

CONTROL	COMPLIANCE	DETAILS
<b>B2 DENSITY CONTROLS</b>		
<b>B2.5 Dwelling Density and Subdivision – Medium Density Residential</b>		
Medium density housing must not be carried out unless the street frontage is greater than or equal to one third of the length of the longest side boundary	Yes	All lots are at least one third the length of the longest side boundary.
The re-subdivision of individual or groups of dwellings subsequent to development consent may be carried out by any method of subdivision including Strata Subdivision, Community Title Subdivision, or Torrens Title Subdivision. Parking spaces, loading bays, and space for any other purpose forming a part of a sole occupancy unit are to be allocated to the dwelling. Landscaped areas, access areas and signage not forming part of an individual dwelling must be included as common property.	Noted	
<b>B3 HAZARD CONTROLS</b>		
<b>B3.6 Contaminated Land and Potentially Contaminated Land</b>		
<p>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.</p> <p>In particular, Council shall consider:</p> <ul style="list-style-type: none"> <li>• whether the land is contaminated; and</li> <li>• 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</li> <li>• if the land requires remediation, whether the land will be remediated before the land is used for that purpose.</li> </ul>	Yes	Site investigations completed and findings submitted with DA confirming the site's suitability for residential use.

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<p>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.</p> <p>The land concerned is land:</p> <ul style="list-style-type: none"> <li>• on which development for a purpose referred to in the table below is being, or is known to have been, carried out; or</li> <li>• on which it is proposed to carry out development for residential, educational, recreational or child care purposes, or for the purposes of a hospital, and there is no or incomplete knowledge as to whether development for a purpose referred to in the table below has been carried out, and on which it would have been lawful to carry out; or</li> <li>• that is within an investigation area (as declared under Division 2 Part 3 of the Contaminated Land Management Act 1997).</li> </ul>	Yes	As above
<p>Remediation of contaminated land shall be carried out in accordance with the contaminated land planning guidelines under Section 145C of the Environmental Planning &amp; Assessment Act 1979.</p>	Yes	As above
<p><b>B3.17 Flood Hazard – Flood Category 1 – High Hazard – Medium Density Residential</b></p>		
<p>An assessment through a Flood Risk Management Report is required to be undertaken by a Water Engineer for property subject to a High Hazard Classification to determine the extents within the site of the High Hazard Classification, the High Hazard Flood Storage Area and/or the High Hazard Floodway Area.</p>	Yes	Flood Study undertaken and accompanies the DA.

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<p>All development or activities must be designed and constructed such that:</p> <ul style="list-style-type: none"> <li>• There is no additional adverse flood impact on surrounding properties or flooding processes for any event up to the Probable Maximum Flood event and;</li> <li>• There is no net decrease in floodplain volume of a floodway or flood storage area within the property for any flood event up to the 1% AEP flood event; and;</li> <li>• 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;</li> <li>• 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, it 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</li> <li>• All structural elements below the Flood Planning Level shall be constructed from flood compatible materials; and</li> <li>• All structures must be designed and constructed to ensure structural integrity for immersion and impact of velocity and debris up to the level of the 1% AEP flood. If the structure is to be relied upon for 'shelter in place' evacuation, then structural integrity must be ensured up to the level of the Probable Maximum Flood; and</li> <li>• All electrical equipment, wiring, fuel lines or any other service pipes and connections must be waterproofed to the Flood Planning Level; and</li> <li>• The storage of toxic or potentially polluting goods, materials or other products which may be hazardous or pollute floodwaters, will not be permitted below the Flood Planning Level.</li> <li>• To ensure the recommended flood evacuation strategy of 'shelter in place', it will need to be demonstrated that there is pedestrian access via a low flood hazard area to a 'safe haven' above the Flood Planning Level or 300mm below the level of the Probable Maximum Flood (whichever is the higher).</li> </ul>	<p>Yes</p>	<p>Flood study prepared and confirms:</p> <ul style="list-style-type: none"> <li>• No additional adverse flood impacts on surrounding properties as a result of the proposal.</li> <li>• No net decrease in floodplain volume. Modification of the site provides compensatory flood storage.</li> <li>• Site modified to ensure built development is situated 500mm above Flood Planning Level.</li> <li>• Residents able to "shelter in place" in the event of flood within upper levels of buildings.</li> </ul>

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<p>Flood mitigation works that modify a Major Drainage System, stormwater system, natural water course, floodway or flood behaviour within the development site may be permitted subject to demonstration through a Flood Risk Management Report that:</p> <ul style="list-style-type: none"> <li>• The flood mitigation works do not have an adverse impact on any surrounding property or flooding processes for any flood event up to the Probable Maximum Flood event; and,</li> <li>• The flood mitigation works result in no net decrease in the floodplain volume of a floodway or flood storage area within the property for any flood event up to the 1%AEP flood event. and,</li> <li>• The flood mitigation works result in the protection of the existing and proposed development from a flood event to the minimum floor level requirement as defined in this control; and,</li> <li>• The works do not have an adverse impact on the environment. (This includes but is not limited to the altering of natural flow regimes, the clearing of riparian vegetation, artificial modification of the natural stream, such as by relocation, piping etc.).</li> </ul> <p>Where flood mitigation works are undertaken to protect the development as set out above, the minimum floor level requirements of this control need not apply.</p>	<p>Yes</p>	<p>The flood study demonstrates that the proposed development is acceptable:</p> <ul style="list-style-type: none"> <li>• There is no net decrease in flood storage area.</li> <li>• Properties are protected from flood events to the minimum floor level requirement (500mm above the 1 in 100 year flood level).</li> </ul> <p>The flora and fauna report has assessed the impacts of the cut and fill strategy on riparian vegetation.</p>
<p>Activities that reduce the flood storage capacity of the property including additions to buildings, the filling of land, bunded car park facilities (incorporating perimeter barrier and/or mounding to prevent flood water ingress), enclosure of structures to prevent the ingress of flood waters (where the Flood Planning Level is greater than 500mm above the existing ground level) or the construction of above ground swimming pools, will only be permitted where it can be demonstrated through a Flood Risk Management Report that:</p> <ul style="list-style-type: none"> <li>• there is no additional adverse flood impact on the surrounding properties or flooding processes for any flood event up to the Probable Maximum Flood event; and</li> <li>• there is no net decrease in the floodplain volume of a floodway or flood storage area within the property for any flood event up to the 1% AEP flood event.</li> </ul>	<p>Yes</p>	<p>The flood study demonstrates that subject to site modification new development cannot be accommodated within the site.</p> <p>Flood storage levels are improved as a result of the proposal.</p>
<p>For the portion of the development affected by, or affecting the High Hazard Flood Storage area, all floor levels but excluding balconies (with open balustrades) shall be at or above, or raised to the Flood Planning Level.</p>	<p>Yes</p>	<p>The site will be modified. New buildings will be constructed above the Floor Planning Level.</p>
<p>For the portion of the development affected by, or affecting the High Hazard Floodway, the structures must be designed and constructed so as not to impede the floodway and shall be elevated such that the level of the underside of all floors including balconies within the floodway area are at or above, or raised to the Probable Maximum Flood Level or Flood Planning Level (whichever is the higher level) to allow clear passage of floodwaters under the building.</p>	<p>Yes</p>	<p>The site will be modified. New buildings will be constructed above the Floor Planning Level and will not obstruct the floodway. Flood waters will be channelled into the Creek which passes around the site and is situated at lower levels than the developed portion of the site.</p>

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<p>The requirements for car parking facilities over the portion of the development, affected by or affecting the High Hazard Flood Storage Area, shall be as follows:</p> <ul style="list-style-type: none"> <li>• <b>Enclosed garage and enclosed car park:</b> All floor levels shall be at or above the Flood Planning Level.</li> <li>• <b>Covered basement car parking facilities:</b> All access, ventilation and any other potential water entry points shall be above the Flood Planning Level and a clearly signposted pedestrian access via a low flood hazard area to a 'safe haven' above the Flood Planning Level or 300mm below the level of the Probable Maximum Flood (whichever is the higher) separate to the vehicular access ramps, shall be provided.</li> <li>• <b>Open car park areas (including covered car park areas) and carports used for residential car parking:</b> All floor levels / pavement levels shall be at or above the Flood Planning Level.</li> <li>• <b>Open car park areas (including covered car park areas) and carports used for visitors, staff and service delivery vehicles spaces:</b> Are permissible at the existing ground level. Vehicle barriers or restraints are to be provided to prevent floating vehicles leaving the site where there is more than 300mm depth of flooding in a 1% AEP flood event.</li> </ul>	<p>Can comply</p>	<p>No physical works proposed. All development above the FPL. Site levels will be modified to allow for future development.</p>
<p><b>B3.23 Climate Change (Sea Level Rise and Increased Rainfall Volume)</b></p>		
<p>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</p> <p>(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:</p> <ul style="list-style-type: none"> <li>• <b>Scenario 1:</b> Impacts of sea level rise only</li> <li>• <b>Scenario 2:</b> Impacts of sea level rise combined with increased rainfall volume</li> </ul>	<p>Yes</p>	<p>The Flood assessment addresses climate change.</p>

CONTROL	COMPLIANCE	DETAILS
<b>B4 CONTROLS RELATING TO THE NATURAL ENVIRONMENT</b>		
<b>B4 Flora and fauna / wildlife corridors</b>		Detailed matters are addressed in the Flora and Fauna report.
<b>B5.1 Water management plan</b>		Detailed matters are addressed in Flood Study.
<b>B5.2 Wastewater Disposal</b>		
All premises must be connected to the Sydney Water centralised sewerage waste disposal system where available.	Yes	Sewer system to connect to central waste disposal system.
<b>B5.3 Greywater Reuse</b>		
Blackwater reuse and onsite disposal is not permitted on seweraged lands.	Yes	Not proposed
Council will only consider approval of onsite treatment, disposal and/or reuse of grey water subject to demonstration of scheme feasibility and compliance with all relevant State and Federal regulatory requirements and the referenced guidelines.	Yes	Not proposed
The grey water treatment and reuse system shall have a current NSW Health Accreditation (where accreditation is necessary).	N/A	Not proposed
All premises must maintain a connection to the Sydney Water centralised sewerage waste disposal system.	Noted	New development will be connected to Sydney Water sewer system.
<b>B5.4 Stormwater Harvesting</b>		No physical works proposed by this DA.
<b>B5.7 Stormwater Management – On-Site Stormwater Detention</b>		No physical works proposed by this DA.

CONTROL	COMPLIANCE	DETAILS
<b>B6 ACCESS AND PARKING</b>		
<b>B.6.2 Access driveways and works on the public road reserve – All development other than low density residential</b>		
Access Driveways include the driveway pavements, gutter crossings, supporting retaining walls, suspended slabs and related structures located on the public road reserve between the road edge and property boundary.		
<p>The design of all Access Driveways shall be in accordance with the current edition of following Australian Standards:</p> <ul style="list-style-type: none"> <li>• Australian Standard <i>AS/NZS 2890.12004: Parking Facilities Part 1: Off Street Car Parking</i></li> <li>• Australian Standard <i>AS/NZS 2890.22002: Parking Facilities – Part 2: Off Street Commercial Vehicle Facilities</i> except as qualified in this control.</li> </ul>	No physical works proposed by this DA.	
<p>Number of Access Driveways per Allotment</p> <p>The number of permissible Access Driveways to an allotment is as follows:</p> <ul style="list-style-type: none"> <li>• Where the frontage of an allotment to a local public road is less than 30m, one only Access Driveway.</li> <li>• Where the frontage of an allotment to a local public road is 30m or more, a second Access Driveway will be considered on merit.</li> <li>• Where the allotment has frontage to a second local public road, one additional Access Driveway will be considered on merit, based on Council consideration of the site constraints.</li> </ul>	No	<p>A one way driveway is proposed to the public road (Macpherson Street) and will replace the existing access to the property. This provides separate access and egress points. The design of the entry/exit has been discussed with Council. Council are currently constructing the new driveways in association with the road improvement works to Macpherson Street.</p> <p>The subdivision design allow for future residential lots to be access from within the site via the private internal road.</p>
<p>The location of the driveway is to maximise the retention of trees and native vegetation in the public road reserve.</p>	Partly	<p>New development is set back well within the site. The site frontage is generally free of trees but redevelopment will involve some vegetation clearance. Vegetation is currently overgrown and weed infested, it contributes little to the appearance of Macpherson Street. New street trees and lawn will be introduced at the site frontage and the site frontage will be cleared of shrubs as part of the future redevelopment of the site. This approach will help to create a more residential character to Macpherson Street and enhance the amenity of the street, encouraging pedestrian movement.</p>
<p>Access Driveway profiles shall conform to the profiles as illustrated in <a href="#">Appendix 10 Driveway Profiles</a>.</p>	No physical works proposed.	

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<p>All Access Driveways shall be constructed with an impervious pavement and gutter crossing construction. Gutter crossings are to be in plain concrete.</p> <p>Access Driveways are to be either in plain concrete or a cosmetic finish consisting of concrete, asphaltic concrete or paver construction in dark earthy tones. (Note: Cosmetic Access Driveways on a public road reserve are subject to a Deed of Agreement releasing Council in respect to liability and damage to the driveway by any means).</p> <p>Access Driveways are to match in with adjacent constructed footpaths or alternatively adjacent constructed footpaths are to be adjusted to provide a continuous surface with no trip points with a maximum 1:14 (V:H) transition.</p> <p>The Access Driveway is to be structurally adequate for its intended use</p>	Can comply	Regard will be given to DCP requirements in material selection.
<p>All Access Driveways on the low side of a road are to be designed and constructed such that stormwater drainage is directed away from the Access Driveway.</p> <p>The cost for Access Driveways construction and maintenance and adjustment of any utility service is the responsibility of the Applicant.</p>	No physical works proposed.	
<b>B6.4 Internal Driveways – All Development other than low density residential</b>		
<p>The design of all Internal Driveways/ Roadways and Ramps shall be in accordance with the current edition of Australian Standards:</p> <ul style="list-style-type: none"> <li>• Australian Standard AS/NZS 2890.12004: <i>Parking Facilities Off Street Car Parking</i></li> <li>• Australian Standard AS/NZS 2890.22002: <i>Parking Facilities Off Street Commercial Vehicle Facilities</i> except as qualified in this control.</li> </ul>	No physical works proposed.	
<p>Internal Driveways are to be designed and constructed to provide safe access, reduce the impacts of stormwater run-off to any public land and provide high value visual amenity. Provision is to be made for vehicles to enter and leave the site in a forward direction.</p>		A two way access road is proposed with suitable turning space available to accommodate service vehicles. All vehicles will enter and leave the site onto Macpherson Street in a forward direction.
<p>Internal Driveways shall be designed and constructed to a minimum practical width to accommodate access and turning movements to minimise the area of impervious pavement within the land. Track style driveways are encouraged, where practical, to reduce the area of impervious pavement.</p>	No physical works proposed.	
<p>Internal Driveways shall have a maximum gradient of 1:5 (V:H). Recommended maximum gradient of an Internal Driveway for a distance of 2m on the approach to a garage or carport is 1:20 (V:H). There must be a minimum 2 m long transition between the driveway and the garage/carport in accordance with the standards.</p>		



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Internal Driveway grades, cross falls and grated drains are to be designed to reduce discharge into the public drainage system and to maximise stormwater discharge into adjacent landscape areas by the use of grass swales and soakage pits.		
Internal Driveways shall have a stable surface of all-weather construction.  Internal Driveways where visible from a public road or public place are to be constructed of materials that blend with the environment and are of dark earthy tones or natural materials.	Noted	Regard will be given to control in material section
<b>B6.10 Transport and traffic management – all development other than low density residential</b>		
Where development generates pedestrian, cyclist, traffic and transport requirements in excess of the capacity of the existing road and transport network, the capacity of the surrounding public infrastructure and transport network is required to be upgraded to at least match the additional demands generated by the development.		Low levels of traffic will be generated by the proposed development. Existing road capacity exists to support the proposal. No additional upgrades to public infrastructure and the transport network are required (over and above those already envisaged and planned for the Warriewood Valley Release Area) to accommodate the level of residential development anticipated by the proposal (up to 22 dwellings).
<b>C6 DESIGN CRITERIA FOR WARRIEWOOD VALLEY RELEASE AREA</b>		
<b>C6.4 Flood – Warriewood Release Area Residential Sectors, Buffer Areas or Development Sites</b>		
A Water Management Report is to be prepared for each sector, buffer area or development site of the land release in accordance with Council's Warriewood Valley Urban Land Release Water Management Specification (February 2001), and Narrabeen Lagoon Flood Study (September 2013) or as amended. The report must incorporate water cycle management, water quality management, watercourse and corridor management, and floodplain management for implementation within the development. A copy of the specification and Flood Study can be obtained from Council.		A site specific flood study has been prepared. In preparing this study, the technical consultant has obtained the relevant information from Council.
<b>C6.7 Water management and creek line corridors – Warriewood Valley Release Area</b>		
Where a creek passes through a sector, buffer area or development site or is located on the boundary of a sector, buffer area or development site, the <b>creek line corridors will generally comprise a total width of 100 metres, consisting of a 50 metre wide multifunction public corridor with a 25 metre private buffer strip each side.</b> The location of the centreline of the creek may vary within the 50m wide public corridor.	Yes	50 metre set back to the creek required: 25 metre public land / 25 metre private land.
A 50 metre wide multifunction corridor is required to be brought into public ownership to contain the creek, floodway, flora and fauna habitat, and the pedestrian path/cycleway. The 50 metre public creekline corridor is to be designed and constructed to contain the 1% Annual Exceedence Probability (AEP) flow.	Yes	50 metre set back to the creek required: 25 metre public land / 25 metre private land.

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A 25 metre private buffer strip is to be provided on each side of the multifunction creekline corridor and is to be retained in private ownership. Water quality control ponds must be substantially within this 25 metre private buffer strip, and may contain other water quality treatment measures. Ownership of this 25 metre private buffer strip and the ongoing management and maintenance of all water management facilities associated with the development is to remain in private ownership and is the responsibility of the owners of the land/development.	Yes	25 metre private buffer provided.
Dwellings, garages and other built structures must not be located within the private 25 metre buffer strip.	Can comply	
A landscape plan for the creekline corridor adjoining the sector, buffer area or development site must be prepared. Extensive stands of Casuarina glauca, and groves of Eucalyptus robusta with other native feature trees and indigenous understorey and ground covers are to comprise a minimum of 40 % of the total creekline corridor area. In areas of low use, native groundcovers should be used as an alternative to lawn.	N/A	To be addressed as part of DA for future buildings.
Pedestrian paths/cycleways within the creekline corridors are to be 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 alignments of pedestrian paths/cycleways and associated landscaping must provide adequate sightlines for cyclists.	N/A	
The safety and personal security of users is essential by designing and siting adjoining dwellings to permit casual surveillance of the corridor and by the provision of adequate lighting. Dwellings are to front onto creekline corridors to incorporate these spaces into the living environment and facilitate surveillance, and prevent isolation and degradation. Vandal resistant solar lighting should be provided.	Can comply	To be addressed in future DAs for buildings
<p><b>Variations</b></p> <p>The width of this private buffer strip may be less than 25 metres provided the outcomes of this control are met and subject to this buffer strip having an average 25 metres width.</p>		
<p><b>C6.10 Ecologically Sustainable Development – Warriewood Valley Release Area – Residential Sectors, Buffer Areas or Development Sites</b></p>		
Room(s) capable of being used as living areas should be located on the north side of the dwelling, and sunshine used for lighting and water heating.	Can comply	
Windows within buildings should be sized, located and shaded to reduce summer heat and allow entry of winter sun. Horizontal or vertical screening can be provided by recessed windows or overhanging balconies, eaves, verandahs, pergolas, shutters and louvres; and/or windows may be shaded by the planting of large trees, including deciduous species which block out the hot summer sun but let in the warm winter sun.	Can comply	

CONTROL	COMPLIANCE	DETAILS
The selection of building materials should be based on renewable sources, safety and amount of processing, waste output of production, emission of toxic substance or gases into the interior. Timber should be reused or come from sustainable forestry practices.	Can comply	To be addressed in future DAs for buildings
Buildings should be designed for ease and flexibility of use and adaptive reuse, and longevity of the building.	Can comply	Open plan ground floor living arrangement
Water conservation devices with a AAA rating, including tap flow regulators, shower head roses, dual flush toilets, front loading washing machines and AAA rated dishwashing machines are encouraged.	Can comply	
Recycling facilities, composting, reuse of roof water, and low energy and low water consumption appliances should be incorporated into the building design.	Can comply	
Within the curtilage of each dwelling there must be a waste cupboard or other appropriate space which is capable of temporarily storing a single days source separated garbage, recyclables and/or compostable material.	Can comply	
<b>C6.11 Natural Environment – Warriewood Valley Release Area</b>		
Development must be designed to maximise the restoration, retention and preservation of indigenous trees, shrubs and groundcovers, as well as natural features, including rock features and watercourses.  In land adjoining creekline corridors, buffer strips and reserves, preference should be given to local species identified as food sources for native fauna. Refer to species lists contained in Appendix 8 of this DCP.	Yes	Site already cleared for previous use Vegetation adjacent to creek and site boundaries will be retained and improved. Refer to vegetation management plan.  Significant trees will be retained.
<b>C6.12 Public Recreation and Open Space – Warriewood Valley Release Area</b>		
Council's <i>Warriewood Valley and Landscape Masterplan and Design Guidelines</i> indicate the location of neighbourhood parks, the district park and sports field in Warriewood Valley based on an equitable distribution to meet the needs of the incoming population. The locations shown are indicative only.	Can comply	Subdivision layout allows for future pedestrian/cycle link envisaged by the guidelines.
A landscape plan for any open space within or adjoining the sector must be prepared.	N/A	

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<b>C6.14 Form of Subdivision and Subdivision Layout – Warriewood Valley Release Area</b>		
Lots must have the appropriate area and dimensions for the siting of dwellings, canopy trees and other vegetation, private outdoor open space, rainwater tank, and vehicular access and onsite parking. Lots must be of sufficient size and orientation with the main living room(s) able to receive northern sunlight in winter.	Yes	<p>Regard given to flood risk, riparian vegetation and bushfire risk:</p> <ul style="list-style-type: none"> <li>• <u>Riparian Corridor</u>: 25 metre riparian corridor retained.</li> <li>• <u>Flood Risk</u>: site will be modified to achieve required levels.</li> <li>• <u>Bushfire</u>: 10-20 metre managed asset protection zone incorporated into the proposed design. New dwellings to be constructed to varying standards based on proximity to potential bushfire hazard.</li> </ul>
A variety of lot sizes and dimensions must be provided in the Sector, Buffer Area or development site.	Yes	Variety of lot sizes provided including smaller lots to Macpherson Street frontage allowing for townhouse style development. The development will complement and add to the range of dwellings available within the Warriewood Valley area.
Lot design is to facilitate housing fronting onto creekline corridors and other areas of public open space, to incorporate these spaces into the living environment, facilitate surveillance, and prevent isolation and degradation of these spaces.	Yes	
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	Shared pedestrian / vehicle access to the site via the new one way driveway. Lots fronting Macpherson Street provided with rear access.
The street and subdivision layout should minimise fuel use by reducing travel distances and maximising public transport effectiveness.	Yes	<p>Existing public transport links in the area. Additional population will generate demand for additional public transport provision.</p> <p>New residents will have access to existing facilities</p>
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 and Warriewood Road are to be minimised. For example, 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) with access to individual lots within the subdivision being from internal roads within that subdivision.	Yes	The access road has been designed in close consultation with Council to ensure the integration of access into the site with improvement works being undertaken by Council to Macpherson Street to address localised flooding. Council is constructing the new site driveways.
<b>C6.17 Social Environment – Warriewood Valley Release Area</b>		

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<p>Applications must consider how the above objectives can be achieved. This may include:</p> <ul style="list-style-type: none"> <li>• Provision of opportunities for residents to meet informally.</li> <li>• Provision of adequate private open space in particular adequate common open space areas and recreation facilities within residential flat buildings and multi dwelling housing, which are appropriate to the needs of residents, including:</li> <li>• Designated outdoor play areas for children, including areas for children to ride bikes which are located within sight and calling distance of most dwellings;</li> <li>• Arranging play areas and communal recreation areas to minimise any adverse effects on adjacent dwellings;</li> <li>• Providing outdoor areas where residents can walk and/or sit quietly;</li> <li>• Providing spaces for young people to meet and socialise.</li> <li>• Development of safe communities through the use of lighting, avoidance of high fences or other screens which obscure direct views to public areas, avoidance of landscaping that conceals paths and building entrances, provision of safe routes for pedestrians and cyclists.</li> </ul> <p>Use of adaptable housing designs which can be easily modified at a later stage to be accessible to people with disability, or cater for occupants who may be frail, develop a disability, etc. This would include designing dwellings which have level entrances, wider doorways and hall ways, switches and controls placed within common reach for people who are standing and in wheelchairs and, in residential flat buildings and multi dwelling housing, accessible common service areas, for example access to letterboxes. Refer to Australian Standard AS 4299 1995: <i>Adaptable Housing</i>.</p>	<p>Yes</p>	<p>The proposed development involves a new pedestrian friendly cul-de-sac providing opportunities for residents to interact.</p>
<p><b>C6.18 Utilities and services – Warriewood Valley Release Area</b></p>		
<p>All services, including telecommunications and cable television, are to be provided underground. Common trenching of services is encouraged, and consideration must be given to the location of underground services and landscape planting.</p>	<p>Can comply</p>	
<p><b>Variations</b></p> <p>Based on technical practicalities and advice from the energy supplier the merit for not proceeding with undergrounding of utility services will be considered for the following circumstances subject to achieving the outcomes of this control:</p> <ul style="list-style-type: none"> <li>• electricity wires carrying 16,000 volts, 33,000 volts or more, and</li> <li>• short lengths of overheads of two spans or less.</li> </ul>		
<p><b>C6.20 Water management for Development in Warriewood Valley Release Area</b></p>		

CONTROL	COMPLIANCE	DETAILS
<p>Water management for development on all residential allotments (such as onsite detention or other) must be in accordance with the water management scheme as set out in the water management report for the sector, buffer area or development sites as prepared by the applicant and in accordance with Council's <i>Warriewood Valley Urban Land Release Water Management Specification</i> (February 2001), and Narrabeen Lagoon Flood Study (September 2013) or as amended.</p>	<p>Refer to flood study</p> <p>No specific requirements developed for Buffer 1m.</p>	
<p><b>C6.23 Landscaped Area (Sector, Buffer Area or Development Site) – Warriewood Valley Release Area)</b></p>		
<p>The total landscaped area within a residential Sector, Buffer Area or development site must be 50%.</p>	<p>Yes</p>	<p>Given the need to retain the 50m creekline buffer the total landscaped area will considerably exceed this requirement.</p>
<p><b>C6.24 Buffer Area 1 a to 1m – Additional specifications controls – Warriewood Valley Release Area</b></p>		
<p>Access arrangements</p> <p>No vehicle access including driveways, onto Macpherson Street to provide a safe approach to the bridge across Narrabeen Creek.</p>		<p>Access to the site is currently from Macpherson Street. The proposal maintains the existing situation. The new access has been designed with regard to information provided by Council.</p>
<p><b>D16 Warriewood Valley Land Release Area Locality</b></p>		
<p><b>D16.1 Character as viewed from a public place</b></p>		
<p>Buildings which front the street or creek line corridors must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.</p>	<p>Can comply</p>	
<p>Walls without articulation shall not have a length greater than 8 metres to any street frontage.</p>	<p>Can comply</p>	
<p>Any building facade to a public place must incorporate at least two of the following design features:</p> <ul style="list-style-type: none"> <li>• entry feature or portico;</li> <li>• awnings or other features over windows;</li> <li>• verandahs, balconies or window box treatment to any first floor element;</li> <li>• recessing or projecting architectural elements;</li> <li>• open, deep verandahs; or</li> <li>• verandahs, pergolas or similar features above garage doors.</li> </ul>	<p>Can comply</p>	

CONTROL	COMPLIANCE	DETAILS
The bulk and scale of buildings must be minimised.	Can comply	
Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures should be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.	Can comply	
Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.	Can comply	
Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view.	Can comply	
General service facilities must be located underground.	Can comply	
Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is allowed on facades of buildings visible from a public space.	Can comply	
<p>Within the following Sectors and Buffer areas, development directly fronting onto Garden Street, Macpherson Street, Orchard Street, or Warriewood Road, shall appear a maximum of 2 storeys:</p> <ul style="list-style-type: none"> <li>• Sector 101</li> <li>• Sector 301, 302, 303</li> <li>• Sector 501</li> <li>• Sector 801</li> <li>• Sector 901A, 901B, 901C, 901F, 901G</li> <li>• Sector 10B</li> <li>• Buffer Area 1b, 1c, 1d, 1e, 1f, 1g, 1h, 1i, 1j, 1k, 1l</li> <li>• Buffer Area 2a</li> <li>• Buffer Area 3b</li> </ul>	N/A	<p>Buffer 1m (the site) not included on the basis that residential development cannot be achieved in view of flood constraints.</p> <p>Notwithstanding, a two storey height limit can be maintained across the site.</p>
Development that does not directly front onto Garden Street, Macpherson Street, Orchard Street, or Warriewood Road in the above Sectors and Buffer Areas may appear a maximum of 3 storeys.	N/A	Two storey height limit can be achieved noting the LEP height limit that applies.
<b>D16.2 Building colours and materials</b>		
External colours and materials shall be natural tones such as green, brown and dark earthy colours	Can comply	
Wall colours are to harmonize with the natural environment and are to be recessive colours.	Can comply	

CONTROL	COMPLIANCE	DETAILS
Finishes are to be of a low reflectivity.	Can comply	
<b>D16.3 Front building lines</b>		
For residential development the following minimum front setbacks shall apply: <u>To Macpherson Street:</u> <ul style="list-style-type: none"> <li>• min frontage setback 6.5m</li> <li>• Min setback to garage: 6.5m</li> </ul>	Yes	6.5m setback to Macpherson Street is achievable.
<b>D16.5 Building Envelope – Warriewood Valley Residential Sectors</b>		
Buildings must be sited within a building envelope with planes projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries, and at 3 metres from the rear boundary, to the maximum building height applicable.	To be addressed as part of future DAs for buildings.	
<b>Variations</b> Where subject to Estuarine, Flood & Coastline (Beach) Hazard Controls, the building envelope shall be measured from a height above the minimum floor level requirement under the Estuarine, Flood and Coastline (Beach) Hazard Controls. Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope.		
<b>D16.6 Landscaped Area</b>		
<u>Single Dwellings</u> The total landscaped area on individual residential allotments must be 45% of the site area.	To be addressed as part of future DAs for buildings.	
<b>D16.7 Fences – Warriewood Valley Residential Sectors</b>		
In all cases, vegetation is preferable over fencing to delineate the property boundary.	Noted	
Fencing of properties is restricted to side and rear boundaries only.	Noted	
No fencing is permitted forward of the building line of the dwelling.	Noted	
If fencing exceeds one (1) metre in height and abuts a public road, it must be set back from the boundary a minimum of one metre (in the case of corner lots or lots with more than one frontage this setback may be varied based on merits). This set back area shall be landscaped to screen the fence from the public road.	Noted	



CONTROL	COMPLIANCE	DETAILS
<p>Any fencing must:</p> <ul style="list-style-type: none"> <li>• allow native animals to move between and to areas of environmental sensitivity and areas of habitat</li> <li>• value;</li> <li>• enable outlook from buildings for safety and surveillance;</li> <li>• assist in highlighting entrances and in creating a sense of community identity;</li> <li>• be compatible with facilities in the street frontage area, such as mail boxes and garbage collection</li> <li>• areas; and</li> <li>• complement any facilities and landscaping in public areas.</li> </ul>	Noted	
<p>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.</p>	Noted	
<p>In the development of Sectors, Buffer Areas or development sites, fences or walls that abut a public area such as a road, creekline, reserve, etc., must incorporate seating into the design on the public side and be designed and detailed to complement the setting and development.</p>	Noted	
<p>Where residential lots are located adjacent to Avenues and Sector Streets (e.g. Macpherson, Garden and Orchard Streets, and Warriewood Road), dwelling frontages, pedestrian access and postal addresses are to be maintained to these roads, whether or not driveways are provided to these roads. Corner blocks are exempt from this requirement, where applicable. Fencing adjoining these roads resulting in walled or gated communities is not permitted.</p>	Noted	
<p><b>Corner lots or lots with more than one frontage</b> Applicants shall nominate their side, rear and front boundaries if fences are proposed.</p>	Noted	
<p>No Masonry fences will be permitted on land identified in High Flood Hazard Areas or on land within a Floodway.</p>	Noted	
<p>All fences in High Flood Hazard Areas or within a Floodway are to be constructed in 'open' materials, for the full height of the fence, to allow for the passage of floodwaters through the fence.</p>	Noted	
<p><b>Variations</b> <b>Corner lots or lots with more than one frontage</b> Provided the outcomes of this clause are achieved, where fencing exceeds more than 1m in height and abuts a public road, a boundary setback less than the height of the fence may be considered based on merits.</p>		

CONTROL	COMPLIANCE	DETAILS
<b>D16.8 Construction, Retaining Walls, terracing and undercroft areas</b>		
<p>Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.</p> <p>Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</p>	Noted	
<p>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p>	Noted	
<b>D16.9 Utilities and Telecommunications Services</b>		
<p>All lots within the subdivision are to be fully serviced by:</p> <ul style="list-style-type: none"> <li>• Electricity</li> <li>• Water</li> <li>• Gas</li> <li>• Communications</li> <li>• Sewer</li> </ul>	Yes	Utility services are available to the site.
<p>All existing and proposed utility services to the site are to be located underground within the proposed road reserve within the developed lands and within the lots created within the subdivision.</p>	Can comply	
<p>All utility services existing or otherwise, located on the perimeter of the subdivision lands within the road reserve or within adjacent public reserves (within a distance of 6m from the boundary) are to be relocated underground for the width of the development site frontage to the public reserve or public road reserve at the full cost to the developer.</p>	Can comply	
<p>Subdivision and development is to be constructed to allow internal access for telecommunications, intelligent lighting and home automation facilities from underground street electrical and telecommunications cabling without costly retrofitting.</p>	Can comply	
<p>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.</p>	Can comply	

CONTROL	COMPLIANCE	DETAILS
<p><b>Variations</b>                      Merit consideration for electricity wires carrying 33,000 volts or more subject to achieving the outcomes of this control.</p>		
<p><b>D16.10 Pets and Companion animals</b></p>		
<p>The need for pets and companion animals must take into account their relationship with native animals, including endangered species, and their habitat.                       Pets should be contained within the owners property and/or dwelling, especially at night to prevent predation on wildlife. Pets and companion animals must be kept in accordance with the <i>Companion Animals Act 1998</i> and Council registration as required.</p>	<p>Noted</p>	
<p><b>D16.11 Location and design of car parking facilities – Warriewood Valley Residential Sectors</b></p>		
<p>Covered car space structures such as garages and carports must be setback a minimum of 5.5m or 6.5m from the front property boundary.</p>	<p>To be addressed in DAs for future buildings</p>	
<p>Garages and carports are to be integrated with the design of the dwelling, such as located behind the building frontage or designed in such a way so as to not be prominent when viewed from the street.</p>	<p>To be addressed in DAs for future buildings</p>	
<p>Car spaces on site may be covered or uncovered.</p>	<p>Noted</p>	

CONTROL	COMPLIANCE	DETAILS
<b>D16.2 Landscaping</b>		
<p>Landscaping in Warriewood Valley must meet the following key criteria:</p> <ul style="list-style-type: none"> <li>• Be sensitive to the site attributes and context, such as streetscape character, natural landform, soils,</li> <li>• existing vegetation, views, land capability, and drainage;</li> <li>• Protect and, where possible, incorporate existing significant trees, remnant vegetation and natural features;</li> <li>• Protect and enhance wildlife corridors and fauna habitats;</li> <li>• Provide planting schemes that reinforce the framework of endemic canopy trees with supplementary</li> <li>• plantings of other suitable understorey and groundcover species. These may include species that have</li> <li>• high ornamental qualities and/or provide food and habitat for native fauna and/or have aromatic flowers</li> <li>• and foliage. In areas of high sensitivity only locally indigenous tree species should be used for the</li> <li>• canopy;</li> <li>• Visually integrate the built forms of the development into the natural and cultural landscapes of the</li> <li>• Warriewood Valley;</li> <li>• Manage the microclimate,</li> <li>• such as the provision of canopy trees for shade;</li> <li>• Maximise absorptive landscaped areas for onsite</li> <li>• infiltration of stormwater;</li> <li>• Integrate and form linkages with parks, reserves and transport corridors;</li> <li>• Complement the functions of the street e.g. reinforcing desired traffic speed and behaviour; considering</li> <li>• lines of sight for pedestrians, cyclists and vehicles; promoting safety and casual street surveillance;</li> <li>• Satisfy maintenance and utility requirements and minimise their visual impact. For example, undesirable</li> <li>• visual elements such as blank walls, service areas, loading docks, and electrical substations</li> <li>• are adequately screened with shrub and tree plantings of suitable species at appropriate spacings.</li> <li>• Paving, structures, fencing and wall materials complement the architectural style and finishes of the buildings on the site</li> </ul>		<p>To be addressed in DAs for future buildings</p>

CONTROL	COMPLIANCE	DETAILS
<p>Landscaping is to be provided on residential lots as follows:</p> <ul style="list-style-type: none"> <li>• At least two (2) canopy trees within the front yard and one (1) canopy tree in the rear yard per dwelling. On smaller lots, Council may consider varying this standard if insufficient area is available to support required canopy tree planting. An application will be assessed on its merits in this instance.</li> <li>• Canopy tree planting is to be provided for multiunit housing in accordance with Appendix 8 Landscaping and Vegetation Management.</li> <li>• All canopy trees are to achieve a canopy height greater than 8.5 metres at maturity to visually reduce the height, bulk and scale of the building. All canopy trees are to have a minimum container size at time of planting of 45 litres with a minimum trunk diameter of 2030mm, measured 300mm above soil level.</li> <li>• Understorey planting of species which, after five (5) years from the date of issue of the occupation certificate, will in conjunction with the canopy planting screen 50% of the built form when viewed from the street. In order to achieve this, all understorey planting is to have a minimum container size of 200mm at the time of planting.</li> <li>• All canopy trees are to be indigenous to the local area. For other plantings, the predominant usage of native species is to be incorporated. (Refer to Appendix 9 Landscaping and Vegetation Management for species lists).</li> </ul>	<p>To be addressed in DAs for future buildings</p>	
<p>All development applications, except for interior works, must include a landscape plan / working drawing prepared in accordance with Appendix 9 Landscaping and Vegetation Management indicating:</p> <ul style="list-style-type: none"> <li>• details of all existing trees and vegetation to be retained, removed and proposed, including canopy spread, trunk location and condition;</li> <li>• existing/proposed building footprint, details of excavation levels and drainage;</li> <li>• a plant schedule including stratum, species/common names, species numbers, pot size at time of planting</li> <li>• and proposed staking details;</li> <li>• a schedule of materials (including such elements as turfing, edging, walling, paving and fencing);</li> <li>• the proposed finished treatment of garden areas, including soil depth and mulching details;</li> <li>• the location of underground services; and</li> <li>• details of any automatic watering system.</li> </ul>	<p>Yes</p>	<p>DA accompanied by Vegetation Management Plan. No physical works within individual residential lots proposed by this application.</p>

CONTROL	COMPLIANCE	DETAILS
The landscape plan / working drawing is to incorporate a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period. This strategy is to address maintenance issues such as irrigation, soil testing, weeding, plant staking, fertilising, pest and disease control, replanting, remedial pruning and the like.	Refer above.	
<b>D16.13 Solar access – Warriewood Valley residential sectors</b>		
Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 4 hours of sunlight between 9am and 3pm on June 21st (that is to at least 50% of the glazed area of those windows).	To be addressed in future DAs for buildings.	
Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 9am and 3pm during midwinter.	Noted	
The existing/proposed private open space within the subject property and the existing/proposed private open space of any adjoining dwellings are to receive a minimum of 4 hours of sunshine between 9am and 3pm during midwinter. This shall be a reasonable area giving consideration to existing site constraints and block size. 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.	To be addressed in future DAs for buildings.	
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 maintain that existing solar access as a minimum. Further, Council encourages new structures to reduce the solar impact onto adjoining properties.	N/A	
Sunshine to clothes drying areas is to be maximised.	Can comply	
<b>D16.15 Scenic Protection - General</b>		
Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	Can comply	Built development is to be a maximum two storeys.