

1.1 PITTWATER 21 DEVELOPMENT CONTROL PLAN 2014

The Pittwater 21 DCP supplements the controls in the Pittwater Local Environmental Plan 2014 and establishes the design framework and criteria within which development is to take place. *D16 Warriewood Valley Locality*, and *C6 Design Criteria for Warriewood Valley Release Area* are of particular interest in relation to the subject site.

TABLE 1 – PITTWATER DCP ASSESSMENT

Objective/Outcome	Control	Proposal	Compliance/Comment
<p>B2.5 Dwelling Density and Subdivision – Medium Density Residential</p> <p>The Warriewood Valley Land Release Area is excluded from this control.</p>			
<p>B3.2 Bushfire Hazard</p> <div data-bbox="190 858 1366 1273"> </div>			

Objective/Outcome	Control	Proposal	Compliance/Comment
<ul style="list-style-type: none"> ▪ Protection of people ▪ Protection of the natural environment ▪ Protection of private and public infrastructure 	<p>All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development.</p> <p>Development land to which this control applies must comply with the requirements of:</p> <ul style="list-style-type: none"> ▪ Planning for Bushfire Protection (2006) <p>Australian Standard AS 3959:2009 – Construction of a building in a bushfire-prone area</p>	<p>The Northern Beaches Council identifies the land as bushfire prone.</p> <p>The proposal is supported by a bushfire assessment which considers the proposal is supportable from a bushfire perspective.</p>	YES
B3.6 Contaminated Land and Potentially Contaminated Land			
<ul style="list-style-type: none"> ▪ Protection of public health ▪ Protection of the natural environment ▪ Successful remediation of contaminated land 	<p>Consider <i>State Environmental Planning Policy No. 55 Remediation of Land</i></p>	<p>Remediation of the site is a condition of the subdivision approval and will be undertaken prior to the residential flat building being constructed.</p>	YES
B3.17 Flood Hazard Flood Category 1 High Hazard Medium Density Residential			
<ul style="list-style-type: none"> ▪ Protection of public health ▪ Protection of the natural 	<ul style="list-style-type: none"> ▪ All development or activities must be designed and constructed such that: <ul style="list-style-type: none"> ○ There is no additional adverse flood impact on 	<p>Flood issues were examined during the assessment of the subdivision DA.</p> <p>A portion of the site currently sits above the Flood</p>	YES

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<p>environment</p> <ul style="list-style-type: none"> ▪ Protection of private and public infrastructure 	<p>surrounding properties</p> <ul style="list-style-type: none"> ○ All foundation structures within the area of the property affected by the Flood Planning Level, and where the Flood Planning Level is equal to or greater than 500mm above the existing ground level, is to incorporate a suspended floor system on open pier/pile footings with openings in perimeter walls to allow for the flow of surface water and flood storage up to the level of the 1% AEP flood; and; ○ All electrical equipment, wiring, fuel lines or any other service pipes and connections must be waterproofed to the Flood Planning Level; and 	<p>Planning Level. Sub-division DA levels and gradings have been largely maintained, with the exception of minor filling at the downstream end of Lorikeet Grove.</p>	
C6 DESIGN CRITERIA FOR WARRIEWOOD VALLEY RELEASE AREA			
C6.2 Natural Environment and Landscaping Principles			
<ul style="list-style-type: none"> ▪ Landscaping enhances and complements the natural environment ▪ Promotion of ecologically sustainable outcomes. ▪ The canopy cover and 	<ul style="list-style-type: none"> ▪ 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 	<p>The landscape design and planning of the proposal is sympathetic to the site attributes and context.</p> <p>Refer to the landscape plans for additional information.</p>	<p>YES</p>

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<p>the habitat value are increased.</p> <ul style="list-style-type: none"> ▪ Provision of a pleasant and safe living environment ▪ New development is blended into the streetscape and neighbourhood. 	<p>groundcovers.</p> <ul style="list-style-type: none"> ▪ Provide planting schemes that reinforce the framework of endemic canopy trees with supplementary plantings species suitable for the understorey and groundcover. 		
D16 WARRIEWOOD VALLEY LOCALITY			
D16.1 Character as viewed from a public place			
<p>Outcomes</p> <ul style="list-style-type: none"> ▪ Achieve the desired future character of the Locality. ▪ The visual impact of the built form is secondary to landscaping and vegetation ▪ To ensure that development adjacent 	<ul style="list-style-type: none"> ▪ The facades of buildings presenting to any public place must address these public places ▪ Parking structures presentation, garages, carports and other parking structures including hardstands areas must not be the dominant site feature when viewed from a public place. ▪ Clear visual connection must be achieved between the public place and the front setback/front façade of the building. ▪ Walls without articulation shall not have a length greater than 	<p>The proposed residential flat building design is of a high design quality when viewed from the streetscape.</p>	<p>YES</p>

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<p>to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character.</p>	<p>8 metres to any street frontage.</p> <ul style="list-style-type: none"> ▪ Landscaping is to be integrated with the building design to screen and soften the visual impact of the built form. ▪ The height and scale of the landscaping in the setback area to the public place must be proportionate to the height and scale of the building. 		
D16.5 Landscaped Area for Newly Created Individual Allotments			
<ul style="list-style-type: none"> ▪ Conservation of significant natural features of the site and contribution to the effective management of biodiversity ▪ Warriewood Valley achieves a unified and high quality landscape character that contributes to the sense of place 	<ul style="list-style-type: none"> ▪ The minimum recreational area required for a four storey residential flat building is 54% 	<p>The proposal provides 1980sqm (67.9%) of recreational space.</p>	<p>YES</p>

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D16.6 Front building lines			
<ul style="list-style-type: none"> ▪ To achieve the desired future character of the Locality. ▪ The area of site disturbance is minimised and soffit surface is maximised. 	<p><u>Other dwellings</u></p> <p>Setback to articulation zone: 1.5m</p> <p>Setback to carport: 4m</p> <p>Setback to dwelling: 3m</p>	<p>All front setbacks exceed 3m.</p> <p>The southern façade complies with the 4.5m building setback as all internal dwelling areas are located behind the setback line, as evident in the Architectural Drawings.</p> <p>However, the 3m articulation setback is breached by the balconies at Ground and Level 1. This has been justified in the SEE.</p>	<p>No – justified</p>
D16.9 Solar access			
<ul style="list-style-type: none"> ▪ Development is sited and designed to maximise solar access, adequate daylight and ventilation to habitable rooms and adequate sunlight to private open spaces during midwinter 	<p>The ADG requires 70% of apartments should receive a minimum of 2 hours sunlight between 9am and 3pm during mid-winter.</p>	<p>As demonstrated in the Shadow Diagrams prepared by DKO, 72% of dwellings will receive a minimum of 2 hours sunlight mid-winter.</p>	<p>YES</p>

Objective/Outcome	Control	Proposal	Compliance/Comment
D16.10 Private and Communal Open Space Areas			
<ul style="list-style-type: none"> ▪ Dwellings are provided with a private, usable and well located area of private open space for the use and enjoyment of the occupants. ▪ Private open space receives sufficient solar access and privacy. 	<ul style="list-style-type: none"> ▪ Minimum area of private open space: 16sqm ▪ Minimum dimensions of private open space: 4m ▪ Communal open space must be provided at a rate of 30sqm per dwelling for dwellings having balconies as the only form of private open space. Therefore the area of communal open space required for 22 units is 810sqm. 	<p>The proposed residential flat building achieves 868sqm of communal open space.</p> <p>The proposed residential flat building has been designed to reduce any privacy impacts on surrounding dwellings. This includes adequate separation and side setbacks, appropriate placement of bedroom and living spaces and avoidance of direct lines of sight for windows and balconies.</p>	<p>YES</p>