground levels within the root zone of a tree by way of excavation, trenching, filling or stockpiling;</i> ▪ <i>Underscrubbing of bushland vegetation;</i> ▪ <i>Burning of vegetation (not part of a Hazard Reduction Certificate); or</i> ▪ <i>Any other act or activity that causes the destruction of, the severing of trunks or stems of, or any other substantial damage to, some or all of the native vegetation in an area.</i> 		
<p><i>A Vegetation Clearing Permit is required for:</i></p> <p><i>a) Removal or cutting down of any tree over five (5) metres in height;</i></p> <p><i>b) Pruning of more than ten percent (10%) of a tree canopy.</i></p> <p><i>c) The removal or cutting down of vegetation in "Bushland".</i></p> <p><i>For the purpose of this clause "Bushland" means land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation (as defined by the Local Government Act 1993).</i></p>	N/A	As above.



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<i>In applying for a Vegetation Clearing Permit, the applicant must demonstrate that any tree to be removed as part of a Vegetation Clearing Permit meets one or more of the criteria of the Removal of Tree Test in Appendix 16 (P21DCP) and the Tree Retention Assessment in Appendix 17 (P21DCP). An arborist report may be required to satisfy this requirement.</i>	N/A	As above.
<i>Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.</i>	N/A	As above.
<i>Where the applicant demonstrates that no reasonable alternative design exists and a tree must be removed, suitable compensatory tree planting is required. Details including proposed species and the location of replacement planting are to be provided.</i>	N/A	As above.
<i>Development must also avoid any impact on trees on public land.</i>	N/A	The proposed development has been located to ensure no trees on public land are required for removal.
<i>For development applications involving the construction of new buildings and works containing Classes 2-9 (BCA), the information contained in Appendix 18 (P21DCP) is to be submitted.</i>	N/A	The proposal does not involve the construction of a building.
<i>Where trees proposed to be retained may be affected by the construction of new buildings and works of Classes 1 and 10, a Tree Protection Plan as per Appendix 19 (P21DCP) is to be submitted.</i>	N/A	The proposal does not involve the construction of any new buildings. All trees to be retained can be appropriately protected through the implementation of the protection measures to be detailed as part of a Construction Management Plan (CMP).
B5 Water Management		
B5.15 Stormwater	YES	A stormwater management plan has been prepared by C.K. Engineering Services, refer to Appendix 3 .



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<p><i>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</i></p> <p><i>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</i></p>		
B8 Site Works Management		
<p>B8.1 Construction and Demolition - Excavation and Landfill</p> <p><i>Excavation and landfill on any site that includes the following:</i></p> <ul style="list-style-type: none"> ▪ <i>Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation;</i> ▪ <i>Any excavation greater than 1.5 metres deep below the existing surface;</i> ▪ <i>Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property;</i> ▪ <i>Any landfill greater than 1.0 metres in height; and/or</i> ▪ <i>Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils,</i> <p><i>must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as</i></p>	N/A	The proposal does not involve excavation or landfill.



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<i>adopted by Council and details submitted and certified by a Geotechnical Engineer and/or Structural Engineer with the detail design for the Construction Certificate.</i>		
<p>B8.3 Construction and Demolition – Waste Minimisation <i>Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.</i></p>	YES	Where possible, reuse of materials and appropriate recycling and disposal will be undertaken, further details will be provided as part of the future Construction Management Plan (CMP) and may be conditioned accordingly.
<p>B8.4 Construction and Demolition – Site Fencing <i>All sites are to be protected by site fencing for the duration of the works.</i></p> <p><i>Where building construction is undertaken adjacent to the public domain, pedestrian and vehicular facilities are to be protected by a Hoarding in accordance with Section 126(1) of the Roads Act 1993.</i></p>	YES	The use of site fencing for the duration of the works may be conditioned accordingly.
Section C: Development Type Controls		
C6 Design Criteria for Warriewood Valley Release Area		
<p>C6.1 Integrated Water Cycle Management <i>Water Management Report and Accompanying Plans</i> <i>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</i></p>	YES	A stormwater management strategy has been developed for the subject site and surrounding sites to manage stormwater quantity and quality runoff. This stormwater management strategy was submitted to Council as part of the development application for subdivision (N0304/14/2). The strategy was developed to Council's guidelines and requirements as specified in the WMS. The approved stormwater infrastructure has been installed accordingly within and adjacent to the subject site. A stormwater management plan has been prepared by C.K. Engineering Services and is provided at Appendix 3 .



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<i>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).</i>		
Flooding <i>The flood levels are to be determined as part of the Water Management Report. Likely flood impacts from the development must also be assessed and where required, mitigated.</i>	N/A	The subject site is not mapped as within a flood planning precinct. The proposed development would not impact existing flood extents.
Creepline Corridor <i>Creepline 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 creepline corridors are intended to fulfil a multi-functional purpose, containing the pedestrian and cycle network.</i>	N/A	The subject site is not located within or adjoining a creek line corridor.
Stormwater Drainage Management <i>The design of the stormwater management system (quantity and quality) is to be included in the integrated water cycle management scheme for the development.</i>	YES	<p>A stormwater management strategy has been developed for the subject site and surrounding sites to manage stormwater quantity and quality runoff. This stormwater management strategy was submitted to Council as part of the development application for subdivision (N0304/14/2). The strategy was developed to Council's guidelines and requirements as specified in the WMS. The approved stormwater infrastructure has been installed accordingly within and adjacent to the subject site.</p> <p>A stormwater management plan for the proposed development has been prepared by C.K. Engineering Services and is provided at Appendix 3.</p>



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<p><i>Groundwater</i></p> <p><i>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.</i></p>	YES	<p>The occurrence of groundwater within the subject site has been considered as part of the Geotechnical Report. The Geotechnical Report provided at Appendix 6 has concluded that no groundwater was encountered during testing at the time of the inspection.</p>
<p>Greywater Reuse</p> <p><i>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:</i></p> <ul style="list-style-type: none"> ▪ <i>demonstrate scheme feasibility;</i> ▪ <i>comply with all relevant State and Federal regulatory requirements and the referenced guidelines; and</i> ▪ <i>achieve current NSW Health Accreditation (where accreditation is necessary).</i> 	N/A	<p>Not applicable to the proposal.</p>
<p>C6.2 Natural Environment and Landscaping Principles</p> <p><i>Landscaping Principles</i></p> <p><i>Integration with Creekline Corridor and the Public Domain</i></p> <p><i>Landscaping of existing and proposed Public Road Reserves</i></p> <p><i>Landscaped Area</i></p> <p><i>Communal Open Space Area</i></p>	YES	<p>The subject site is located within an area comprising of numerous mature trees. A Landscape Plan has been prepared by iScape Landscape Architecture and details that 20 trees are proposed to be planted. The Landscape Plan has been prepared in consideration of the surrounding environmental context of the subject site and aims to compliment the proposed dwelling house.</p> <p>Public and open space located in proximity to the subject site includes Ingleside Park, the Warriewood Escarpment, the Irrawong Reserve and the Warriewood Wetlands.</p>



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		<p>The proposal does not involve the construction of any new buildings. All trees to be retained can be appropriately protected through the implementation of the protection measures to be detailed as part of a Construction Management Plan (CMP).</p> <p>A Landscape Plan has been prepared by iScape Landscape Architecture and is provided at Appendix 2</p>
<p>C6.3 Ecologically Sustainable Development, Safety and Social Inclusion <i>Designing for ESD</i> <i>Integration of CPTED</i> <i>Universal Design and Adaptive Reuse</i></p>	YES	<p>The proposed development has been designed in consideration of the orientation, ventilation, topography, vegetation, microclimate, adjoining development and landscape applicable to the subject site.</p> <p>The proposal would ensure the subject site remains in accordance with the CPTED principals.</p> <p>The proposed development has been designed to ensure structural integrity in the long term and the ability to withstand the environmental hazards subject to the area.</p>
<p>C6.4 The Road System and Pedestrian and Cyclist Network</p>	N/A	<p>Not applicable to the proposed development. This has been assessed during the previously completed subdivision of the subject site. The proposal involves the replacement of the pedestrian stairway to ensure the area continues to provide safe and appropriate access.</p>
<p>C6.5 Utilities, Services and Infrastructure Provision</p>	N/A	<p>Not applicable to the proposed development. This has been assessed during the previously completed subdivision of the subject site.</p>
<p>C6.6 Interface to Warriewood Wetlands or non-residential and commercial/industrial development</p>	N/A	<p>The subject site does not adjoin the Warriewood Wetlands. The proposal is for residential purposes.</p>



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<p>C6.7 Landscape Area (Sector, Buffer Area or Development Site)</p> <p><i>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.</i></p> <p><i>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.</i></p>	<p>YES</p>	<p>A Landscape Plan has been prepared by iScape Landscape Architecture and details that 20 trees are proposed to be planted.</p> <p>The subject site is located within Sector 901D. Approximately 38% of this sector would be impervious area (calculated in consideration of existing impervious area and estimated future impervious area).</p>
<p>C6.8 Residential Development Subdivision Principles</p>	<p>N/A</p>	<p>The subject site has previously been subdivided in accordance with these requirements.</p>
<p>C6.9 Residential Land Subdivision Approval Requirements</p>	<p>N/A</p>	<p>As above.</p>
<p>C6.10 Additional Specifications for development of Buffer Area 1a to 1m</p>	<p>N/A</p>	<p>The subject site is not identified as within Buffer Area 1a to 1m on the Pittwater Local Environmental Plan 2014 Urban Release Area Map.</p>



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<p>C6.11 Additional Specifications for development of Sector 901A to 901H <u>Development/subdivision of land identified as flora and fauna conservation area</u> A comprehensive site analysis for land identified as a flora and fauna conservation area on the Indicative Layout Plans within this control, is to be provided taking into account the characteristics as part of the subdivision design process. This will involve an arborist report identifying all significant vegetation. This analysis should take into account the final development which will occur on the site as a result of the subdivision.</p>	<p>YES</p>	<p>The subject site is located within Sector 901D and is mapped as flora and fauna conservation. A flora and fauna assessment has previously been provided as part of the subdivision DA and is provided at Appendix 10.</p>
<p>Section D: Locality Specific Development Controls</p>		
<p>D16 Warriewood Valley Locality</p>		
<p>D16.1 Character as viewed from a public place <u>Presentation to a public place</u> Building function is to be expressed by the facade. Any building facade and front setback to a public place must incorporate at least two of the following design features:</p> <ul style="list-style-type: none"> • pedestrian entry feature including a footpath; • awnings or other features over windows; • front entry feature or portico that highlights the location of the front door; • front feature balconies on upper floors; and 	<p>YES</p>	<p>The subject site is located within an area comprising of numerous mature trees. The subject site is screened from Fern Creek Road and Orchard Street by these mature trees.</p> <p>The proposal does not include the installation of any building, services infrastructure, or parking structures.</p> <p>A Landscape Plan has been prepared by iScape Landscape Architecture and details that 20 trees are proposed to be planted. The Landscape Plan has been prepared in consideration of the surrounding environmental context of the subject site and aims to compliment the future development of adjoining sites. Landscaping is proposed along the verge to Knight Street which</p>



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<ul style="list-style-type: none"> <i>gables, dormer windows or the like that provide architectural interest to the roof form, visible from the street.</i> <p><i>Concealment of building plant or communications equipment, services and servicing areas</i></p> <p><i>Parking structures presentation</i></p> <p><small>Garage door widths are to be in accordance with the following:</small></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 20%;">Lot dimension</th> <th style="width: 20%;">Garage type</th> <th style="width: 45%;">Width of garage door presented to the street</th> </tr> </thead> <tbody> <tr> <td rowspan="3">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>≥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>≥12.5m wide</td> <td>Double</td> <td>≤6m or not exceeding 40% of the lot width, whichever is less.</td> </tr> <tr> <td rowspan="2">Rear loaded lots</td> <td rowspan="2">≥4.5m or with an area <225m²</td> <td>Single</td> <td>3m</td> </tr> <tr> <td>Double</td> <td>6m</td> </tr> <tr> <td rowspan="2">Corner lots with garage on the secondary street frontage</td> <td rowspan="2">Any</td> <td>Single</td> <td>40% of the lot length as presented to the secondary street up to 3m.</td> </tr> <tr> <td>Double</td> <td>40% of the lot length as presented to the secondary street up to 6m.</td> </tr> </tbody> </table>		Lot dimension	Garage type	Width of garage door presented to the street	Front loaded lots	Area ≥225m ² or 9m to 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.	≥12.5m wide	Single or tandem.	≤3m or not exceeding 40% of the lot width, whichever is less.	≥12.5m wide	Double	≤6m or not exceeding 40% of the lot width, whichever is less.	Rear loaded lots	≥4.5m or with an area <225m ²	Single	3m	Double	6m	Corner lots with garage on the secondary street frontage	Any	Single	40% of the lot length as presented to the secondary street up to 3m.	Double	40% of the lot length as presented to the secondary street up to 6m.				<p>is intended to soften the visual impact of the future dwelling houses (dwelling houses subject to separate DA's).</p>
	Lot dimension	Garage type	Width of garage door presented to the street																											
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		Double	40% of the lot length as presented to the secondary street up to 6m.																											
D16.2 Dual Occupancy Specific Controls			N/A	Not applicable to the proposal.																										
D16.3 Secondary Dwellings			N/A	Not applicable to the proposal.																										
D16.4 Water Management for individual allotments			N/A	Not applicable. The subject site is located within Sector 901D.																										
D16.5 Landscaped Area for Newly Created Individual Allotments <u>Minimum Landscaped Area Requirements</u> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width: 30%;">Non Residential Development</th> <th style="width: 40%;">Minimum percentage (%) of site area</th> <th style="width: 30%;">Minimum dimensions in metres</th> </tr> </thead> <tbody> <tr> <td>All non-residential development</td> <td>25</td> <td>3m</td> </tr> </tbody> </table>			Non Residential Development	Minimum percentage (%) of site area	Minimum dimensions in metres	All non-residential development	25	3m	YES	<p>The primary use of the subject site is as a road (Knight Street), accordingly it is requested that 25% of the site area is landscaped. A Landscape Plan has been prepared by iScape Landscape Architecture and details that the quantity of landscaped area will not be reduced by the proposed development and it is proposed that 20 trees be planted within the subject site.</p>																				
Non Residential Development	Minimum percentage (%) of site area	Minimum dimensions in metres																												
All non-residential development	25	3m																												
<u>Landscaping Requirements</u> <ul style="list-style-type: none"> <i>The infiltration of rain water into the water table to reduce stormwater runoff should occur and where possible, development should facilitate the</i> 			YES	<p>A Landscape Plan has been prepared by iScape Landscape Architecture and details that the quantity of pervious surfaces allowing for infiltration of rainwater will not be decreased by the</p>																										



Pittwater 21 Development Control Plan Compliance Assessment

Proposed Hard and Soft Landscaping Works

Lot 1 DP 270922

Pittwater 21 Development Control Plan		
Control	Compliance	Comment
<p><i>retention of existing trees and vegetation, as well as provide opportunities for new canopy tree planting.</i></p> <ul style="list-style-type: none"> ▪ <i>At the time of planting, trees are to have a minimum container size of 45 litres, complying with the requirements of Specifying Trees: A Guide to Assessment of Tree Quality (Natspec, 2003).</i> ▪ <i>Understorey plant species, in conjunction with the tree planting, are to screen 50% of the built form when viewed from the street after five (5) years from the date of issue of the occupation certificate. In order to achieve this, all understorey planting is to have a minimum container size of 200mm at the time of planting. Consideration shall be given to the appropriate use of exotic shrub planting at a maximum of 30% of the total shrub schedule.</i> ▪ <i>Council encourages the retention and replanting of existing endemic tree species. All replacement trees shall be indigenous to the local area (refer to Warriewood Valley Landscape Masterplan & Design Guidelines (Public Domain)), and where suitable, shall be habitat trees for endangered fauna. Applicants are encouraged to retain and protect areas of each site in their natural state.</i> 		<p>proposal. Trees and plants proposed to be planted would be in accordance with these requirements.</p>
<p><u><i>Landscape plan preparation</i></u> <i>All Development Applications, except for interior works, must include a landscape plan prepared in accordance with Appendix 9 - Landscaping and Vegetation Management. The landscape plan is to illustrate the design intent of the landscape proposal and its relationship to the architectural, civil and hydraulic design.</i></p>	YES	<p>A Landscape Plan has been prepared by iScape Landscape Architecture and has been made in accordance with the relevant requirements.</p>



Pittwater 21 Development Control Plan		
Control	Compliance	Comment
<p>D16.6 Front Building Lines D16.7 Side and rear building lines D16.8 Spatial Separation D16.9 Solar access D16.10 Private and Communal Open Space Areas</p>	N/A	<p>The proposal does not involve the installation of any buildings. The proposal is associated with the use of the subject site as a road (Knight Street).</p>
<p>D16.11 Form of construction including retaining walls, terracing and undercroft areas</p> <p><i>Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials. In creekline corridors, sandstone boulder walls are to be used instead of standard retaining walls to provide a more natural environment that allows fauna to traverse the boulder wall.</i></p>	YES	<p>The proposal involves the installation of sandstone block seating and sandstone boulders. These blocks/boulders would be primarily screened from view from Fern Creek Road and Orchard Terrace.</p>
<p>D16.12 Fences</p> <p><i>In all cases, vegetation is preferable over fencing to delineate the property boundary.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>	YES	<p>Fencing is proposed along the site boundaries. The fencing design is shown in the Landscape Plans.</p> <p>The proposed fencing has been designed in accordance with the requirements.</p>



Pittwater 21 Development Control Plan Compliance Assessment

Proposed Hard and Soft Landscaping Works

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<p><i>Any fencing must:</i></p> <ul style="list-style-type: none"> • <i>allow native animals to move between and to areas of environmental sensitivity and areas of habitat value;</i> • <i>enable casual surveillance from buildings for safety and surveillance;</i> • <i>assist in highlighting entrances and in creating a sense of community identity;</i> • <i>be compatible with facilities in the street frontage area, such as mail boxes and garbage collection areas; and</i> • <i>complement any facilities and landscaping in public areas.</i> <p><i>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.</i></p> <p><i>Where residential lots front/face/abut Macpherson, Garden and Orchard Streets, and Warriewood Road, dwelling frontages, pedestrian access and postal addresses must to be maintained to these roads. Corner lots are exempt from this requirement, where applicable.</i></p> <p><i>Fencing resulting in walled or gated communities is not permitted.</i></p>		

