

Warringah Development Control Plan



Adopted by Council: 8 June 2010
Came into effect: 9 December 2011

WARRINGAH DCP - AMENDMENT SCHEDULE

Amend No.	EDMS	Approved by Council	Commenced	Overview of amendment
1	PEX2010/0001	22/02/2011	09/12/2011	Part E11 – Flood Prone Land Change to flood related development controls for low risk areas (above the FPL of ARI 1:100) to remove these for residential development.
2	PEX2011/0002	22/05/2012	09/06/2012	G5 - Freshwater Village controls are specific to the Freshwater Village area.
3	PEX2012/0012	26/02/2013	21/03/2013	Part C3(A) - Bicycle Parking and End of Trip Facilities Part G6 - Dee Why RSL Club
4	PEX2012/0004	26/03/2013	20/09/2013	Part G7 - Evergreen Estate
5	PEX2013/0002	17/12/2013	25/01/2014	Various changes to amend anomalies and update for currency
6	PEX2015/0002	10/02/2015	21/02/2015	Part A7 - Notification Removed requirement to send hard copy of plan.
7	PEX2012/0014	26/4/2016	7/5/2016	Update setback and envelope controls at 20-24 Tralee Avenue, Killarney Heights

Part A Introduction

A.1 The purpose of this development control plan

The Warringah Development Control Plan 2011 (DCP) has been prepared in accordance with Division 6 of the Environmental Planning and Assessment Act 1979 (the Act) and with Part 3 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation). The DCP provides more detailed provisions than the Warringah Local Environmental Plan 2011 (LEP) for development in Warringah.

Division 6 of Part 3 of the Act introduced under the Environmental Planning and Assessment Act (Infrastructure and Other Planning Reform) 2005 commenced on 30 September 2005. This Division introduced new requirements for development control plans. As a result of these changes to the Act, Council has consolidated its development control plans that apply within the Warringah local government area (LGA) into one plan. It repeals all development control plans that previously applied in Warringah.

On commencement of this plan, all of the development controls plans which previously applied to the whole of Warringah LGA will cease to have effect. Instead, the provisions within those development control plans will now be contained within this plan. It follows that this plan will be the only development control plan that applies to all land within the Warringah LGA. Any amendments to the DCP since commencement are listed at the front of this DCP.

Under s79(c) of the Act, the consent authority is required to take into consideration the relevant provisions of the DCP in determining applications for development in Warringah.

A.2 Name of plan

This plan is called the Warringah Development Control Plan 2011.

A.3 Land to which this plan applies

Applies to Land

This Plan applies to all land to which Warringah Local Environmental Plan 2011 applies.

A.4 Relationship of this DCP to the LEP

The provisions of the DCP are in addition and complementary to the provisions of Warringah Local Environmental Plan 2011. If there is an inconsistency between the two documents, Warringah Local Environmental Plan 2011 shall prevail.

A.5 Objectives

The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability. The other objectives of this plan are:

Objectives

- To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood
- To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome
- To inspire design innovation for residential, commercial and industrial development
- To provide a high level of access to and within development.
- To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained
- To achieve environmentally, economically and socially sustainable development for the community of Warringah

A.6 Parts of the DCP

A series of built form controls, including setbacks and landscaped open space, is contained in Part B Built Form Controls. Part C, Siting Factors, includes subdivision, traffic and parking, stormwater erosion and the like. Matters relating to design form Part D. Part E covers issues relating to the natural environment including trees on private property, flooding, vegetation, and riparian land. Part F covers development and activities in certain zones and sensitive areas e.g. local and neighbourhood centres, Brookvale Brickworks and SP Special Activities zoned land.

Part G applies controls to special areas of Warringah e.g. parts of Dee Why, Warringah Mall, Forestway shops and Belrose Corridor. In the event of any inconsistency between Part G and Parts C, D and E, the requirements of Part G will prevail.

It is important to note that the provisions of Part B Built Form Controls do not apply to those areas of land specified in Part G.

Part H is a compilation of relevant appendices e.g. carparking and vegetation matters.

Requirements

Before granting consent for development the consent authority must be satisfied that the proposed development:

Satisfies all applicable requirements of the Warringah Local Environmental Plan 2011.

Meets the general and individual section objectives of the DCP.

Complies with the built form controls (objectives and requirements) contained in Part B of this DCP.

Is consistent with the relevant objectives and requirements in Part C Siting Factors, Part D Design, Part E The Natural Environment and Part F Zones & Sensitive Areas of the DCP.

Complies with the requirements for the specified area in Part G of the DCP, if applicable.

Strict compliance with the numerical requirements of the DCP does not guarantee development consent. The proposed development must also meet the objectives of the DCP.

A.7 Notification

Applies to Land

This control applies to all land which Warringah Local Environmental Plan 2011 applies.

Objectives

- To provide the opportunity for public participation in the planning process that is appropriate to the type and form of development proposed.
- To ensure a consistent, transparent and effective development assessment process.

Development applications that are not required to be notified

Development applications for the following types of development will NOT be notified:

- The following types of development subject to the pre-conditions detailed in Appendix 14 of the DCP
 - (a) Demolition;
 - (b) Swimming pools;
 - (c) Front boundary fences;
 - (d) Internal alterations to multi-dwelling housing and residential flat buildings (excluding balcony enclosures and other devices which are externally visible);
 - (e) Construction of carports, garages and outbuildings associated with multi dwelling housing and residential flat buildings;
 - (f) A change of use from one type of approved industrial or warehouse use to another type of industrial or warehouse use;
 - (g) Alterations to approved industrial and warehouse buildings;
 - (h) A change of use from one type of approved business, office, or shop to another type of business office or shop use;
 - (i) Internals alterations to business premises, offices and shops.
- Removal of trees (not including heritage items), unless in the opinion of the officer responsible for the management of the application the removal of the tree is likely to result in a detrimental impact to the streetscape or adjoining properties.
- Where the proposal is for internal alterations and does not alter or modify the height or external configuration of the building (i.e. no variations to window, door or wall locations or variation in roof pitch or design).
- Rainwater tanks with a volume not exceeding 30,001 litres.
- Photovoltaic cells not exceeding 5 kilowatts.

Development applications

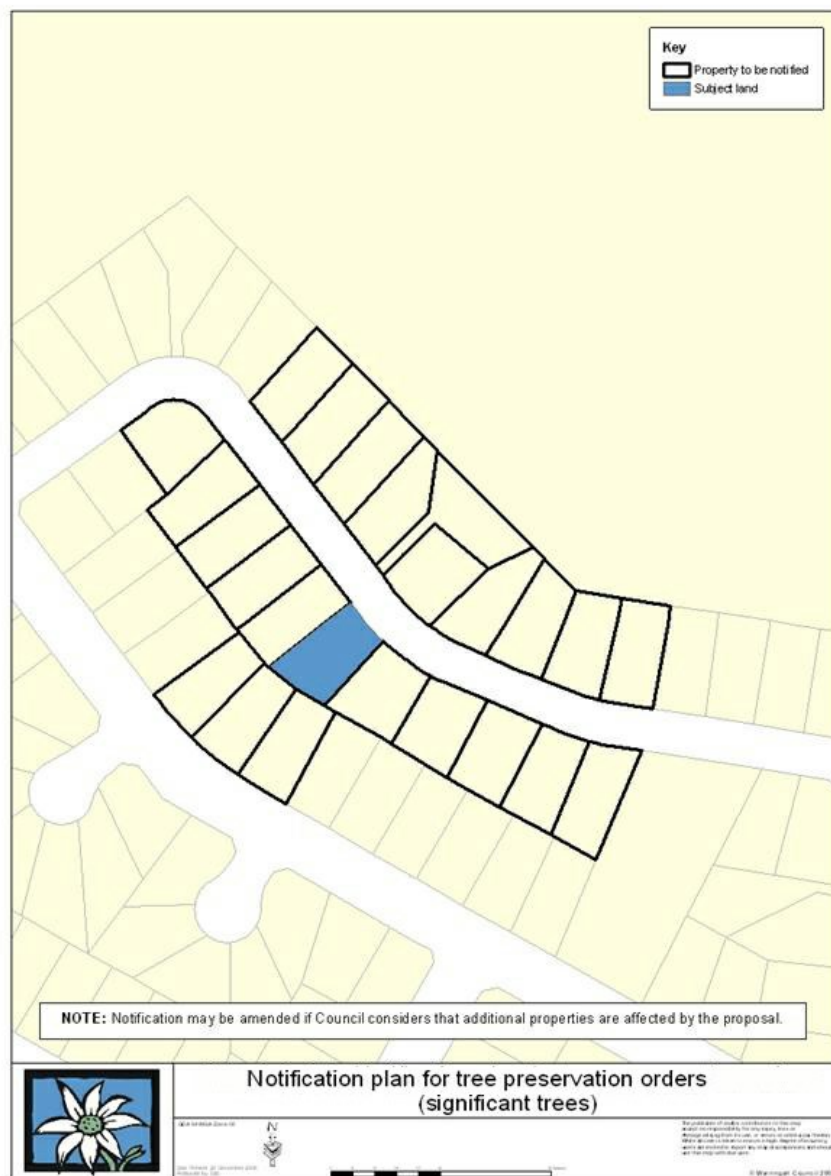
The minimum standard for notification of development applications, which are not advertised development or designated development, is as follows:

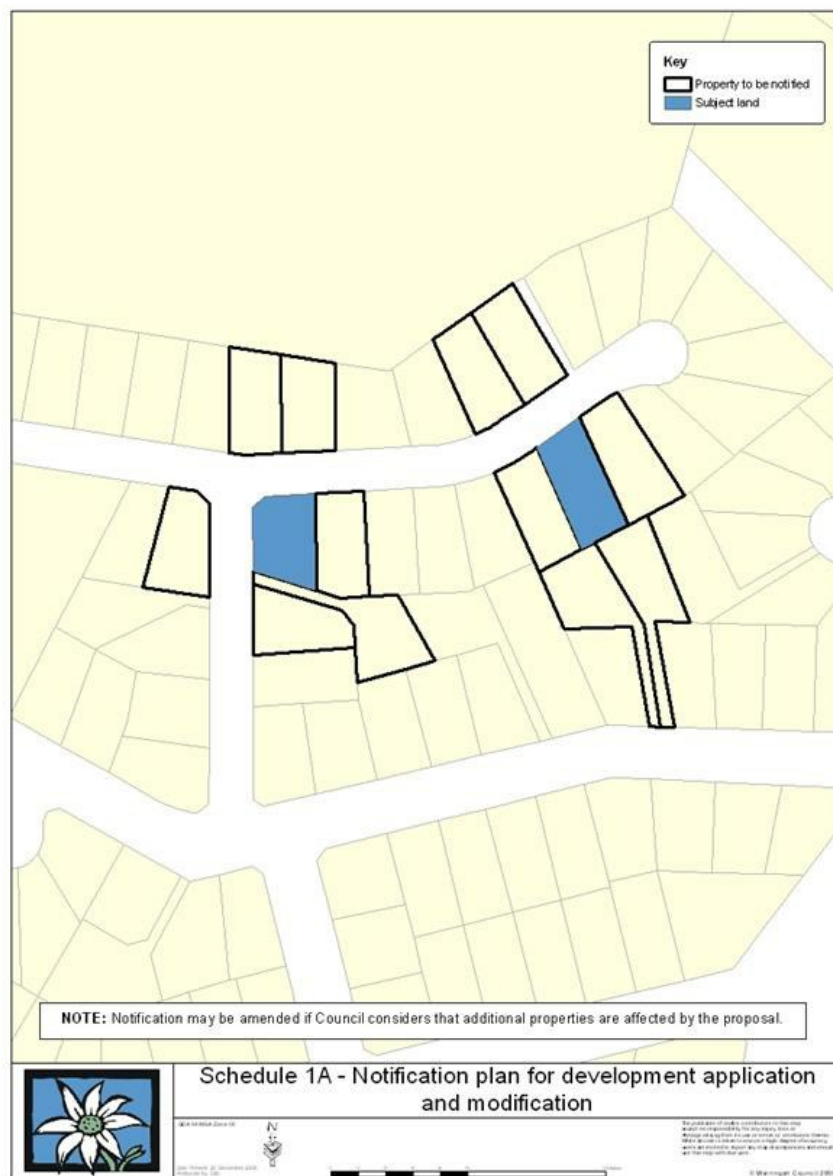
- A written notice will be sent to adjoining property owners and occupiers and property owners and occupiers directly across a street or road. Council will rely on its property system on the day of compiling the notice to identify the owners of the land. The extent of notification area is identified in the figure below; 'Notification plan for development application and modification'.
- In cases where the property to be notified is a strata titled building, Council will notify all owners and occupiers.
- The notification period is 14 days.
- The written notice will include the following advice:
 - (a) identification of the relevant parcel of land, including the complete address of all street frontages and lot numbers;
 - (b) a description of the development;
 - (c) the place and times the application can be inspected;
 - (d) the closing date for submissions;
 - (e) a statement that submissions will be disclosed to any person requesting information under the applicable legislation.

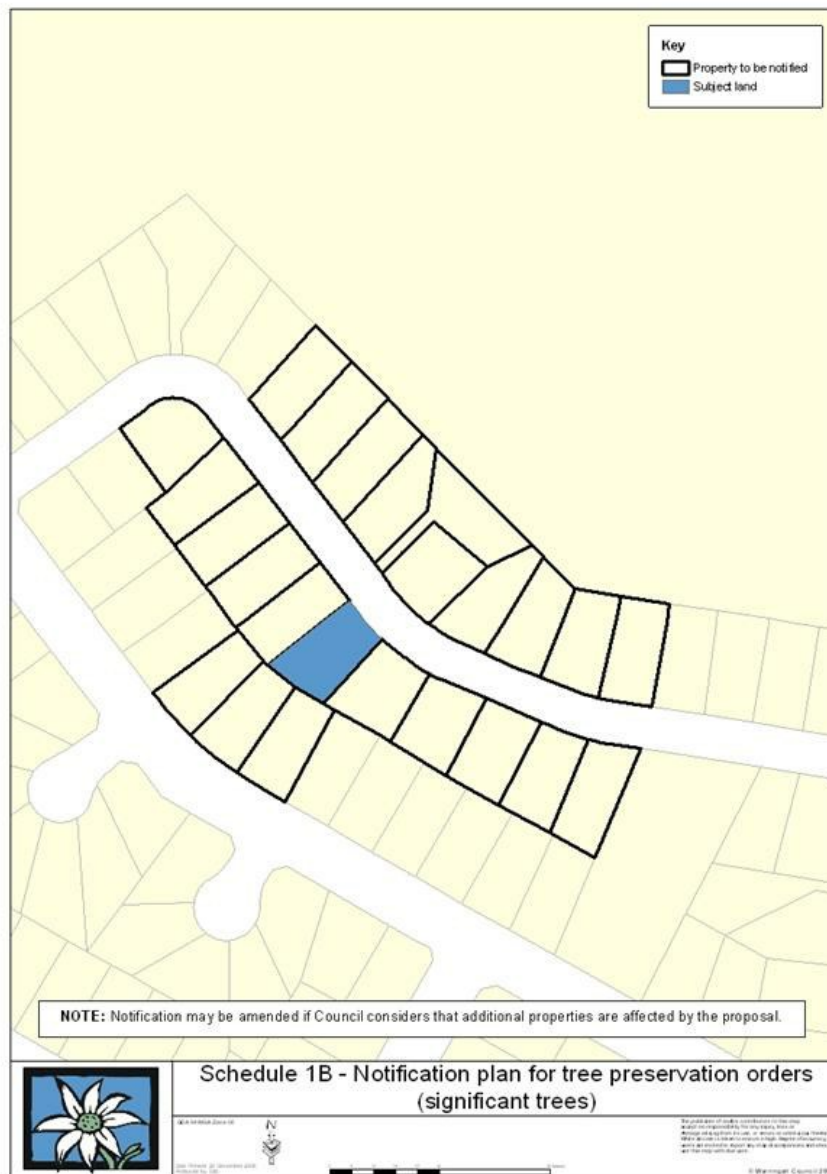
The above process may be varied at the discretion of the officer responsible for the management of development assessment to permit:

- (a) notification of properties beyond adjoining properties;
- (b) an extension of the notification period;
- (c) placement of a public notice in a local newspaper;
- (d) exhibition of plans at other public venues;
- (e) the holding of a public meeting;
- (f) consultation with relevant community groups; and/or
- (g) alteration of the advice contained in the written notice.









Advertised Development

The EP&A Regulations requires that Council follow specific advertising procedures for certain types of development. In addition, the EP&A Act enables Council to be able to identify other forms of 'advertised development' to include in notification processes that are over and above the minimum notification procedures:

In Warringah the following development applications made to Council will be advertised within a local newspaper:

- State significant development will be advertised in accordance with Clauses 82-85 of the EP&A Regulation;
- Other advertised development under the EP&A Regulation including; nominated integrated development, threatened species development, class 1 aquaculture development;
- The demolition of a heritage item or a building, work, relic, tree or place in a heritage conservation area;
- Development on or adjacent to public open space that will disturb bushland;
- Development for the purpose of offensive industries, hazardous industries and hazardous storage establishments;
- Development involving the creation of two or more dwellings;
- Development involving the subdivision to create two or more additional lots;
- Development for the purpose of category A remediation work, unless the remediation work is designated development or State significant development heritage items;
- Development on land owned by the State or Commonwealth Government or institutions which promote the physical, religious, social, cultural or intellectual welfare of persons in the community, if the development is different from the land's current use or any use for which it was held by the government department or authority or institution;
- Multi dwelling housing;
- Sex services premises;

- Hospitals (except internal works);
- Hotel or motel accommodation;
- Mixed use development;
- Non residential development in or adjoining a residential area that may impact on residential amenity;
- Places of public worship (except internal works);
- Residential flat buildings;
- SEPP (Housing for Seniors or People with a Disability) 2004;
- Local development applications or Section 96(2) modifications, that involve alterations or intensification to an existing use with a construction cost greater than \$1 million; and
- Development that is prohibited by the LEP, but permissible under a SEPP, with a construction cost greater than \$1 million.

Clause 89 of the EP&A Regulation requires nominated integrated development or threatened species development to be notified and advertised for a period of 30 days as detailed in the Regulations.

All other forms of advertised development are to be notified and advertised for a period of 14 days.

Designated Development

Designated development refers to certain types of high impact development that are identified as designated development under Schedule 3 the EP&A Regulation.

The requirements for public notification of development applications for designated development are specified in Section 79 of the EP&A Act and Clauses 77-81 of the EP&A Regulation.

Notification of amended development applications where the development is substantially unchanged

Amended or substituted applications will be notified / advertised in the same manner as the original application and to each person who made a submission to the original application.

- Amended or substituted applications will be notified / advertised in the same manner as the original application and to each person who made a submission to the original application.
 - If a development application is amended or substituted, and
 - Council has notified/advertised the original application, and
 - Council is of the opinion that the amended or substituted application differs only in minor respects from the original application, and does not result in a greater environmental impact,
 - Council may decide to dispense with further notification/advertising in relation to the amended or substituted application at the discretion of the officer responsible for the management of development assessment.
- Amended or substituted applications that require notification/advertising will be notified and advertised in the same manner as the original application and to each person who made a submission to the development application.

Modifications under Section 96(1)

Section 96(1) of the EP&A Act relates to a minor error, misdescription or miscalculation. These applications do not require notification.

Modification applications involving minimal environmental impact

Applications for modification of development consent where the modification involves minimal environmental impact fall under Section 96(1A) or Section 96AA of the EP&A Act. Section 96AA applications refer to those applications for modification by Council of consents granted by the Land & Environment Court.

These applications will be publicly notified as follows:

- Written notice will be sent to adjoining land owners and occupiers.
- Written notice will be sent to each person who made a submission to the original development application. Such notice will be sent to the last address known to Council.
- The notification period is 14 calendar days.
- The above process may be varied at the discretion of the officer responsible for the management of development assessment to permit notification beyond adjoining owners and occupiers, to permit an extension of the notification period, to limit the notification to only those neighbouring properties impacted upon by the variation or to determine that notification is not required. For example, a modification involving amendments to fenestration on the southern elevation of a building will not need to be notified to residents on the northern side of the block.

Applications under Sections 96(2) or 96AA for the modification of certain development consents

This section applies to applications made under section 96(2) and section 96AA applications other than those s96AA applications where the modification is of minimal environmental impact.

Where modification applications under this section are for designated development, state significant advertised development or any other advertised development where the application was made to a consent authority other than Council the following is required:

- Public notification in accordance with clause 118 of the EP&A Regulation;
- the notification period may be extended at the discretion of the officer responsible for the management of development assessment;
- In addition to the requirements of clause 118 of the EP&A Regulation, written notice is to be sent to adjoining property owners and occupiers enjoyment of their land may be detrimentally affected by the development. The extent of surrounding properties receiving written notice shall

Note

Clause 117 of the EP&A Regulation specifies requirements for notification to the Land & Environment Court of Section 96(1A) modification

applications where the development consent was granted by the Land & Environment Court.

Applications under Sections 96(2) or 96AA for the modification of other development consents

This section applies to applications under Section 96(2) and 96AA that are not addressed under Clause 117 or 118 of the EP&A Regulation will be notified as follows:

- (a) Public notification in accordance with Clause 119 of the EP&A Regulation;
- (b) The notification period may be extended at the discretion of the officer responsible for the management of development assessment;
- (c) In addition to the requirements of Clause 119 for these other modification applications, written notice must also be sent to each person who made a submission in relation to the original application.

Notification requirements for applications under Section 82A of the EP&A Act

The requirements for public notification of applications for review by Council of its determination of a development application under Section 82A of the EP&A Act are specified in Clause 113A of the EP&A Regulation.

Clause 113A of the EP&A Act Regulation requires such applications to be notified or advertised for a period not exceeding 14 days, but otherwise in the same manner as the original development application was notified or advertised. Written notice will also be sent to each person who made a submission in relation to the original development application.

Time period for notification over the Christmas/New Year Period

The period between 20 December and the end of the first week in January will not be included in the time period for notification/advertising of applications.

This does not apply to applications where the EP&A Regulation stipulates a maximum notification/advertising period including; applications made under section 82A, section 96(2) or section 96AA of the EP&A Act.

Consideration of submissions

Submissions are to be in writing by letter, facsimile, the web or e-mail and are to identify the;

- subject property;
- application number and description;
- name address and telephone number of the author; and
- planning grounds of any support or objection to the proposal.

All submissions that provide the information listed above will be taken into consideration. Anonymous submissions will not be considered. Consideration of late submissions will be at the discretion of the officer responsible for development assessment.

All submissions received from the same person will be considered as a single submission.

Irrespective of the number of submissions received from the occupants of a dwelling, all correspondence will be considered as a single submission.

Irrespective of the number of signatories on a petition, petitions will only be considered as a single submission to an application.

Any person that lodges a submission in the correct manner will be notified of Council's determination of the development application.

Disclosure of submissions

All submissions will be available on Council's website and may be disclosed to any person requesting information under freedom of information guidelines.

Other Notification Procedures and Provisions

1. Notification under private property tree management (See Part E1)

Applications under the private property tree management will be notified to adjoining residents. The notification area will generally be 5 properties (or 75 m) either side and opposite to the subject site (whichever is the lesser). See Schedule 1B- Notification Plan. Council will determine if a tree is a significant tree.

Generally only "significant" trees will be notified to adjoining properties for 14 days. However, the Council has the discretion to extend the notification area or extend the notification period.

2. Circumstances that notification / advertising of an application may be dispensed with

Council may decide to dispense with further notification/advertising in relation to the amended or substituted application if:

- Council has notified/advertised the original application; and
- Council is of the opinion that the amended or substituted application differs only in minor respects from the original application, and does not result in greater environmental impact.

A.8 Interpretation

A to E

A-frame sign/sandwich sign

is a portable free standing double sided panel used for the purposes of advertising and generally located on the footpath outside the subject premises.

Above awning sign

is a sign that is attached to and displayed above the awning. These have development controls that apply to businesses and industrial land uses.

Aquatic habitat

means habitat where a variety of marine, brackish or freshwater flora and fauna occur for long periods. Examples include tide pools, estuaries, wetlands, ponds, streams, creeks, rivers, drainage channels and reserves.

Arborist

means a consultant who holds formal qualifications in Arboriculture and/or qualifications in horticulture.

Asset protection zone

is a requirement of the NSW Rural Fire Service designed to protect assets (houses, buildings etc) from potential fire damage. The Asset Protection Zone is measured from the asset to the outer edge of the Riparian Buffer.

Australian Height Datum (AHD)

a common national surface datum approximately corresponding to mean sea level

Awning fascia sign

is a sign painted on the fascia or return end of an awning.

Biodiversity management plan

is a detailed plan of works prepared to protect biodiversity (native plants and animals) and guide ecological restoration works.

Building area

is the footprint of the building on the site measured from the external faces of the external walls including garages/parking areas but excluding driveways.

Bunding

means a levy or embankment.

Bunting

includes kites, flags, pennants, banners and the like attached onto above or in the vicinity of a building or place secured so as to allow movement by the atmosphere.

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. See also SEPP 19 - Bushland in Urban Areas

Bush regeneration program

is a program of works generally undertaken over a period of years by trained workers in which degraded bushland is restored to a condition that as far as possible represents the original vegetation community and is as self-sustaining as local environmental conditions permit.

Catchment

the land area draining through the main stream, as well as tributary streams, to a particular site. It always relates to an area above a specific location

Collection point

is the point from which waste or recycling is collected and transferred from the storage receptacle to the collection vehicle.

Concessional Development

Alterations and additions to residential, industrial and commercial buildings.

Connected impervious area

is land covered by impervious surfaces (paving, asphalt, tiles, etc) that is directly connected to waterways by stormwater infrastructure. Catchment imperviousness has been found to be a good predictor of biodiversity and other ecosystem attributes. Imperviousness reflects both general land use (which affects water quality) as well as hydrology (which affects the size and duration of flows). A more 'connected' urban catchment (i.e. piped and channelled drainage) causes greater degradation than a less connected rural catchment. The effect is noticeable at a threshold of 12% imperviousness. Note: connectedness of **stormwater drainage infrastructure** is undesirable, but connectivity of **natural systems** is a desirable outcome (Warringah Creek Management Study, 2004).

Creek

(a term not defined in the Water Management Act 2000) means any watercourse, whether ephemeral, intermittent or perennial, whether on its natural course or altered by human interference, whether channelled or not. It also includes any drainage lines able to be identified by a linear vegetation assemblage reflective of regularly moist soil conditions or by a weed plume consistent with regularly moist soil conditions (Warringah Creek Management Study(2004)).

Cutting down

means clearing, thinning, killing, poisoning, burning, slashing, uprooting or removing or substantially damaging vegetation. Pruning of branches means cutting in a planned and systematic manner that is carried out in accordance with the relevant Australian Standard. Cutting down in relation to a tree, means cut down, fell, destroy, kill, transplant or uproot a tree.

Note

Australian Standard AS 4373-2007, 'Pruning of Amenity Trees' applied at the time the DCP was adopted.

Deep soil landscape area

means that area of a site with no above ground, ground level or subterranean development.

Discretionary sign

includes:

- a) A sign that is not visible from outside the site where it is located; or
- b) A public notice displayed by a public authority; or

c) A sign located behind the glass line of a shop window.

Essential services and infrastructure

for the purposes of flood management include all services and infrastructure that aid emergency response and recovery functions during and after a flood event, such as evacuation centres and routes, hospitals and major utility facilities.

F to J

Flashing sign

is a sign illuminated by internal light whether or not included in any other class of advertising structure. These signs are generally not desirable within the area, and regarded as inappropriate development.

Flood

Relatively high stream flow which overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam, and/or local overland flooding associated with major drainage before entering a watercourse, and/or coastal inundation resulting from super-elevated sea levels and/or waves overtopping coastline defences excluding tsunamis.

Flood Evacuation Plan

A plan referring to the arrangements for dealing with the impact of flooding on a particular business or household.

Flood Planning Levels (FPL)

are the combinations of flood levels derived from significant historical flood events or floods of specific AEP's and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans.

Flood Prone Land

is land that is susceptible to flooding by the PMF event.

Floodlit sign/Illuminated sign

is a sign illuminated by an internal or external light whether or not included in any other class of advertising structure.

Floodplain

Area of land which is subject to inundation by floods up to the probable maximum flood event, i.e. flood prone land.

Floodway

Those areas of the floodplain where a significant discharge of water occurs during floods. They are often aligned with naturally defined channels. Floodways are areas that, even if only partially blocked, would cause a significant redistribution of flood flow, or a significant increase in flood levels.

Flora and Fauna Assessment

is a detailed assessment of the biodiversity (native plants and animals) of the site and the impacts of the proposed development on matters of environmental significance. It makes recommendations on how to avoid unacceptable impacts on biodiversity.

Floorplate area

is the area within the outer face of the outermost walls of the building.

Flood prone land

Land susceptible to flooding by the PMF event.

Floor to ceiling height

is the distance measured vertically between the floor and ceiling above.

Freestanding sign

is a sign that is mounted on the ground on one or more supports and is independent of a building and may include a pole sign, pylon sign or a bulletin board containing multiple messages, such as businesses located within a building or complex.

Front boundary setback

is the distance measured perpendicular to the road frontage property boundary up to any structure on the allotment.

Garbage

means refuse or waste material other than trade waste, effluent, green waste or recyclable material.

Garbage chute

is a duct in which deposited material descends from one level to another within the building, due to gravity.

Green waste

means includes grass clippings, tree, bush and shrub trimmings, branches and other similar material resulting from domestic or commercial gardening, landscaping or maintenance activities.

Gross Leasable Floor Area (GLFA)

is the sum of the area of each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts, corridors and other public areas but including stock storage area.

Hamper sign

is a sign that is attached to or erected on the transom area of a doorway or display window of a building.

Height of tree

means the distance measured vertically between the horizontal plane of the lowest point of the base of the tree which is immediately above ground and the horizontal plane of the uppermost point of the tree.

High conservation habitat

includes vegetation communities of special conservation significance. These include communities which are 'Threatened in Australia', 'Threatened in New South Wales', 'Rare in Australia' and 'Threatened in Warringah' as defined in the Warringah Natural Area Survey (2005).

High hazard

flood conditions that pose a possible danger to personal safety; evacuation by trucks difficult; able-bodied adults would have difficulty wading to safety; potential for significant structural damage to buildings.

High hazard

flood conditions that pose a possible danger to personal safety; evacuation by trucks difficult; able-bodied adults would have difficulty wading to safety; potential for significant structural damage to buildings.

Imperviousness

is the measure of a substance's inability to allow fluids to pass through.

Inflatable sign

is a sign erected temporarily as a promotional tool and includes inflatable announcement, and visible from public place. These signs are generally not desirable within the area, and regarded as inappropriate development.

K to O

Lopping and topping

means the cutting of branches or stems between branch unions or at internodes on young trees.

Low hazard

Flood conditions such that should it be necessary, people and their possessions could be evacuated by trucks; able-bodied adults would have little difficulty wading to safety.

Modify

in the context of native vegetation means to ringbark, cut down, top, lop, remove, injure or wilfully destroy vegetation.

Natural ground level

is the level of the ground surface of the site as if it was undeveloped.

Owner

has the meaning ascribed to it in the Local Government Act 1993 (as amended).

P to T

Probable maximum flood (PMF)

the PMF is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation, and where applicable, snow melt, coupled with the worst flood producing catchment conditions. Generally, it is not physically or economically possible to provide complete protection against this event. The PMF defines the extent of flood prone land, that is, the floodplain. The extent, nature and potential consequences of flooding associated with a range of events rarer than the flood used for designing mitigation works and controlling development, up to and including the PMF event should be addressed in a floodplain risk management study.

Poster

is a placard or paper sign posted or displayed as an advertisement or announcement and visible from a public place.

Projecting wall sign

is a sign that is attached to a wall of a building (other than a transom of a doorway or a ground floor display window) and projecting horizontally from the wall.

Pruning of branches

means cutting in a planned and systematic manner that is carried out in accordance with the relevant Australian Standard.

Note

Australian Standard AS 4373-2007, Pruning of Amenity Trees applied at the time this DCP was adopted.

Real estate sign

is a sign posted on a property advising the premises are for sale or rent.

Recyclable

means able to be processed and used as a raw material for the manufacture through a commercial process of either the same product or another product.

Note: Downcycling is sometimes used as an alternative term to describe materials that are recycled into a different product.

Remnant vegetation

is vegetation that is either a remainder of the native vegetation or, if altered, is still representative of the structure or floristics of the native vegetation.

Removal or wilful destruction of a tree

means:

a) lopping or topping

b) poisoning, including applying herbicides and other plant toxic chemicals to a tree or spilling (including washing off or directing water contaminated by) oil, petroleum, paint, cement, mortar, and the like onto the root zone

c) cutting, tearing of branches and roots that is not carried out in accordance with accepted arboricultural practices, or is done for invalid reasons

d) ringbarking, scarring the bark when operating machinery, fixing objects (e.g. signs) by nails, staples or wire, using tree climbing spikes in healthy trees marked for retention (except for access to an injured tree worker) or fastening materials that circle and significantly restrict the normal vascular function of the trunk or branches

e) damaging a tree's root zone by compaction or excavation, asphyxiation (including unauthorised filling or stockpiling of materials)

f) underscrubbing unless carried out by hand tools, such as brushcutters and the like.

Residential swimming pools

swimming pools located on residential lots for residential use.

Ring barking

means the removal of the outside layers of the tree with the aim of causing death or destruction of the tree through disruption of water and nutrient transportation.

Riparian

refers to land adjacent to a watercourse such as a riverbank; "riparian land".

Riparian buffer

is land which is additional to the riparian zone necessary to protect the values and health of the riparian zone. The primary purpose of the buffer is to protect the integrity of the riparian zone. The combined width of the buffer and riparian zone then constitute a key protective mechanism for the ecological values of waterway systems. The minimum width of a riparian buffer is generally 10 metres.

The buffer is primarily designed to: a) Prevent water from affecting riparian vegetation (e.g. additional moisture, local erosion, nutrients, toxicants);

b) Prevent weeds from invading the riparian zone;

and c) Provide habitat for native fauna (thereby protecting it from external threats such as domestic animals).

Riparian land

is land comprising the riparian zone, riparian buffer and wetland buffer identified by DCP Map Waterways and Riparian Land

Riparian zone

means any land which adjoins, directly influences, or is influenced by a body of water. The width of the zone varies according to extent of riparian vegetation, flood levels, water quality, and channel form. This zone is taken to start at the highest bank of the watercourse (as defined in the Water Management Act 2000). For ephemeral streams without a defined channel, the start of the riparian zone is the creek centre line. The riparian zone provides important habitat, protects the creek from water quality and hydrological impacts. It has other functions, including intrinsic value, as well as providing bed and bank stability, providing woody debris to the waterway and a buffer between development and waterways.

Risk

Chance of something happening that will have an impact. It is measured in terms of consequences and likelihood. In the context of the Floodplain Development Manual, it is the likelihood of consequences arising from the interaction of floods, communities and the environment.

River

has the meaning ascribed to it in the Water Management Act 2000 and therefore includes:

- (a) any watercourse, whether perennial or intermittent and whether comprising a natural channel or a natural channel artificially improved, and
- (b) any tributary, branch or other watercourse into or from which a watercourse referred to in paragraph (a) flows, and
- (c) anything declared by the regulations to be a river, whether or not it also forms part of a lake or estuary, but does not include anything declared by the regulations not to be a river.

Service area

is the area in a development set aside for the manoeuvring, parking and loading or unloading of commercial vehicles for the delivery or removal of goods, freight or waste.

Service room

is a room used for the temporary storage of waste/recycling (usually before being transferred to the waste/recycling storage room/s or area/s manually or by a garbage chute)

Shelter in place

for the purposes of flood management this is a process for taking immediate shelter in a location readily accessible to the affected individual. Sheltering in place is generally only used for a short period of time (several hours).

Significant tree

is a tree that impacts on the streetscape by virtue of its size, appearance, type, age, condition and heritage/ cultural significance. It includes hollow-bearing trees and/or trees of conservation significance or habitat value.

Subdivision of land

means the division of land into two or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition

Temporary sign

means a sign of a temporary nature which:

- (a) announces any local event of a religious, educational, cultural, political, social, or recreational character or relates to any temporary matter in connection with such an event, and
- (b) does not include advertising of a commercial nature (except for the names of the event's sponsors), and
- (c) is not displayed earlier than 28 days prior to the day on which the event is to take place and is removed within 7 days after the event.

Trade waste

means refuse or waste material arising from any trade or industry but excludes liquid waste, demolition waste, contaminated waste, green waste or recyclable waste.

Tree

means a palm or woody perennial plant greater than six (6) metres in height or seven (7) metres in canopy width.

The height of all palm trees not listed in Appendix 5, are to be measured from the base of the tree (at ground level) to the top of the trunk.

Tree height

(see also "Height of tree") means the distance measured vertically between the horizontal plane of the lowest point of the base of the tree which is immediately above ground and the horizontal plane of the uppermost point of the tree.

U to Z

Under awning sign

is a sign attached to the underside of an awning other than the fascia or returning end of the awning.

Under building open areas

are the space/s above ground level and beneath buildings raised by piers, usually used for car parking.

Utility services

include water, gas, telecommunications, electricity, sewerage, service structures, plant and equipment. Services must be provided for in all developments and integrated into the site and the streetscape.

Vulnerable Development

relates to the number of people needing simultaneous evacuation or who are limited either in movement or their ability to evacuate. Vulnerable development includes Recreational facilities (major) and (indoor), aged care facilities, independent living units for older people, childcare centres and schools, community centres and buildings

Waste

has the same meaning as in the Protection of the Environment Operations Act 1997.

Waste management plan

is a document that details the type and quantity of garbage and recyclable material that is likely to be generated during the construction, demolition, and ongoing operation of a development. It also details where and how the garbage and recycling should be stored, how it will be reprocessed or disposed of and handling procedures.

Waste/recycling storage room or area

is a designated room or area or combination of designated rooms or areas upon the site for the placement of approved containers to store all waste material (including recyclable material) likely to be generated by the buildings' occupants.

Wall sign or wall advertisement

means a sign that is painted on or fixed flat to the front or sidewall of a building.

Wetland buffer

is a 100 metre buffer of land, measured from the shoreline, surrounding a wetland which directly influences and protects a wetland.

Wildlife corridor

means a vegetation feature (preferably remnant bushland, but may include remnant trees, native plantings, weed thickets and gardens) that connects larger areas of remnant bushland and facilitates fauna movement between them. Fauna movement allows dispersal, interbreeding and recolonisation to occur, making fauna populations more viable in the long term. Fauna movement also facilitates pollen and seed dispersal, enhancing the viability of plant populations. Continuous corridors are preferable, but discontinuous corridors still contribute to fauna movement, and can potentially be improved through habitat enhancement.

A.9 Abbreviations

BCA	Building Code of Australia
CC	Construction Certificate
DA	Development Application
DCP	Warringah Development Control Plan 2011
DECCW	Department of Environment, Climate Change and Water
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Model Provisions	Environmental Planning and Assessment Act Model Provisions
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPA	Environmental Protection Authority
ESA	Environmental Site Assessment
ESD	Ecologically sustainable development
FEP	Flood Evacuation Plan
FPL	Flood Planning Level
GPT	Gross Pollutant Trap
LEP	Warringah Local Environmental Plan 2011
LGA	Local Government Area
PMF	Probable Maximum Flood
RAP	Remedial Action Plan
WMA	Water Management Act 2000
WMP	Waste Management Plan

Part B Built Form Controls

B1 Wall Heights

Applies to Land

This control applies to all land identified on the Warringah Local Environmental Plan 2011 - Land Zoning Map as:

- RU4 Primary Production Small Lots
- R2 Low Density Residential
- E3 Environmental Management
- E4 Environmental Living

and to which an 8.5m maximum height of building control applies under LEP 2011.

Objectives

- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.
- To ensure development is generally beneath the existing tree canopy level.
- To provide a reasonable sharing of views to and from public and private properties.
- To minimise the impact of development on adjoining or nearby properties.
- To ensure that development responds to site topography and to discourage excavation of the natural landform.
- To provide sufficient scope for innovative roof pitch and variation in roof design.

Requirements

1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).

Exceptions

This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building:

- does not exceed the 8.5 metre height development standard;
- is designed and located to minimise bulk and scale; and
- has a minimal visual impact when viewed from the downslope sides of the land.

B2 Number of Storeys

Applies to Land

This control applies to land shown coloured on the DCP Map Number of Storeys.

Objectives

- To ensure development does not visually dominate its surrounds.
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.
- To provide equitable sharing of views to and from public and private properties.
- To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.
- To provide sufficient scope for innovative roof pitch and variation in roof design.
- To complement the height of buildings control in the LEP with a number of storeys control.

Requirements

1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.

Note

Maximum height of buildings is determined by reference to the WLEP.

To measure the height in storeys :

The number of storeys of the building are those storeys which may be intersected by the same vertical line, not being a line which passes through any wall of the building; and

Storeys that are used for the purposes of garages, workshops, store rooms, foundation spaces or the like, that do not project, at any point, more than 1 metre above ground level (existing) are not counted.

B3 Side Boundary Envelope

Applies to Land

This control applies to land shown coloured on the DCP Map Side Boundary Envelopes.

Objectives

- To ensure that development does not become visually dominant by virtue of its height and bulk.
- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.
- To ensure that development responds to the topography of the site.

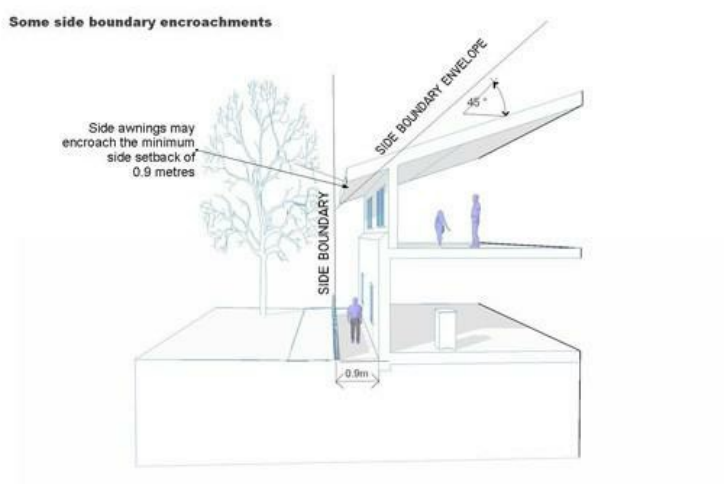
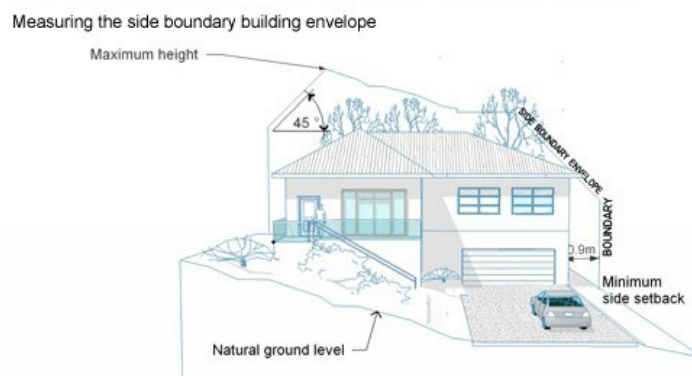
Requirements

1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:

- 4 metres, or
- 5 metres

as identified on the map.

2. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side boundary envelope.



Note

Note: On corner allotments, to measure the side setback and side boundary envelope, the side boundaries are taken to be the boundaries that do not have frontage to a public street.

RU4 Side Boundary Envelope Exceptions (The Greenway)

Exceptions

Land with frontage to "The Greenway", Duffy's Forest: Fascias, gutters, downpipes, eaves (up to 0.675 metres from the boundary), masonry chimneys, flues, pipes or other services infrastructure may encroach beyond the side boundary envelope.

Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.

R2 Side Boundary Envelope Exceptions

Exceptions

Land / type of development

Variation

Any development Fascias, gutters, downpipes, eaves (up to 0.675 metres from the boundary), masonry chimneys, flues, pipes or other services infrastructure may encroach beyond the side boundary envelope.

Existing dwelling house Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.

R3 Side Boundary Envelope Exceptions

Exceptions

Fascias, gutters, downpipes, eaves, masonry chimneys, flues pipes or other services infrastructure may encroach beyond the side boundary envelope.

E4 Side Boundary Envelope Exceptions

Exceptions

Fascias, gutters, downpipes, eaves (up to 0.675 metres from the boundary), masonry chimneys, flues, pipes or other services infrastructure may encroach beyond the side boundary envelope.

Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.

B4 Site Coverage

Applies to Land

This control applies to land shown on DCP Map Site Coverage.

Objectives

- To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation.
- To minimise the bulk and scale of development.
- To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.
- To limit impervious areas and encourage natural drainage into the sub-surface.

Requirements

1. Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as:

- 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and
- 20% = 3,500m² or 30% <3,500m² - the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m² where the total building footprint/s must not cover more than 30% of the site area.

B5 Side Boundary Setbacks

Applies to Land

This control applies to land shown coloured on the DCP Map Side Boundary Setbacks, with the exception of land identified as 'Merit Assessment'.

Objectives

- To provide opportunities for deep soil landscape areas.
- To ensure that development does not become visually dominant.
- To ensure that the scale and bulk of buildings is minimised.
- To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.
- To provide reasonable sharing of views to and from public and private properties.

Requirements

1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.
2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.

Note

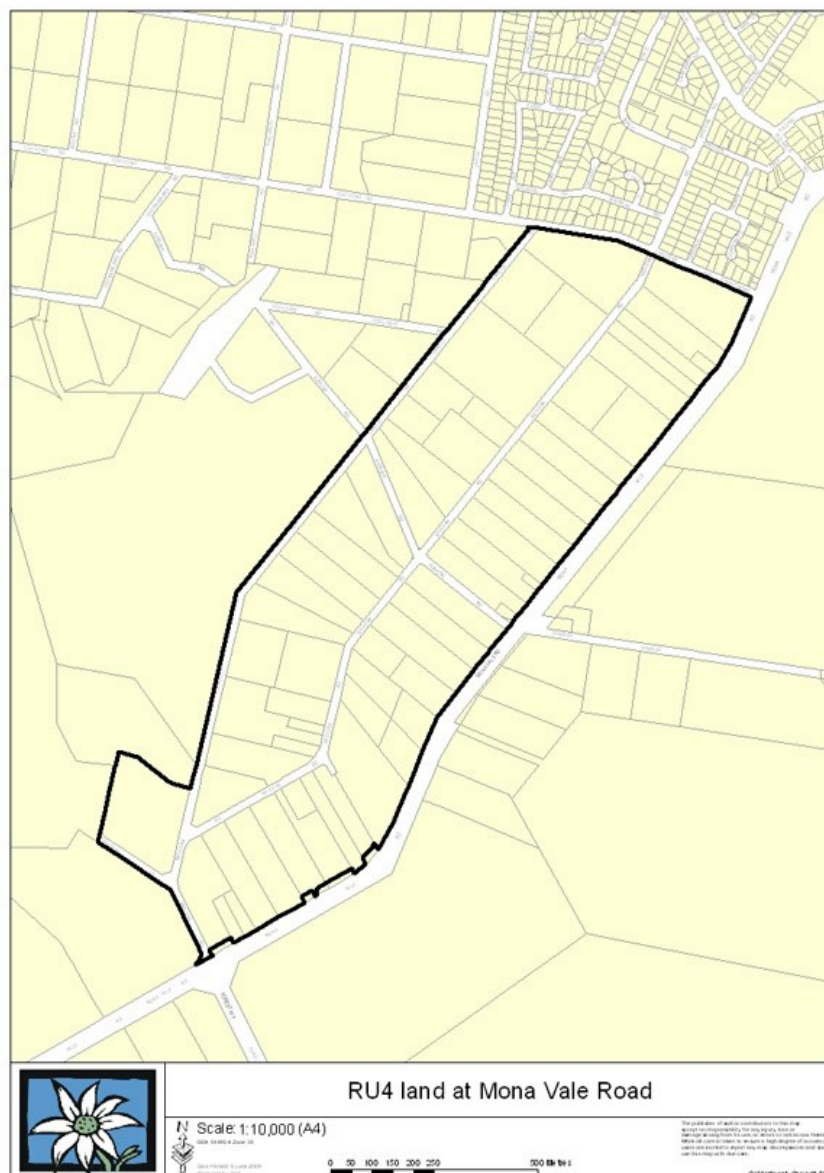
On corner allotments, to measure the side setback and side boundary envelope, the side boundaries are taken to be the boundaries that do not have frontage to a public street.

Side Setbacks - RU4

Mona Vale Road

Requirements

1. Certain land at mona Vale Road (as shown on figure following): 7.5m



Land with frontage to The Greenway

Requirements

1. Land with frontage to "The Greenway", Duffy's Forest: 0.9m

Side Setback Exceptions - RU4

Land with frontage to "The Greenway", Duffy's Forest:

- Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above natural ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback

Other land in RU4

Requirements

1. Other land in RU4 zone: 10m

Side Setbacks - R2

Requirements

1. All land in R2 zone: 0.9m

Side Setback Exceptions - R2

Exceptions

All development:

- Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback

Ancillary to a dwelling house:

- Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause

Side Setbacks - R3

Requirements

1. All land in R3 zone: 4.5m
2. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.

Side Setback Exceptions - R3

Exceptions

All development:

- Light fittings, electricity or gas meters or other services infrastructure and structures not more than 1 metre above ground level (existing) (including steps, landings, pedestrian ramps and stormwater structures) may encroach beyond the required setback up to 2 metres from a side boundary; and
- Entrance and stair lobbies at ground floor level may encroach the required setback up to 2 metres from a side boundary.

Basement carparking structures, and private open space:

- Variations will be considered for existing narrow width allotments, where compliance is unreasonable in the context of surrounding medium density development for basement carparking and private open space.
- Basement car parking may extend:
 - Up to 2 metres from the side boundary, and
 - No more than 1 metre above ground level (existing)
- Private open space may extend:
 - Up to 3.5 metres from a side boundary

Side Setbacks - B7

Corner of Mona Vale Road and Forest Way, Belrose (known as Austlink Business Park)

Requirements

1. Corner of Mona Vale Road and Forest Way, Belrose (known as Austlink Business Park):
 - Site area less than or equal to one hectare: 5m
 - Site area greater than one hectare: 10m

Other land in B7 zone

Requirements

1. Other land in B7 zone: Nil

Side Setback Exceptions - B7

Exceptions

Basement carparking structures, and private open space:

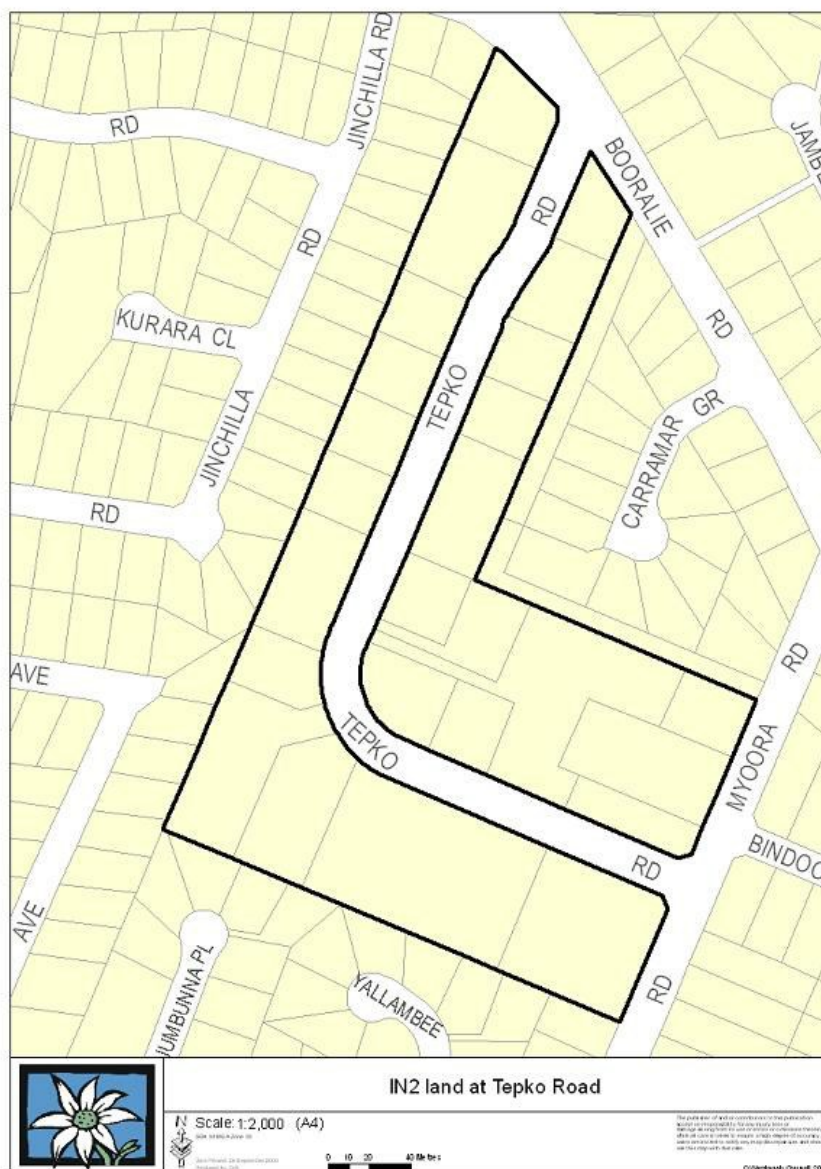
- Variations will be considered for attached dwellings, multi dwelling housing and residential flat buildings on existing narrow width allotments, where compliance is unreasonable in the context of surrounding medium density development for basement carparking and private open space.
- Basement car parking may extend:
 - Up to 2 metres from the side boundary, and
 - No more than 1 metre above ground level (existing)
- Private open space may extend:
 - Up to 3.5 metres from a side boundary

Side Setbacks - IN2

land in the vicinity of Tepko Road, Terrey Hills

Requirements

1. land in the vicinity of Tepko Road, Terrey Hills (as shown on figure following): 0.9m



land in the vicinity of Campbell Parade, Manly Vale

Requirements

1. land in the vicinity of Campbell Parade, Manly Vale (as shown on figure following): 0.9m



Other land in IN2 zone

Requirements

1. Other land in IN2 zone: Nil

Side Setbacks - E3

Requirements

1. All land in E3 zone: 10m

Side Setbacks - E4

Requirements

1. All land in E4 zone: 0.9m

Side Setback Exceptions - E4

Exceptions

All development:

- Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structure not more than 1 metre above

ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback.

Side Setbacks - SP1

Salvation Army Centre: Pittwater Road, Collaroy

Requirements

1. Salvation Army Centre: Pittwater Road, Collaroy: 0.9m

Health Related Uses: Brissenden Avenue, Collaroy

Requirements

1. Health Related Uses: Brissenden Avenue, Collaroy: 0.9m

Defence: South Creek Road, Collaroy

Requirements

1. Defence: South Creek Road, Collaroy: 0.9m

Cemetery: Hakea Avenue, Frenchs Forest

Requirements

1. Cemetery: Hakea Avenue, Frenchs Forest adjoining land zoned Residential R2 with a frontage to Bourgnis Street and Hyndes Place, Davidson: 6m

B6 Merit Assessment of Side Boundary Setbacks

Applies to Land

This control applies to land shown coloured as 'Merit Assessment' on the DCP Map Side Boundary Setbacks.

Objectives

- To provide ample opportunities for deep soil landscape areas.
- To ensure that development does not become visually dominant.
- To ensure that the scale and bulk of buildings is minimised.
- To provide adequate separation between buildings to ensure a reasonable level of amenity and solar access is maintained.
- To provide reasonable sharing of views to and from public and private properties.

Requirements

1. Side boundary setbacks will be determined on a merit basis and will have regard to:
 - streetscape;
 - amenity of surrounding properties; and
 - setbacks of neighbouring development
2. Generally, side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.

B7 Front Boundary Setbacks

Applies to Land

This control applies to land shown coloured on the DCP Map Front Boundary Setback, with the exception of land identified as 'Merit Assessment'.

Objectives

- To create a sense of openness.
- To maintain the visual continuity and pattern of buildings and landscape elements.
- To protect and enhance the visual quality of streetscapes and public spaces.
- To achieve reasonable view sharing.

Requirements

1. Development is to maintain a minimum setback to road frontages.
2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.
3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.

Front Boundary Setbacks - RU4

RU4 Land with frontage to Mona Vale Road

Requirements

1. Land with frontage to Mona Vale Road: 30m

RU4 Land with frontage to The Greenway, Duffy's Forest

Requirements

1. Land with frontage to The Greenway, Duffy's Forest: 10m

RU4 - Other land in RU4 zone

Requirements

1. Other land in RU4 zone: 20m

Front Boundary Exceptions - RU4

Exceptions

On corner allotments or allotments with double road frontages and where such allotments have a frontage to Mona Vale Road, Forest Way or Wakehurst Parkway:

Minimum front building setback to roads other than Mona Vale Road, Forest Way or Wakehurst Parkway (the secondary road frontage): 10 metres

Provided that the secondary road setback variation considers:

- the character of the secondary road; and
- the predominant setback existing in that road

Front Boundary Setbacks - R2

R2 Land within Madison Estate

R2 Land at Madison Estate

Requirements

1. R2 Land at Madison Estate (see figure below): Compatible with surrounding development



R2 - All other land in R2 Zone

All other R2 land

Requirements

1. All other land in R2 zone: 6.5m

Front Boundary Exceptions - R2

Exceptions

On corner allotments or sites with a double street frontage, where the minimum front building setback is 6.5 metres to both frontages, the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street.

Lot 2677 DP752038; Lot 2783 DP46992; Lot 2610 DP752038; Lot 2615 DP 752038; Lot 1 DP 822212; Lot 2676 DP752038 10metres.

Front Boundary Setbacks - R3

Land with frontage to the northern side of Pacific Parade, Dee Why

Requirements

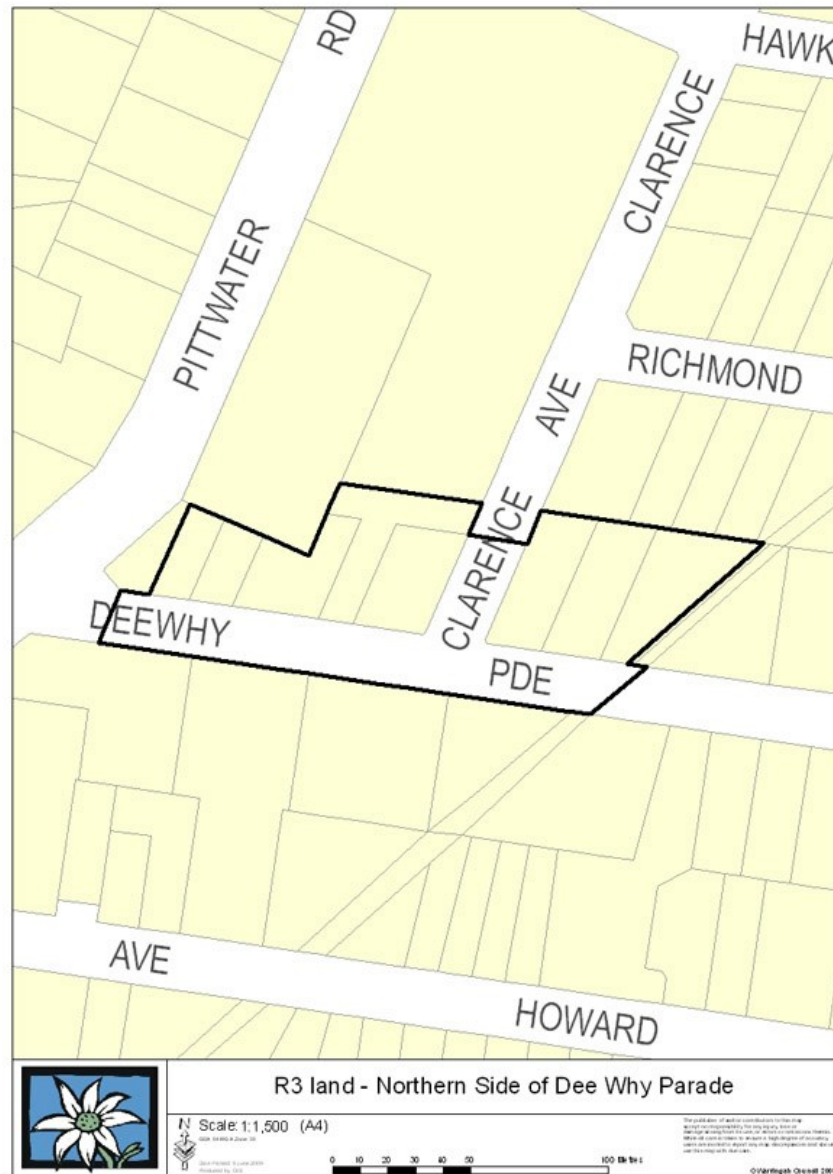
1. Northern side Pacific Parade Dee Why (see figure following): 4m



Land with frontage to the northern side of Dee Why Parade, Dee Why

Requirements

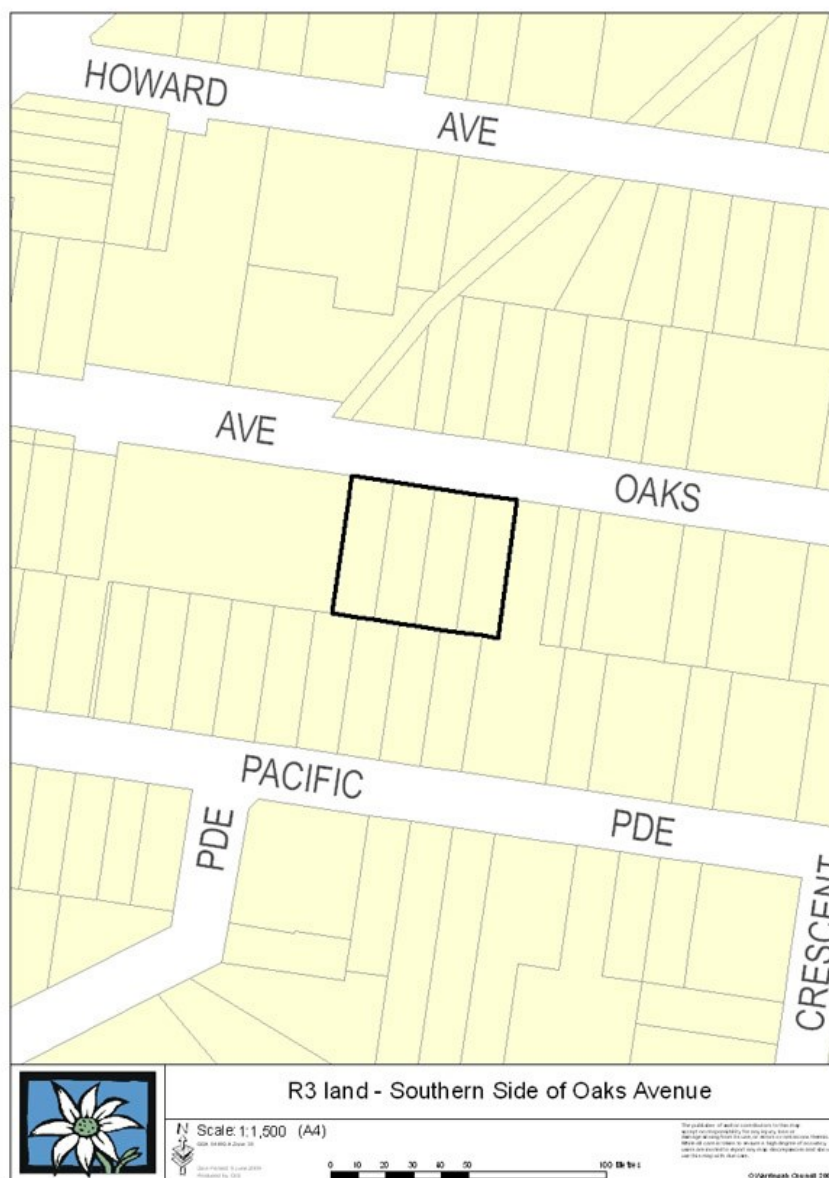
1. Land with frontage to the northern side of Dee Why Parade, Dee Why (see figure following): 4m, measured from the kerb line of Dee Why Parade.



Land having frontage to the southern side of Oaks Avenue, Dee Why

Requirements

1. Land having frontage to the southern side of Oaks Avenue, Dee Why: 8m, measured from the kerb line of Oaks Avenue



Other land in R3 zone

Requirements

1. Other land in R3 zone: 6.5m

Front Boundary Exceptions - R3

Exceptions

On corner allotments or sites with a double street frontage, where the minimum front building setback is 6.5 metres to both frontages, the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street.

Front Boundary Setbacks - B1

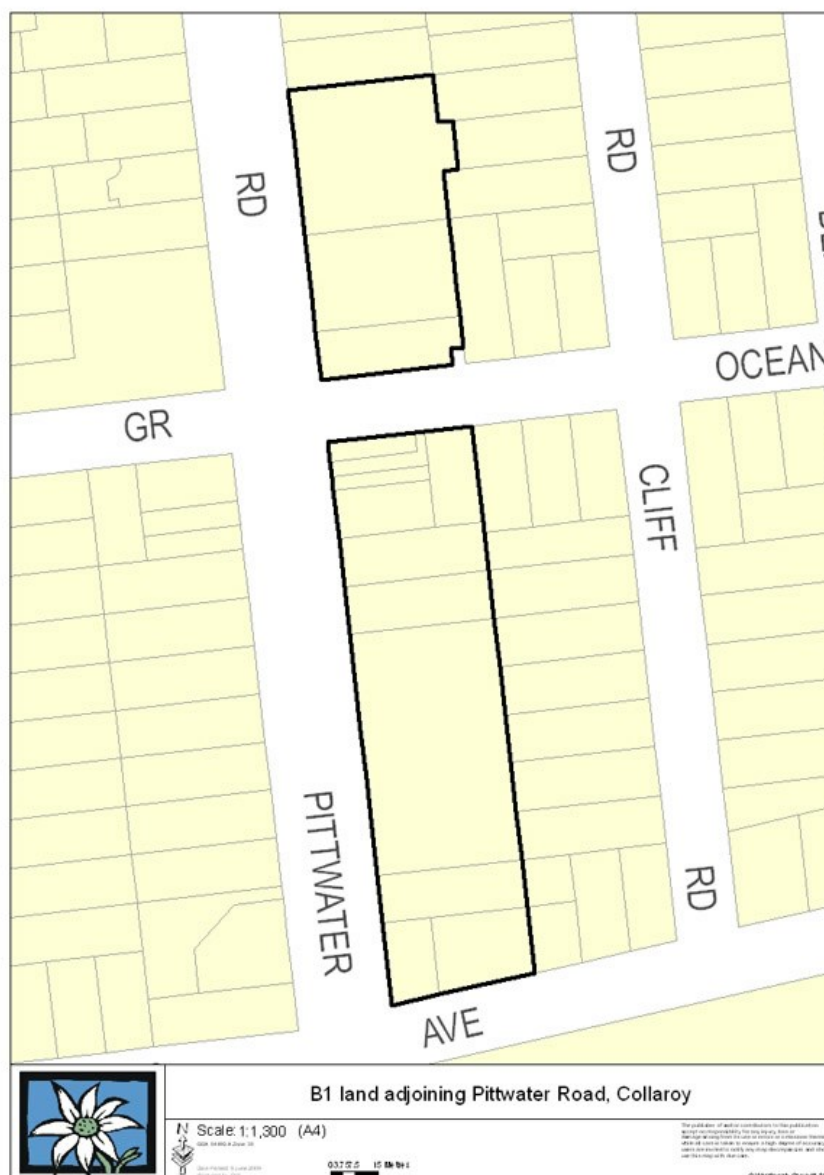
Land in the vicinity of Pittwater Road; Anzac Avenue and Ocean Grove, Collaroy

Requirements

1. Land in the vicinity of Pittwater Road; Anzac Avenue and Ocean Grove, Collaroy, (see figure following):

Ground, first and second floors of building must be aligned to street frontage.

For any storey above the second floor: 5m



Other land in B1 zone

Requirements

1. Other land in B1 zone: Nil

Front Boundary Exceptions - B1

Exceptions

Attached elements such as pergolas, sun control awnings and balcony balustrades which are composed of substantially transparent structures:

May encroach within the minimum front building setback area

Front Boundary Setbacks - B2

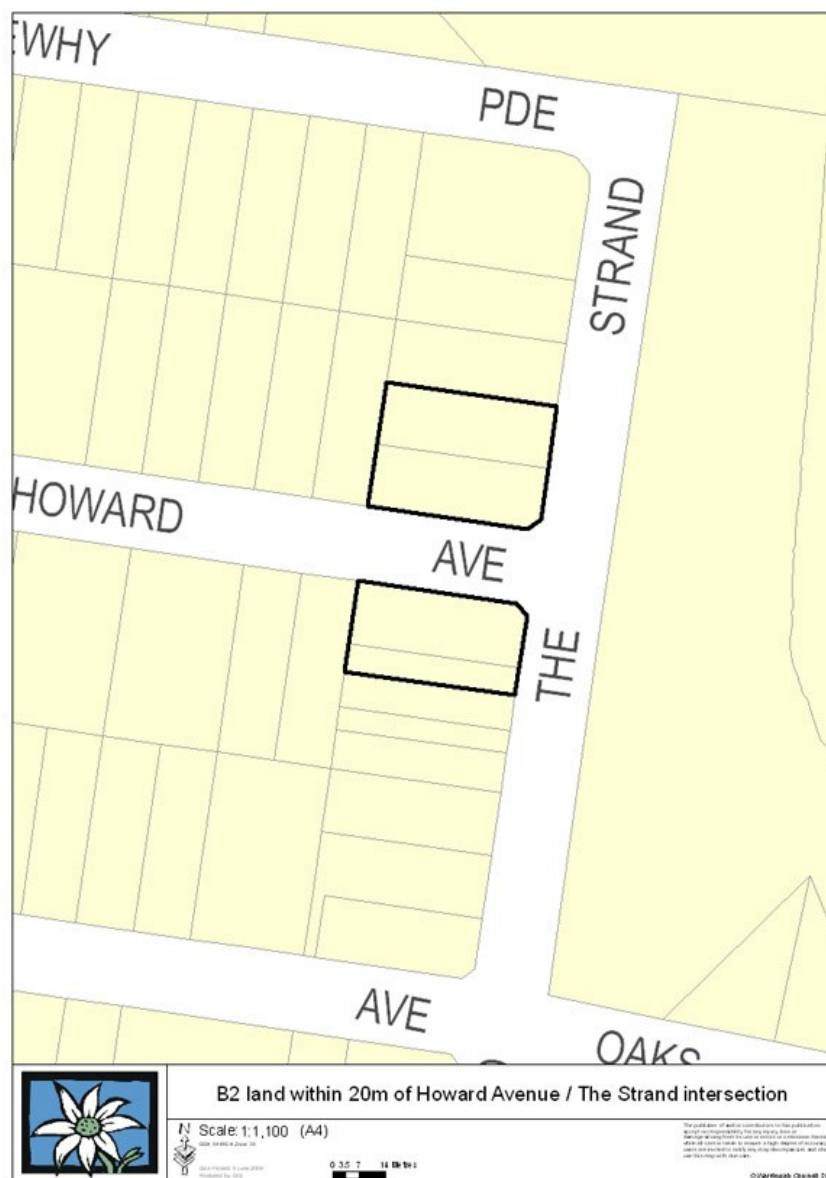
Land within 20m of either side of the intersection of The Strand and Howard Avenue, Dee Why

Requirements

Land within 20m of either side of the intersection of The Strand and Howard Avenue, Dee Why(see figure following):

Ground & first floors:

- The established street frontage
- Second floor and above: 4m

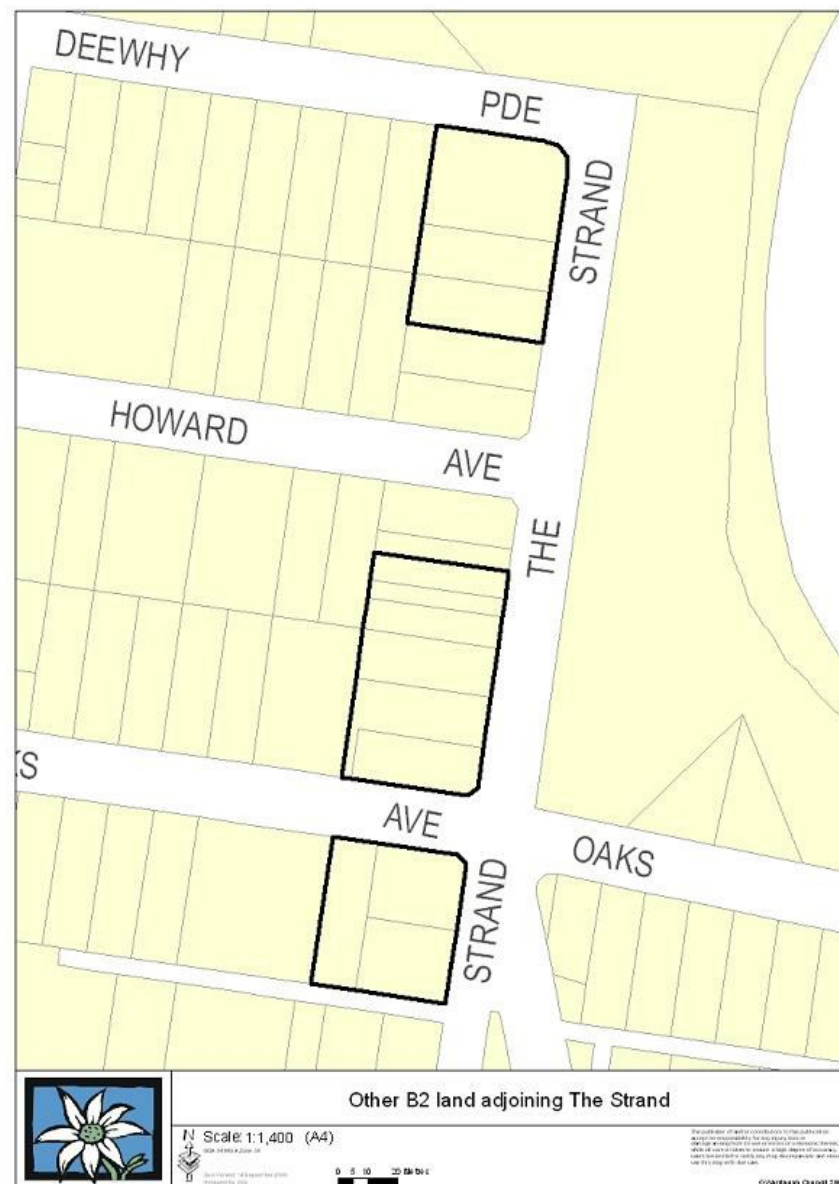


Land in the vicinity of The Strand, Dee Why

Requirements

1. Land in the vicinity of The Strand, Dee Why (as identified in the figure below):

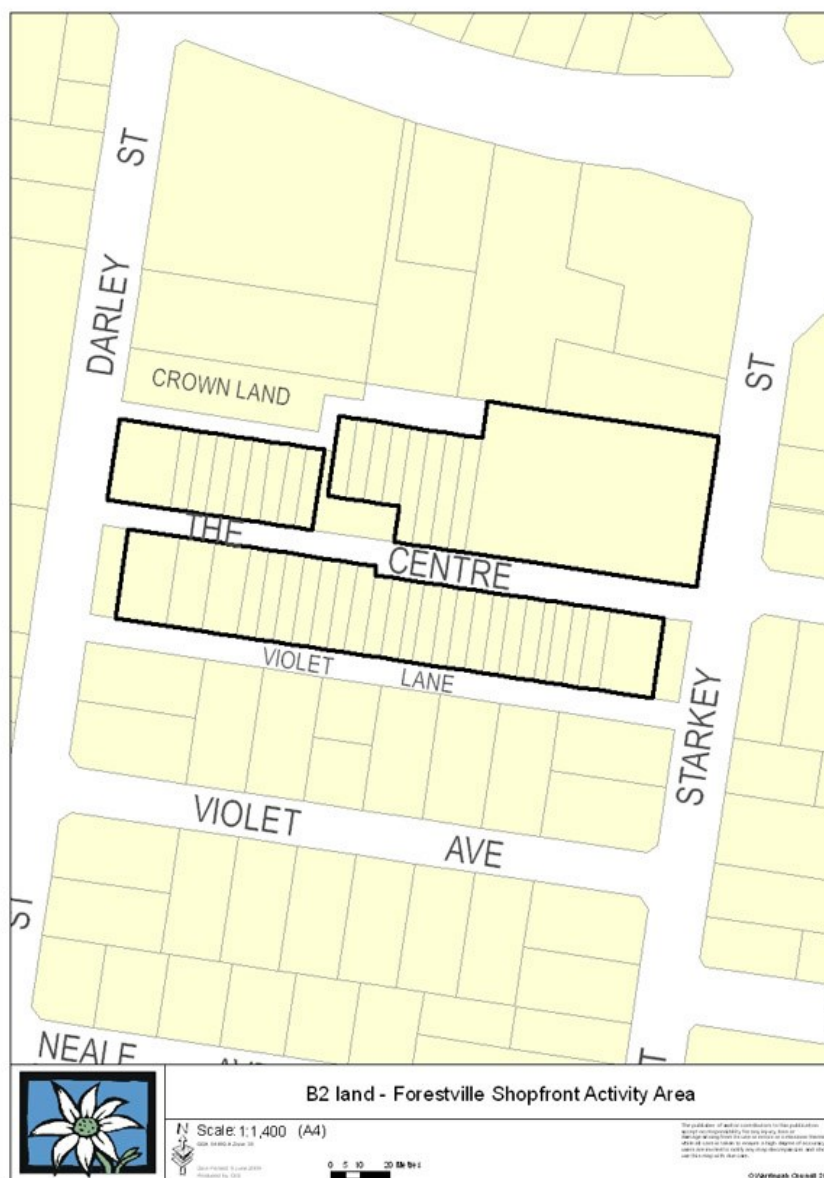
- Ground and first floors: 2.5m
- Second floor and above: 6.5m



Land identified on figure following within the Shopfront Activity Area, Forestville

Requirements

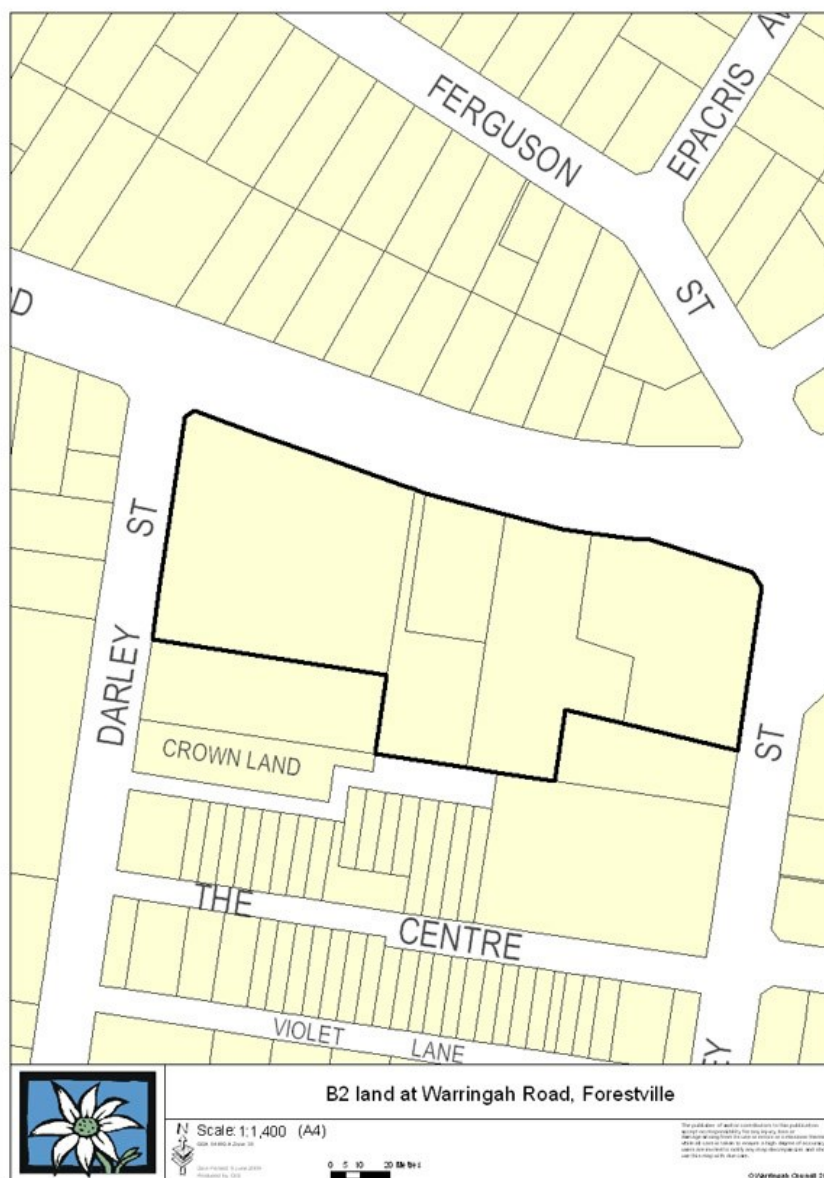
1. Land identified on figure following within the Shopfront Activity Area and adjoining Warringah Road, Starkey Street or Darley Street, Forestville (see figure following):
 - Ground and first floors: the established street and mall frontage.
 - Second floor and above: 5m



Land adjoining Warringah Road

Requirements

1. Land adjoining Warringah Road, (see figure following): 10m to boundaries adjoining Warringah Road



Land adjoining Starkey Street or Darley Street and identified on figure following within the Shopfront Activity area

Requirements

1. Land adjoining Starkey Street or Darley Street (see figure following): 4m to boundaries adjoining Starkey Street or Darley Street



Other land in B2 zone

Requirements

1. Other land in B2 zone:
 - Ground, first and second floors of building: aligned to street frontage.
 - For any storey above the second floor: 5m

Front Boundary Exceptions - B2

Front Boundary Setbacks - B5

Requirements

1. All land in B5: Consistent with adjacent buildings

Front Boundary Setbacks - B7

Land, generally at the corner of Mona Vale Road and Forest Way, Belrose (known as Austlink Business Park) with frontage to Mona Vale Road or Forest Way

Requirements

1. Land, generally at the corner of Mona Vale Road and Forest Way, Belrose (known as Austlink Business Park) with frontage to Mona Vale Road or Forest Way: 30m

Land generally at the corner of Mona Vale Road and Forest Way, Belrose (know as Austlink Business Park) with frontage to roads other than Mona Vale Road or Forest Way

Requirements

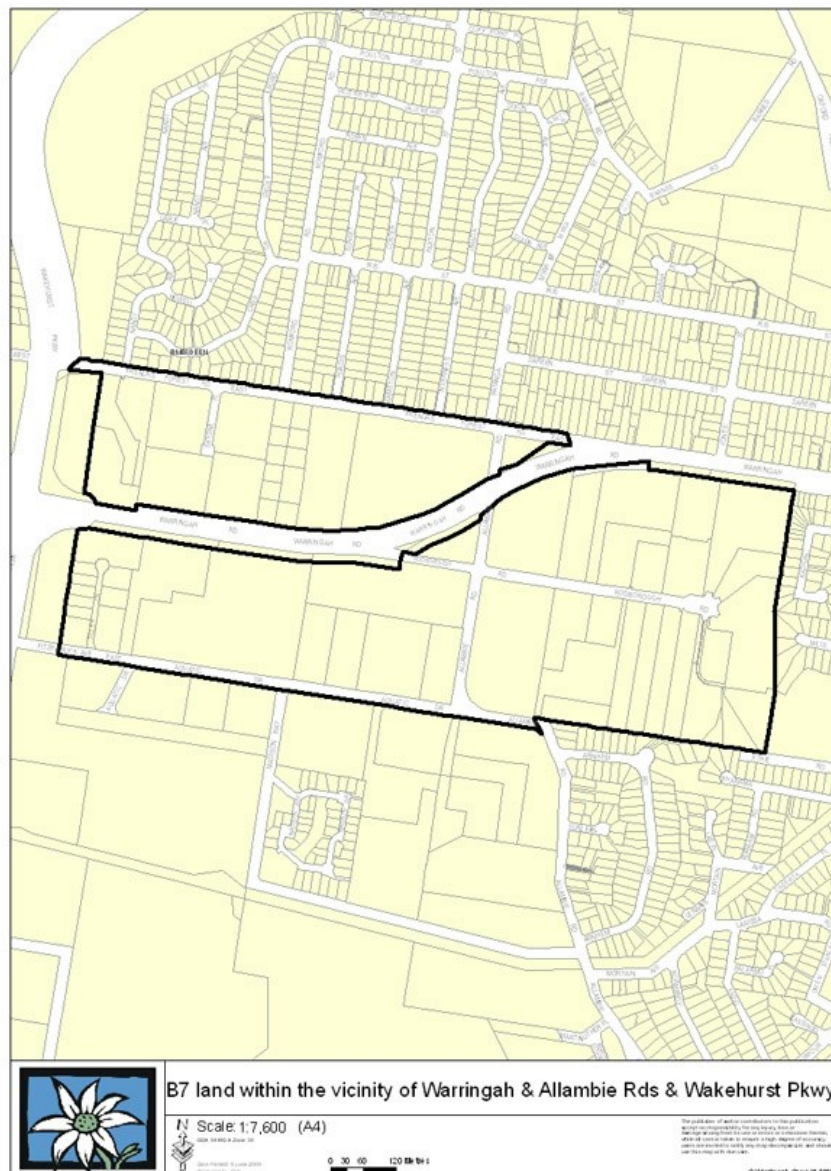
1. Land generally at the corner of Mona Vale Road and Forest Way, Belrose (known as Austlink Business Park) with frontage to roads other than Mona Vale Road or Forest Way:

- Primary setback: 6.5m
- Secondary setback: 10m

Land in the vicinity of Warringah Road, Allambie Road and Wakehurst Parkway, Frenchs Forest with frontage to Warringah Road or Wakehurst Parkway

Requirements

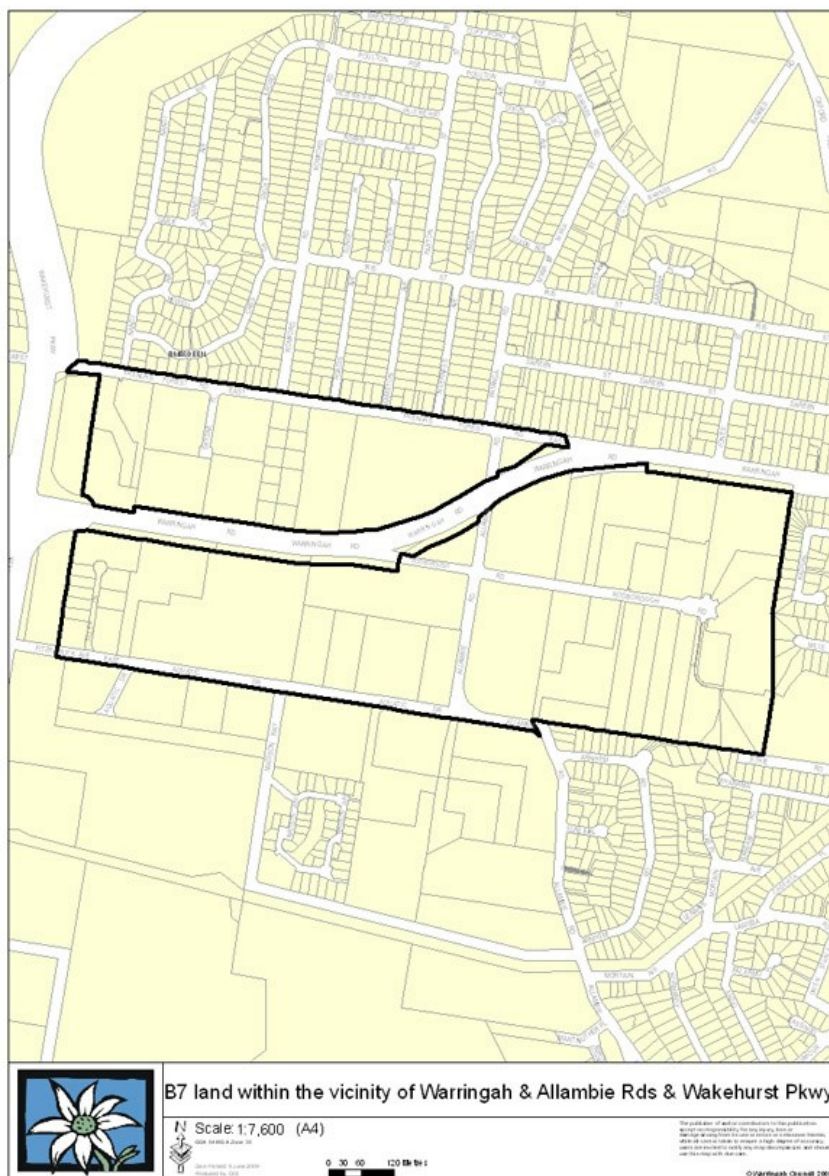
1. Land in the vicinity of Warringah Road, Allambie Road and Wakehurst Parkway, Frenchs Forest with frontage to Warringah Road or Wakehurst Parkway: (see figure following): 30m

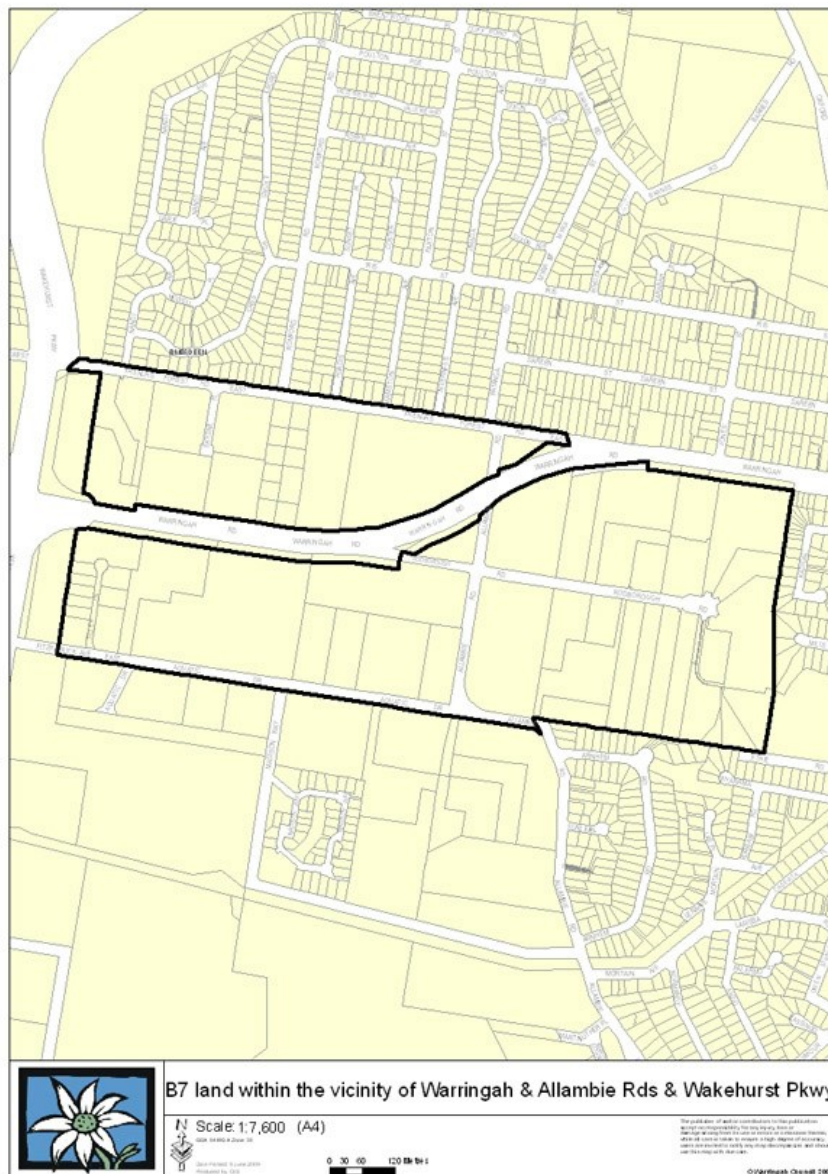


Land in the vicinity of Warringah Road, Allambie Road and Wakehurst Parkway, Frenchs Forest with frontage to roads other than Warringah Road or Wakehurst Parkway

Requirements

1. Land in the vicinity of Warringah Road, Allambie Road and Wakehurst Parkway, Frenchs Forest with frontage to roads other than Warringah Road or Wakehurst Parkway (see figure following): 10m





Front Boundary Setbacks - IN1

Requirements

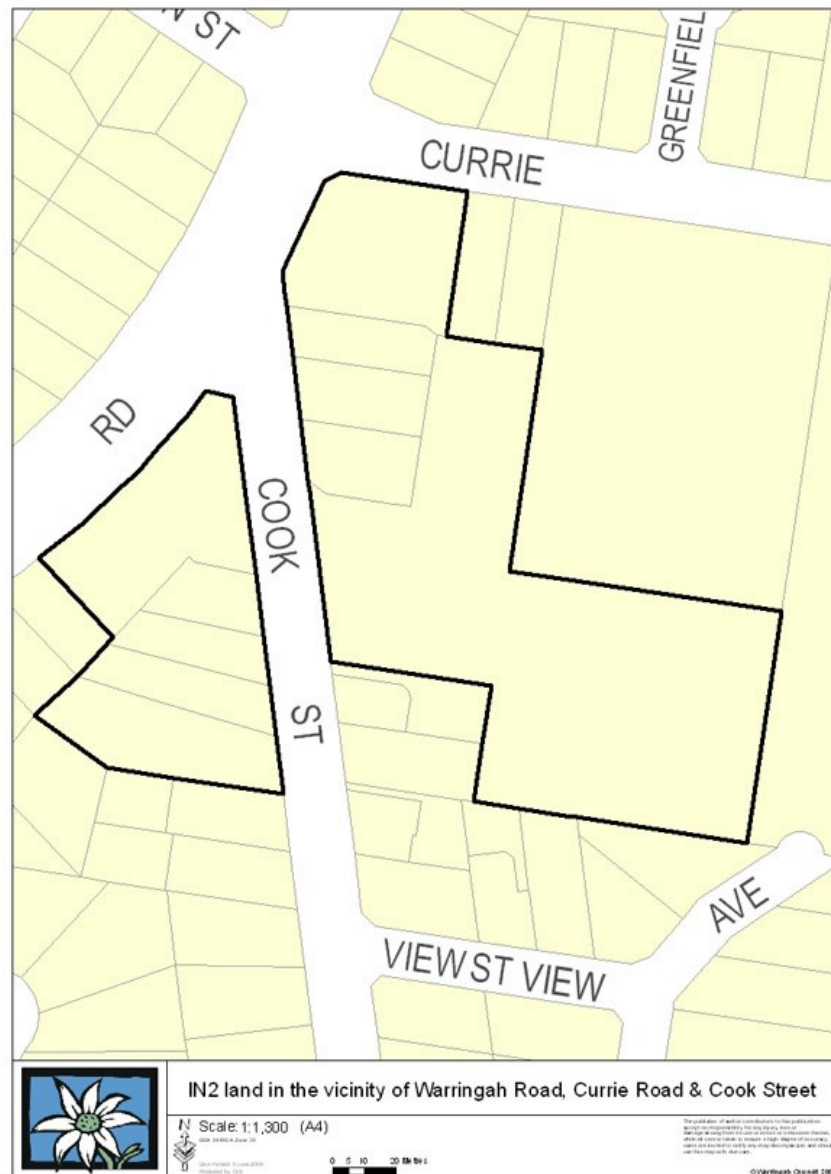
1. All land in IN1: 4.5m

Front Boundary Setbacks - IN2

Land in the vicinity of Warringah Road; Currie Road and Cook Street, Forestville

Requirements

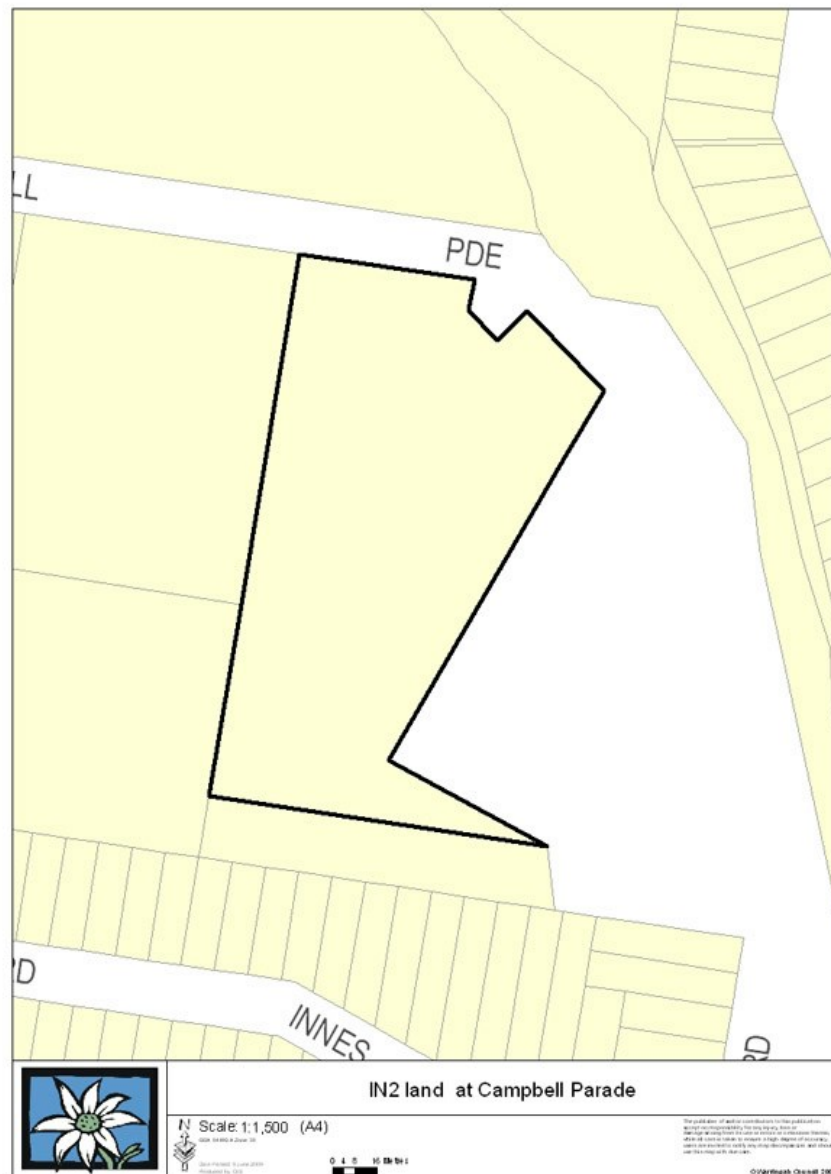
1. Land in the vicinity of Warringah Road (see figure below): 6.5m



Land with frontage to Campbell Parade, Manly Vale

Requirements

1. Land with frontage to Campbell Parade, Manly Vale (see figure following): 6.5m



Other land in IN2 zone

Requirements

1. Other land in IN2 zone: 4.5m

Front Boundary Setbacks - E3

Land with frontage to Kamber Road and Kimbriki Road, Terrey Hills

Requirements

1. Land with frontage to Kamber Road and Kimbriki Road, Terrey Hills: 10m

Other land in E3 zone

Requirements

1. Other land in E3 zone: 20m

The minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and free of any structures, carparking or site facilities other than driveways, letterboxes and fences.

Front Boundary Exceptions - E3

Exceptions

On corner allotments or allotments with double road frontages and where such allotments have a frontage to Mona Vale Road, Forest Way or Wakehurst Parkway.

Minimum front building setback to roads other than Mona Vale Road, Forest Way or Wakehurst Parkway (the secondary road frontage): 10 metres

provided that the secondary road setback variation considers:

- the character of the secondary road; and
- the predominant setback existing in that road

Front Boundary Setbacks - SP1

NSW Academy of Sport: Wakehurst Parkway, Narrabeen

Requirements

1. NSW Academy of Sport: Wakehurst Parkway, Narrabeen: 20m

War Veterans Retirement Village: Veterans Parade, Wheeler Heights

Requirements

1. War Veterans Retirement Village: Veterans Parade, Wheeler Heights: Nil

Salvation Army Centre: Pittwater Road, Collaroy

Requirements

1. Salvation Army Centre: Pittwater Road, Collaroy: 6.5m

Health Related Uses: Brissenden Avenue, Collaroy

Requirements

1. Health Related Uses: Brissenden Avenue, Collaroy: 6.5m

Defence: South Creek Road, Collaroy

Requirements

1. Defence: South Creek Road, Collaroy: 6.5m

Hydraulics Laboratory: King Street, Manly Vale

Requirements

1. Hydraulics Laboratory: King Street, Manly Vale: 6.5m

Facilities for Disabled: Allambie Road, Allambie Heights

Requirements

1. Facilities for Disabled: Allambie Road, Allambie Heights: 10m

Cemetery: Hakea Avenue, French's Forest

Requirements

1. Cemetery: Hakea Avenue, French's Forest: 6.5m

Front Boundary Setbacks - SP2

Kimbriki Waste Management Centre, Terrey Hills

Requirements

1. Kimbriki Waste Management Centre, Terrey Hills:
 - To Mona Vale Road: 20m
 - To roads other than Mona Vale Road: 10m

Bare Creek Waste Management Centre, Belrose

Requirements

1. Bare Creek Waste Management Centre, Belrose: Nil

Front Boundary Exceptions - All Zones

Exceptions

Where the minimum front building setback is 30 metres:

- Ground level carparking may encroach into the setback area, provided that:
 - the first 15 metres (measured from the road frontage) is densely landscaped using locally occurring species of canopy trees and shrubs; and
 - the carparking is screened from view from the road

B8 Merit assessment of front boundary setbacks

Applies to Land

This control applies to land shown coloured as 'Merit Assessment' on the DCP Map Front Boundary Setbacks.

Objectives

- To create a sense of openness.
- To provide opportunities for casual surveillance of the street.
- To provide opportunities for deep soil landscape areas and aesthetic improvements.
- To protect and enhance the visual quality of streetscapes and public spaces.
- To achieve reasonable view sharing.

Requirements

1. The appropriate alignment of buildings to road frontages will be determined on a merit basis and will have regard to the:
 - streetscape;
 - amenity of surrounding properties; and
 - setbacks of neighbouring development.

B9 Rear Boundary Setbacks

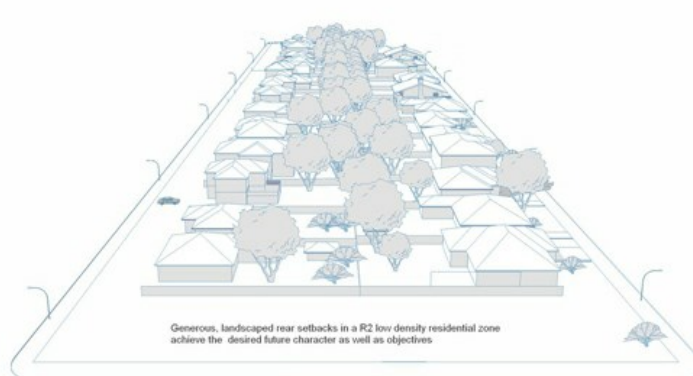
Applies to Land

This control applies to land shown coloured on the DCP Map Rear Boundary Setbacks, with the exception of land identified as 'Merit Assessment'.

Objectives

- To ensure opportunities for deep soil landscape areas are maintained.
- To create a sense of openness in rear yards.
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.
- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.
- To provide opportunities to maintain privacy between dwellings.

Landscaped open space in the rear setback



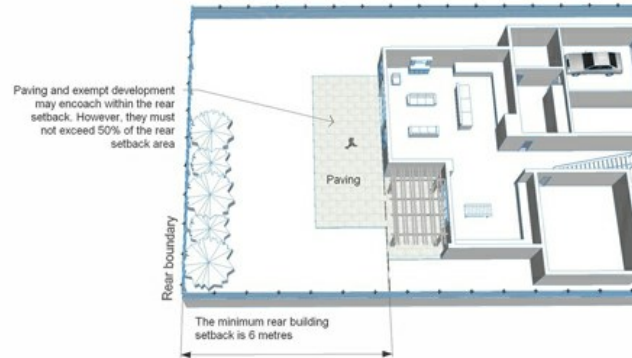
Requirements

1. Development is to maintain a minimum setback to rear boundaries.
2. The rear setback area is to be landscaped and free of any above or below ground structures.

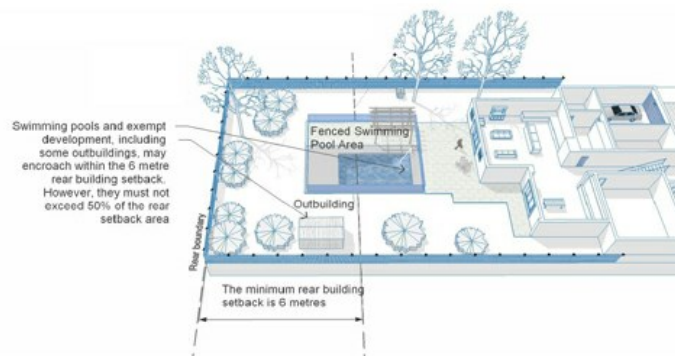
Note

The rear building setback is the distance measured perpendicular to the boundary furthest from a public street up to any building on the allotment

Rear building setback



Rear building setback - larger allotment

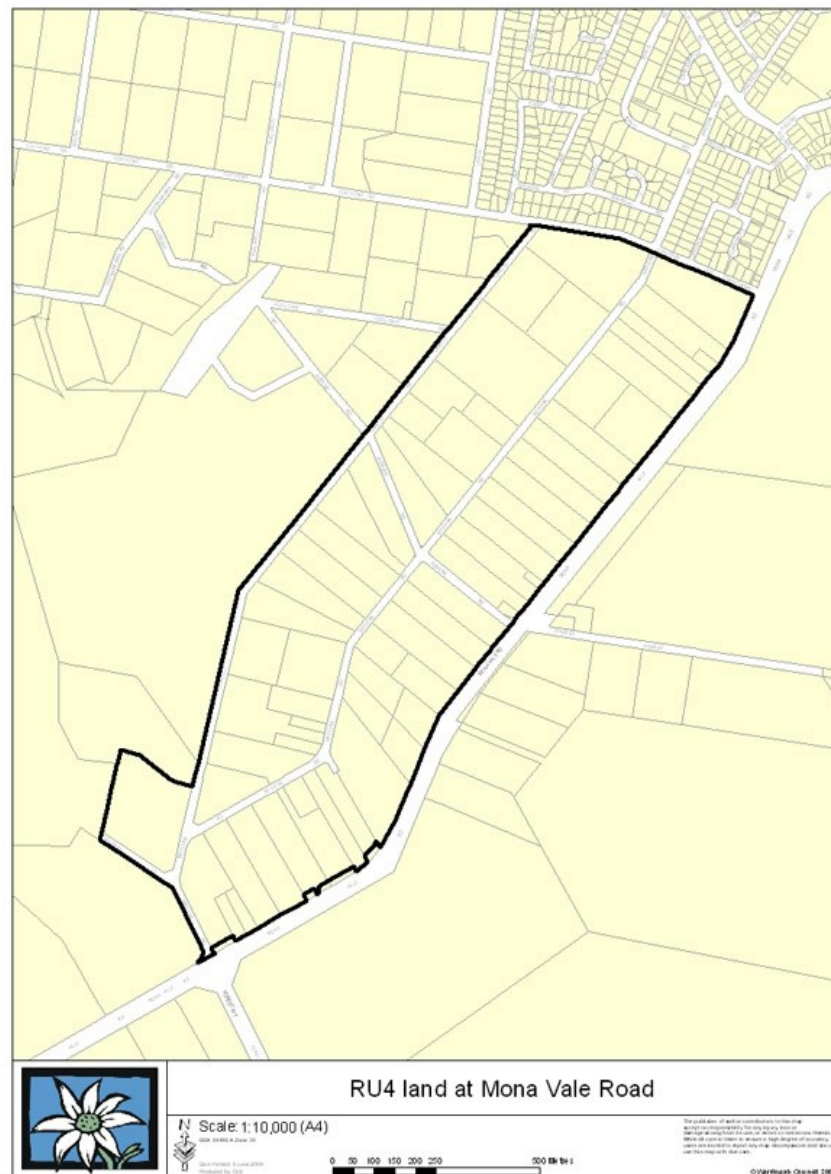


Rear Boundary Setbacks - RU4

Land in the vicinity of Mona Vale Road - RU4

Requirements

1. Land indicated on following figure: 7.5m



Land with a frontage to The Greenway, Duffy's Forest

Requirements

1. Land with a frontage to The Greenway, Duffy's Forest: 6m

Rear Boundary Exceptions - RU4

Certain land zoned RU4 Rural Small Holdings that has frontage to "The Greenway", Duffy's Forest, where the minimum rear building setback is 6 metres (see figure before): Exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met.

All land other than that listed under exceptions

Requirements

1. All land other than that listed under exceptions: 10m

Rear Boundary Setbacks - R2

Land indicated on following figure (Madison Estate)

Requirements

1. Land indicated on following figure (Madison Estate): None



All other land under R2

Requirements

1. All other land under R2: 6m

Rear Boundary Exceptions on Corner Allotments - R2

Exceptions

On corner allotments where the minimum rear building setback is 6 metres the rear building setback does not apply.

Rear Boundary Exceptions - R2

Exceptions

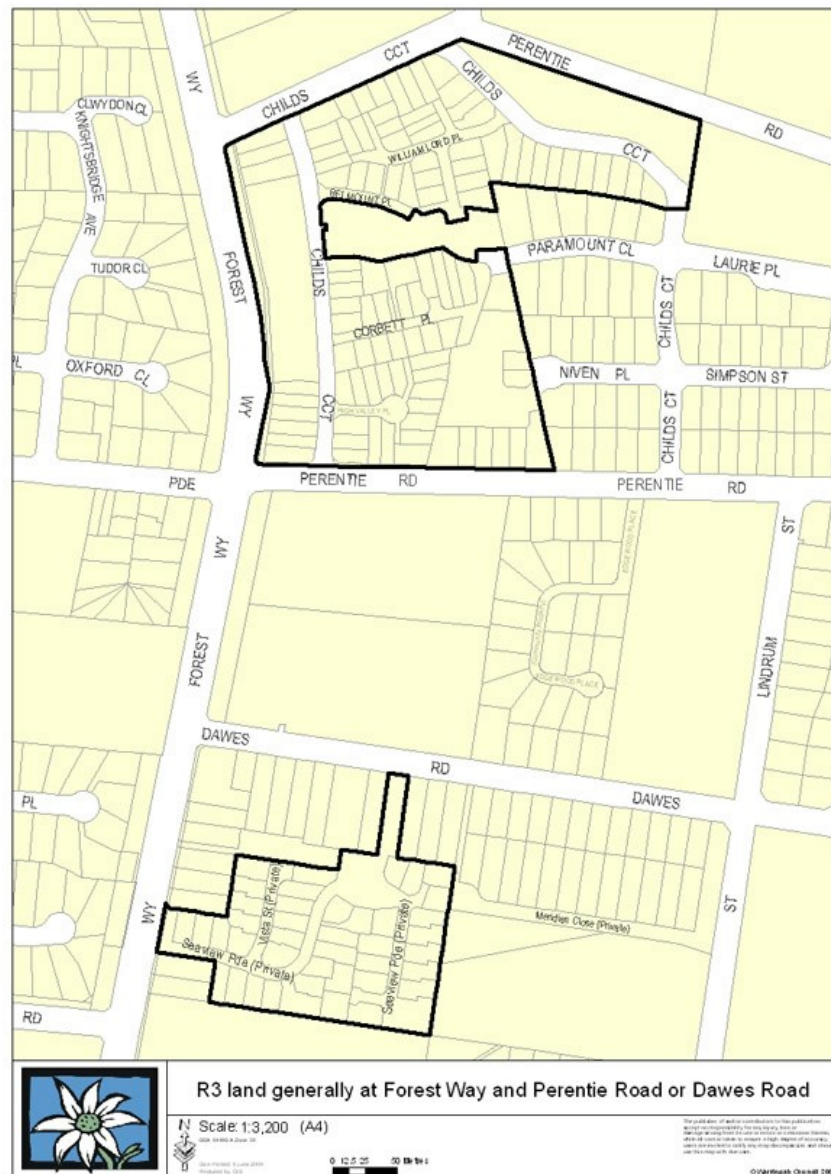
Exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met

Rear Boundary Setbacks - R3

Land generally at Forest Way and Perentie Road, Belrose

Requirements

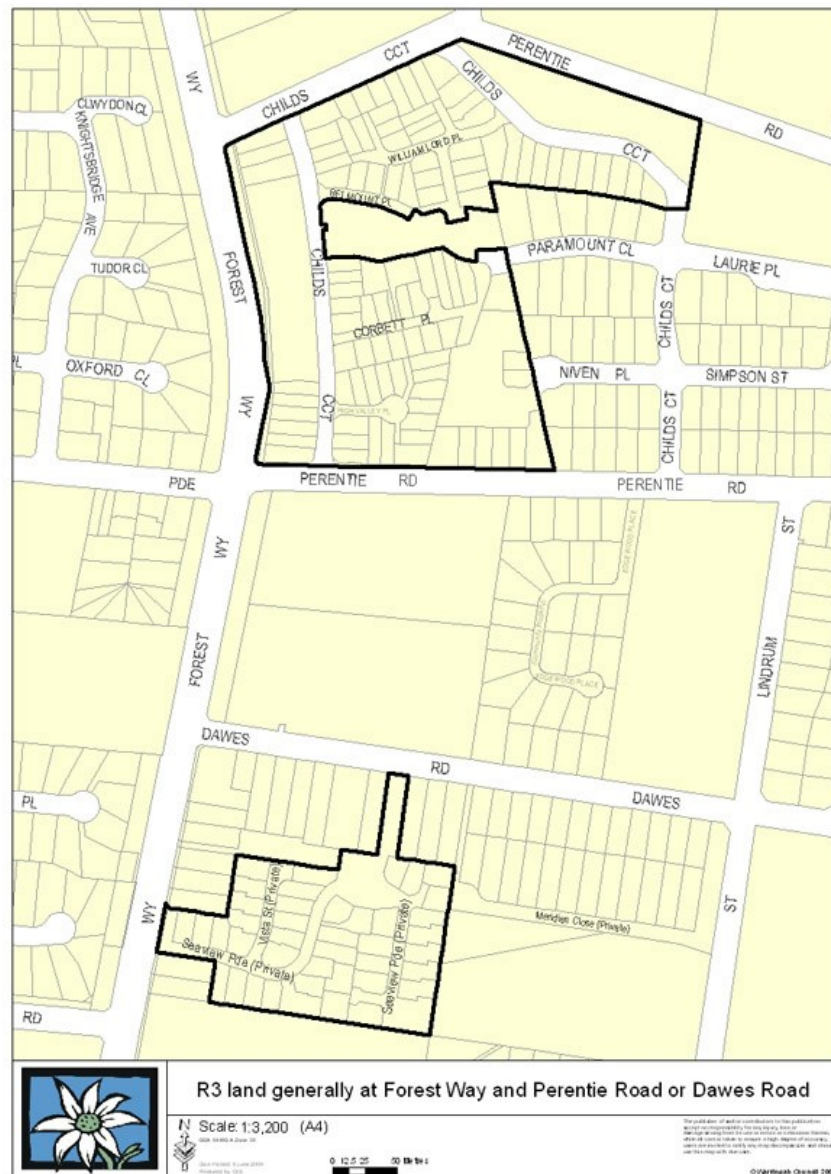
1. Land generally at Forest Way and Perentie Road, Belrose (see following figure): 4.5m



Land generally at Forest Way and Dawes Road, Belrose

Requirements

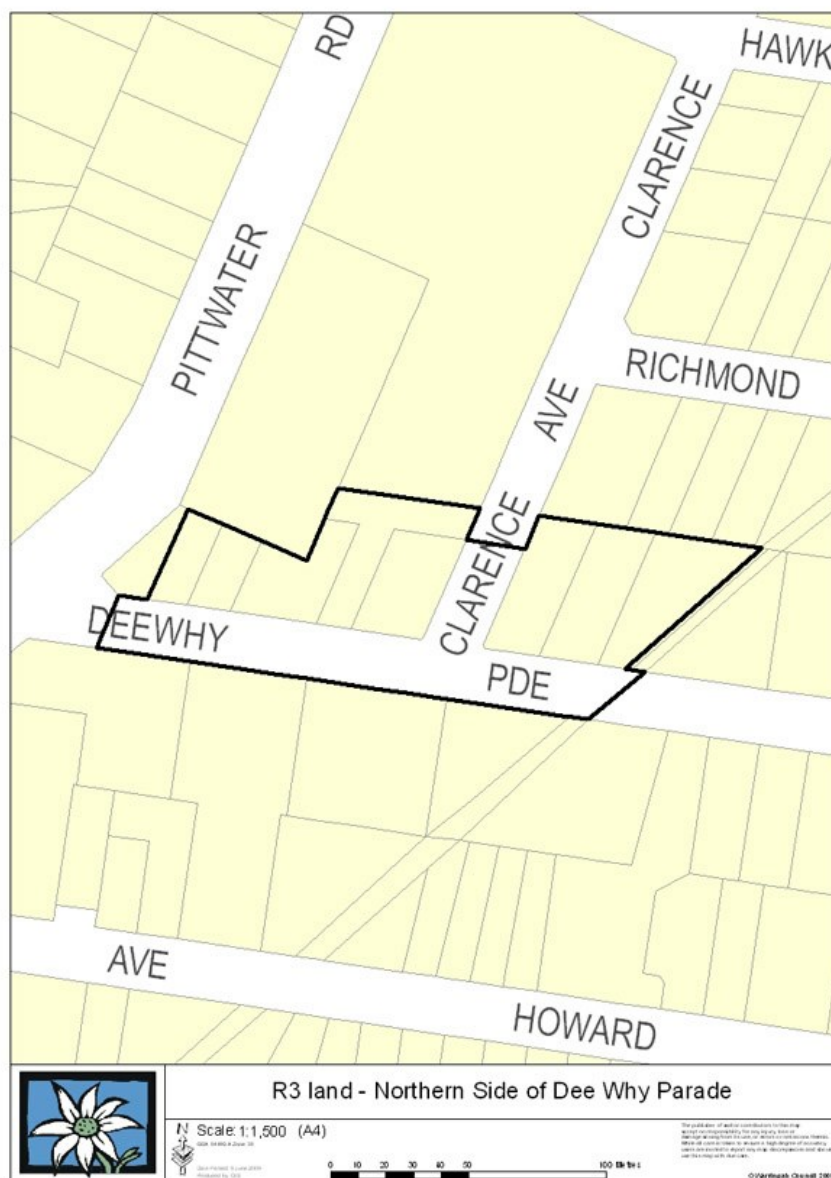
1. Land generally at Forest Way and Dawes Road, Belrose (see following figure): 4.5m



Land with a frontage to the northern side of Dee Why Parade

Requirements

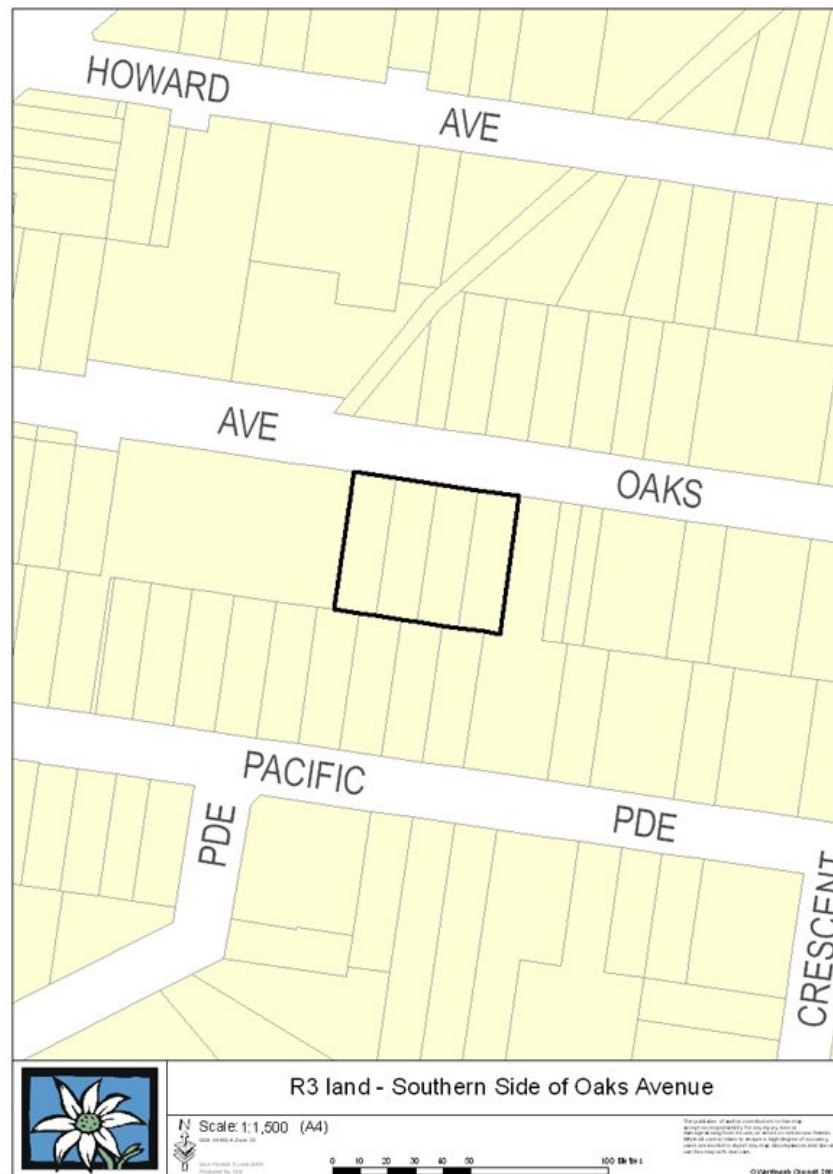
1. Land with a frontage to the northern side of Dee Why Parade, Dee Why (see following figure): Nil



Land with a frontage to the southern side of Oaks Avenue

Requirements

1. Land with a frontage to the southern side of Oaks Avenue (see following figure) : Nil



All other land within R3

Requirements

1. All other land within R3: 6m

On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback.

Rear Boundary Exceptions - R3

Exceptions

Where the minimum rear setback is 6 metres:

Light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) including steps, landings, pedestrian ramps and stormwater structures, may encroach beyond the required setback to within a minimum of 2 metres of a rear boundary; and Entrance and stair lobbies at ground floor level may encroach beyond the required setback to within a minimum of 2 metres of a rear boundary

Rear Boundary Exceptions on Corner Allotments - R3

Exceptions

On corner allotments where the minimum rear building setback is 6 metres the rear building setback does not apply.

Rear Boundary Setbacks - IN2

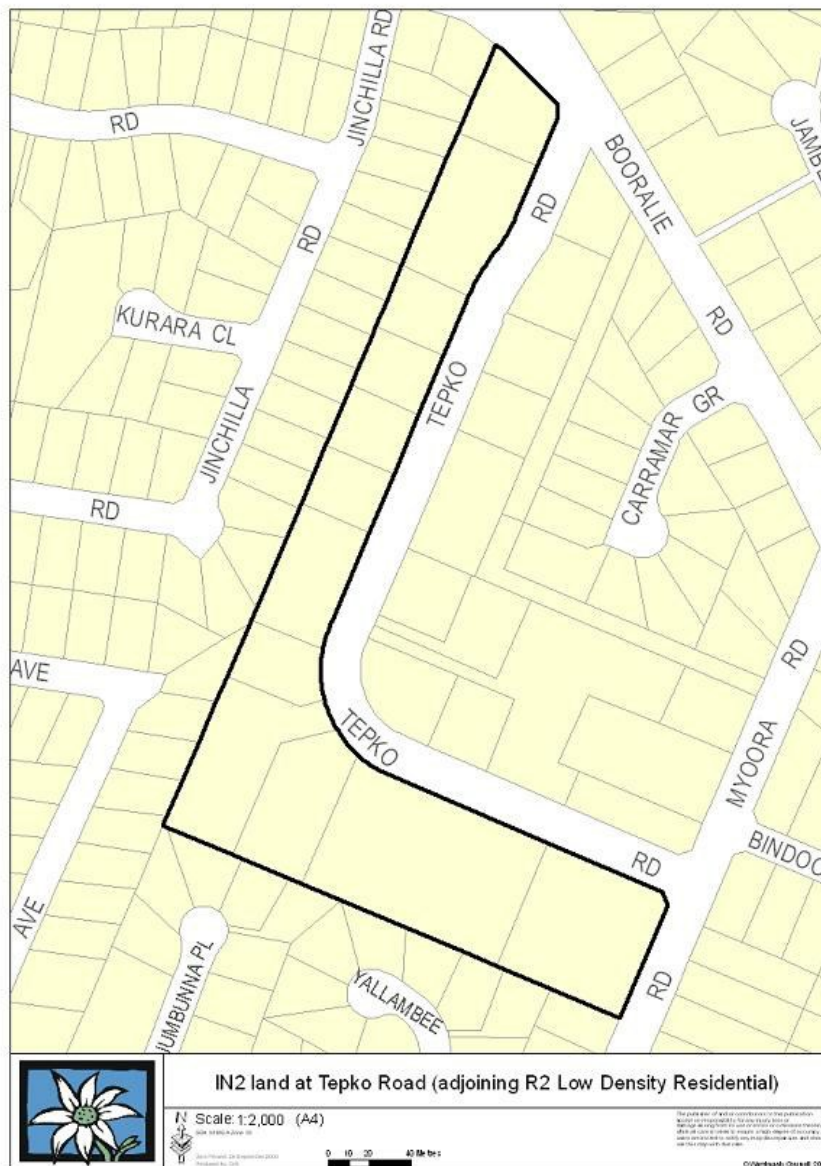
Land at Tepko Road that adjoins R2 Low Density Residential

Requirements

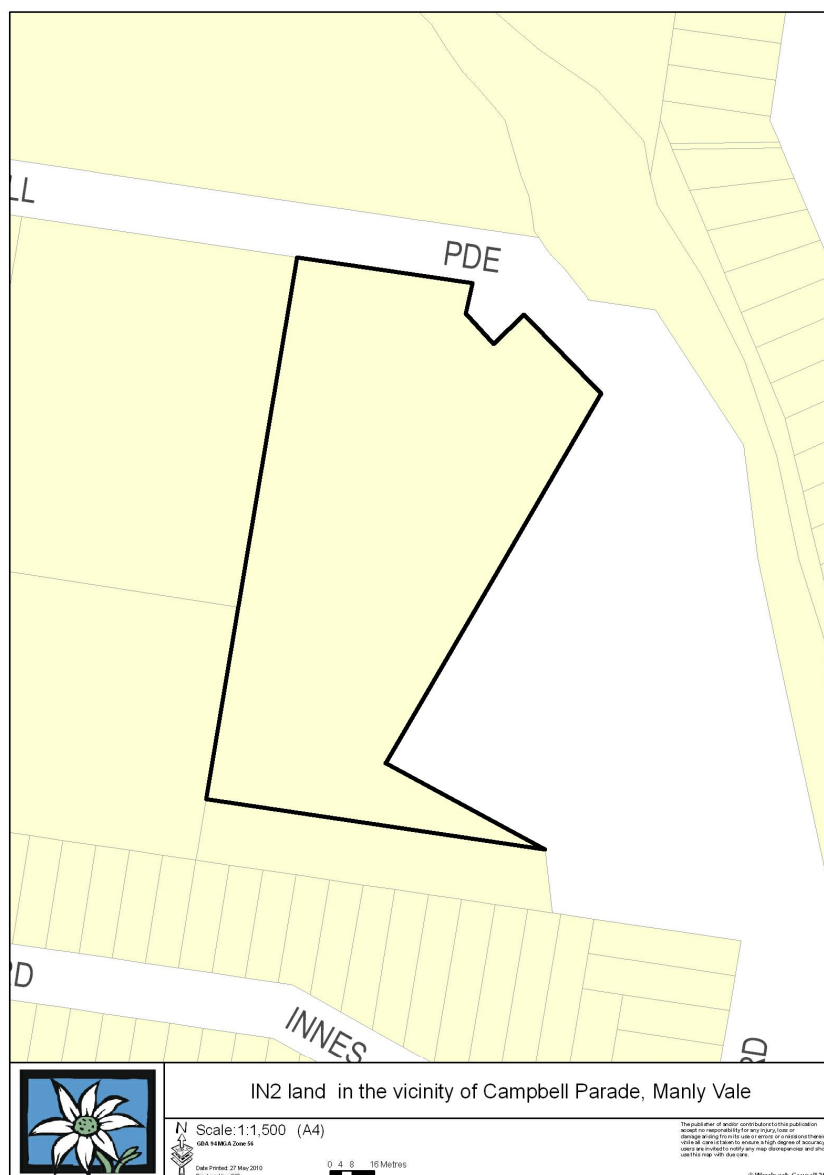
1. Land at Tepko Road that adjoins R2 Low Density Residential (see following figure):

- 2m for 50% of the length of the building wall, and
- 4m for the remaining 50% of the wall.

The rear building setback for land at Tepko Road that adjoins land zoned R2 Low Density Residential is not to be used for industrial purposes or vehicle access.



Land at Campbell Parade, Manly Vale



Requirements

1. Land in the vicinity of Campbell Parade, Manly Vale (see following figure): 6m

The rear building setback for Land in the vicinity of Campbell Parade, Manly Vale is not to be used for industrial purposes or vehicle access

All other land within IN2

Objectives

1. All other land within IN2: 6m

Rear Boundary Setbacks - SP1

Seniors Housing and Function Centre: Pittwater Road, Collaroy

Requirements

1. Seniors Housing and Function Centre: Pittwater Road, Collaroy: 6m

Health Services Facility: Brissenden Avenue, Collaroy

Requirements

1. Health Services Facility: Brissenden Avenue, Collaroy: 6m

Defence: South Creek Road, Collaroy

Requirements

1. Defence: South Creek Road, Collaroy: 6m

Cemetery: Hakea Avenue, Frenchs Forest to adjoining residentially zoned land with frontage to Bourgnis Street and Hyndes Place Davidson

Requirements

1. Cemetery: Hakea Avenue, Frenchs Forest adjoining land zoned R2 Low Density Residential with frontage to Bourgnis Street and Hyndes Place Davidson: 6m

Rear Boundary Setbacks - E3

Requirements

1. All land: 10m

B10 Merit assessment of rear boundary setbacks

Applies to Land

This control applies to land shown coloured as 'Merit Assessment' on DCP Map Rear Boundary setbacks.

Objectives

- To ensure opportunities for deep soil landscape areas are maintained.
- To create a sense of openness in rear yards.
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.
- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.
- To provide opportunities to maintain privacy between dwellings.

Requirements

1. Rear boundary setbacks will be determined on a merit basis and will have regard to:
 - streetscape;
 - amenity of surrounding properties; and
 - setbacks of neighbouring development
2. Development adjacent to Narrabeen Lagoon in the B2 Local Centre zone is to address the water and parkland. Buildings are not to dominate the parkland setting and will incorporate generous setbacks where necessary to achieve this.

B11 Foreshore Building Setback

Relationship with other setback controls

Where land is subject to a foreshore building setback and is also subject to a front building setback, a rear building setback or a side building setback, this control shall prevail to the extent of any inconsistency.

Applies to Land

This control applies to land shown coloured as a foreshore setback on the DCP Map Special Setbacks

Objectives

- To provide a reasonable sharing of views.
- To reduce the visual impact of development when viewed from the waterway.
- To enhance the scenic amenity of the foreshore areas.

Requirements

1. Development is to be set back a minimum 15 metres from the property boundary which adjoins the waterway or waterfront reserve.
2. The foreshore building setback area is to be a deep soil landscape area and free of any above or below ground structures.

Exceptions

The following may be carried out within the foreshore building setback area on land zoned E4 only:

- a) Alterations and additions to existing buildings, boatsheds and related structures, and where strict compliance with the setback would require removal of tree cover or alteration of the existing landform.
- b) With respect to items which are identified as being of heritage significance, where the proposed development assists in maintaining the scale and character of such items.

Note

The minimum foreshore setback is the distance measured perpendicular to the property boundary which adjoins the waterway or waterfront reserve up to any structure on the allotment.

B12 National Parks Setback

Relationship with other setback controls

Where land is subject to this National Parks Setback and is also subject to a front building setback, a rear building setback or a side building setback, this control shall prevail to the extent of any inconsistency.

Applies to Land

This control applies to land shown coloured as national park setback on the DCP Map Special Setbacks.

Objectives

- To preserve the ecological integrity of National Parks in Warringah.
- To provide a visual transition between the National Parks and development.
- To maintain views to and from National Parks.

Requirements

1. Development is to be set back a minimum of 20 metres from any National Park boundary.
2. The setback area is to be landscaped with locally indigenous species.

B13 Coastal Cliffs setback

Relationship with other setback controls

Where land is subject to this Coastal Cliffs Setback and is also subject to a front building setback, a rear building setback or a side building setback, this control shall prevail to the extent of any inconsistency.

Applies to Land

This control applies to land shown on the figure following.

Objectives

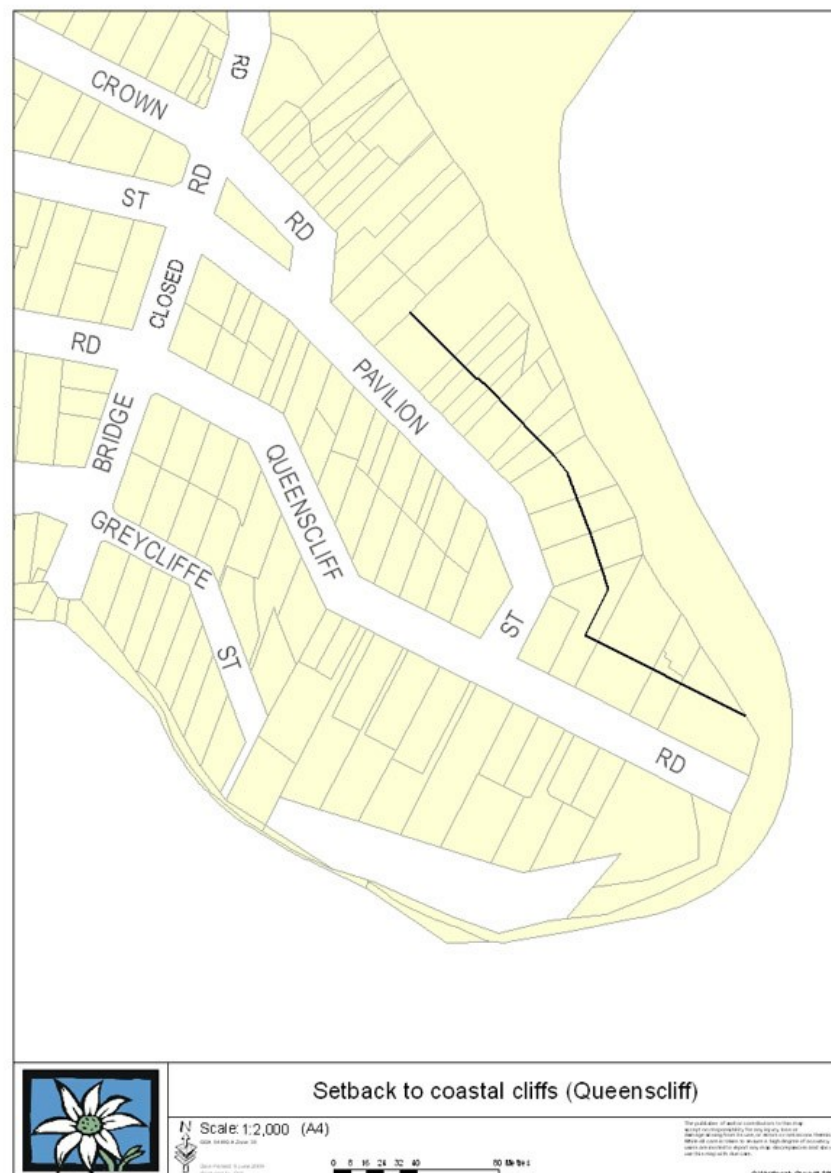
- To limit the bulk and scale of highly exposed cliff top development.
- To maintain the scenic quality of the cliffs.
- To ensure views are maintained from the land to which the Coastal Cliffs setback applies.

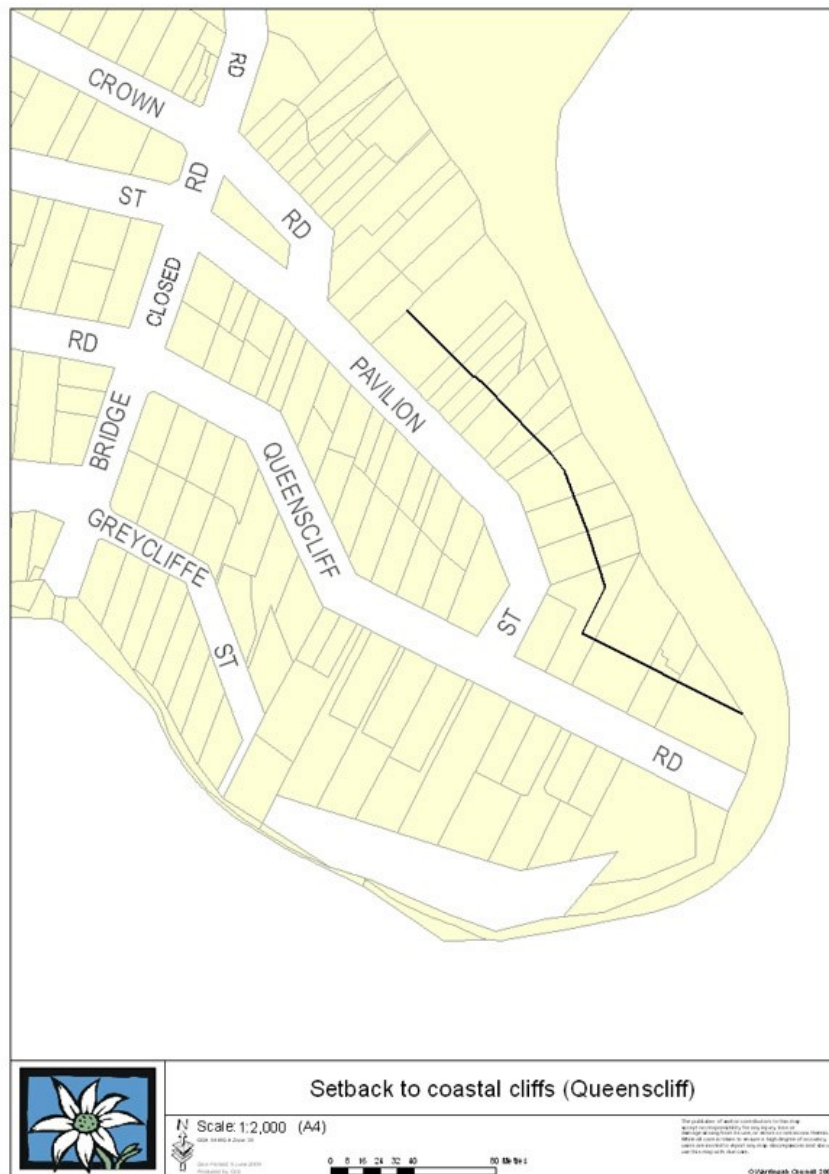
Requirements

1. Development must not extend beyond the coastal cliffs building line . The location of the coastal cliffs building line is shown as a heavy black line on the following figure (not to scale).
2. The area between the coastal cliffs building line and the cliff is to be free of any buildings or structure and landscaped using predominately indigenous vegetation.

Note

The setback of development from the coastal cliffs building line is determined by measuring a distance of 25 metres perpendicular to the street frontage property boundary.





B14 Main Roads Setback

Relationship with other setback controls

Where land is subject to this Main Roads Setback and is also subject to a front building setback, a rear building setback or a side building setback, this control shall prevail to the extent of any inconsistency.

Applies to Land

This control applies to land shown on DCP Map Main Roads Setback.

Objectives

- To provide a densely landscaped buffer between the development and the main road/s.
- To enhance the aesthetic quality of main roads.

Requirements

1. Development is to be set back the minimum indicated on the DCP Map Main Road Setbacks. The measurement is to be made perpendicular to the property boundary to the main road.
2. On land where the main roads setback is 30 metres, the front setback area:

- a) must be densely landscaped using locally occurring species of canopy trees and shrubs; and
- b) no signs are to be erected in the 30 metre front setback area.

Exceptions

Ground level car parking may be permitted between 15 and 30 metres from the road boundary provided views of the car park area, from the main road, are screened by landscaping.

Note

The setback of development from the main roads is determined by measuring a distance of 30 metres perpendicular to the street frontage property boundary.

Part C Siting Factors

C1 Subdivision

Applies to Land

This control applies to all land shown on the Warringah Local Environmental Plan 2011 – Land Application Map other than land that is shown as 'Deferred matter'.

Objectives

- To regulate the density of development.
- To limit the impact of new development and to protect the natural landscape and topography.
- To ensure that any new lot created has sufficient area for landscaping, private open space, drainage, utility services and vehicular access to and from the site.
- To maximise and protect solar access for each dwelling
- To maximise the use of existing infrastructure.
- To protect the amenity of adjoining properties.
- To minimise the risk from potential hazards including bushfires, land slip and flooding.

Requirements

1. R2 Low Density Residential zone requirements:

Proposed new allotments:

- Minimum width: 13 metres
- Minimum depth: 27 metres; and
- Minimum building area: 150m²

Access

2. Motor vehicle access to each residential allotment is required from a constructed and dedicated public road.

Where access is proposed to a section of unconstructed public road, then the subdivision will need to provide legal, constructed access to the Council's satisfaction.

Access for Council service vehicles, emergency vehicles and garbage collection vehicles must be provided.

Driveways, accessways, etc, to allotments should have a gradient not exceeding 1:4 and allow for transitions at a minimum length of 1.5m and at a grade no steeper than 1:10.

Driveways in excess of 200 metres will not be allowed for residential development.

Driveways that are 30m or more in length require a passing bay to be provided every 30m. To provide a passing bay, driveways shall be widened to 5.0m for a distance of at least 10m.

Passing bays should have regard to sight conditions and minimise vehicular conflict.

Vehicular ingress/egress points to internal lots may be used as passing/turning bays, subject to extension of a right-of-carriageway over the passing/turning bay.

Rights-of-carriageway should be located so as to accommodate all vehicle turning facilities.

Width of accessways are to be as follows:

1. Table: Width of accessways*

Number of lots to be serviced	Width of clear constructed accessway (m)*
1-5	3.5
6-10	5.0
in excess of 10	Access is to be provided by a private or public road constructed with a width that is in accordance with Council standard specifications for engineering works (AUSPEC 1)

*Notes to Table :

The accessway width is exclusive of any area for the provision of services to the lots.

Clear widths exclude fencing and other obstructions.

As the widths specified are for straights, any widening should be exclusive of the widening for curves. The widening for curves should suit the minimum swept path of vehicles in accordance with Australian / New Zealand Standards (at the time of adoption AS/NZS 2890.1:2004 applied).

Table: Provision of services in rights of carriageway

Number of lots to be serviced	Additional width to be provided in Right of Carriageway (m)*
Up to 3 lots	0.5
4 or more lots	1.0

All existing and new roads are to be designed in accordance with Council's Policy requirements:

Vehicle access to all roadside development: LAP-PL 315 (PDF, 138KB)
Common vehicular access to multiple properties: LAP-PL 310 (PDF, 89KB)

Design and construction

3. All roads, rights of carriageway, drainage design and construction is to be in accordance with Council's policy requirements including; AUSPEC 1 - Council's Specification for Engineering Works, Development Engineering Minor Works Specification, On Site Stormwater Detention (OSD) Technical Specification and Council's Water Sensitive Urban Design Policy. Additionally, internal roads must be designed in accordance with the relevant Australian Standards.
Subdivision design needs to maximise and protect solar access for each dwelling by considering factors such as orientation, shape, size and lot width.

Note

In its consideration of applications for subdivision Council will have regard to the Warringah Bike Plan and the Warringah Pedestrian Access and Mobility Plan.

Drainage

4. Provision should be made for each allotment to be drained by gravity to a Council-approved drainage system. The topography of the land should not be altered to adversely affect the natural drainage patterns. Stormwater should drain directly to a Council-approved drainage system and not via adjoining properties unless via a formalised interallotment drainage system. The proposed allotments are to be drained to the direction of the natural fall of the land. Interallotment drainage easements will be required through adjoining properties to adequately drain land to Council's downstream system.

Restrictions

5. Any easement, right-of-carriageway, or other restriction that is placed on the title of any land as a requirement of the approval of the subdivision is to be protected by a positive covenant or like instrument with the Council nominated as a party.

Environmentally constrained land

6. In areas subject to constraints such as flooding, tidal inundation, threatened species, landslip risk, bushfire or any other matter, adequate safe area for building, where the risk from hazard is minimised, is to be provided within an allotment.

Where possible, lot boundaries should utilise natural land features such as creeks, escarpments and rock outcrops.

Bushfire

7. Subdivision should be designed to minimise the risk from potential bushfire. Asset protection zones should be contained within the property boundaries of the new subdivision.

Note

For the purposes of this clause 'subdivision' does not include the following:

- (a) a strata plan or a stratum plan of subdivision within the meaning of the Strata Schemes (Freehold Development) Act 1973 or the Strata Schemes (Leasehold Development) Act 1986*
- (b) a lease (of any duration) of a building or part of a building, or*
- (c) the opening of a public road, or the dedication of land as a public road, by the Crown, a statutory body representing the Crown or a council, or*
- (d) the acquisition of land, by agreement or compulsory process, under a provision of an Act (including a Commonwealth Act) that authorises the acquisition of land by compulsory process, or*
- (e) a division of land effected by means of a transaction referred to in section 23G of the Conveyancing Act 1919, or*
- (f) the procuring of the registration in the office of the Registrar-General of:

 - (i) a plan of consolidation, a plan of identification or a miscellaneous plan within the meaning of section 195 of the Conveyancing Act 1919, or*
 - (ii) a strata plan of consolidation or a building alteration plan within the meaning of the Strata Schemes (Freehold Development) Act 1973 or the Strata Schemes (Leasehold Development) Act 1986.**

Information to be submitted

A geotechnical report must be submitted with all proposals for subdivisions in areas identified as Class C and E Landslip Risk (see E10 - Landslip Risk)

C2 Traffic, Access and Safety

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

To minimise:

- a) traffic hazards;
- b) vehicles queuing on public roads
- c) the number of vehicle crossings in a street;
- d) traffic, pedestrian and cyclist conflict;
- e) interference with public transport facilities; and
- f) the loss of "on street" kerbside parking.

Requirements

Vehicular Access

1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.
2. Vehicle access is to be obtained from minor streets and lanes where available and practical.
3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.
4. Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.
5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.

On-site loading and unloading

6. Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: appropriate to the size and nature of the development; screened from public view; and designed so that vehicles may enter and leave in a forward direction.

On-site loading and unloading

Exceptions

Reference should be made to Part G for additional, site specific requirements

C3 Parking Facilities

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To provide adequate off street carparking.
- To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.
- To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.

Note

The following Australian Standards applied at the time the DCP was adopted:
AS 2890.1:2004: Parking facilities - Off-street car parking
AS 2890.2-2002: Parking Facilities - Off-street commercial vehicle facilities
AS 2890.5-1993: Parking facilities - On-street parking

Requirements

1. The following design principles shall be met:
 - Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.;
 - Laneways are to be used to provide rear access to carparking areas where possible;
 - Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;
 - Parking is to be located so that views of the street from front windows are not obscured; and
 - Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.
2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:
 - the land use;
 - the hours of operation;
 - the availability of public transport;
 - the availability of alternative car parking; and
 - the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.
3. Carparking, other than for individual dwellings, shall :
 - Avoid the use of mechanical car stacking spaces;
 - Not be readily apparent from public spaces;
 - Provide safe and convenient pedestrian and traffic movement;
 - Include adequate provision for manoeuvring and convenient access to individual spaces;
 - Enable vehicles to enter and leave the site in a forward direction;
 - Incorporate unobstructed access to visitor parking spaces;
 - Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places;
 - Provide on site detention of stormwater, where appropriate; and
 - Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1.
4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.
5. Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.
6. For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.
7. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.
8. For Forest Way Village car parking at ground level is to be provided for individual units.

Parking facilities



Parking facilities



Parking facilities for larger developments



Exceptions

Reference should be made to Part G for additional, site specific requirements.

Community title subdivisions are to include provision for one visitor parking space per five dwellings or part thereof. These spaces are to be located within the neighbourhood property lot. Cross reference is in appendix 1.

C3(A) Bicycle Parking and End of Trip Facilities

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

This control does not apply to development that is a dwelling house, a change of use when no additional floor space is being created or subdivision of land.

Objectives

- To help meet the transport needs of the Warringah community
- To encourage healthy active lifestyles and help reduce reliance on private motor vehicles
- To provide convenience and safety for bicycle users

Requirements

1. Bicycle parking facilities must be provided for new buildings and for alterations or additions to existing buildings. In the case of alterations or additions to existing buildings bicycle parking facilities are required for the additional floor area only.
2. Bicycle parking shall be designed and constructed in accordance with Australian Standard AS 2890.3 – Bicycle Parking Facilities.
3. Bicycle parking facilities shall be designed to be an integral part of the development and where visible from public places or streets, will complement the visual quality of the public domain.
4. Bicycle parking shall be provided in accordance with the generation rates in the following table and is determined by adding Column 1 and Column 2 requirements and rounding up.

MINIMUM BICYCLE PARKING REQUIREMENTS		
Land Use	Column 1 High–Medium Security Level*	Column 2 High–Low Security Level**
Residential Accommodation containing 3 or more dwellings (excluding group homes; boarding houses; hostels; seniors housing)	1 per dwelling	Visitors: 1 per 12 dwellings
Boarding House	1 per 10 beds	Visitors: 1 per 20 beds
Hostels and Group Homes	1 per 20 beds	Visitors: 1 per 30 beds
Seniors Housing	1 per 2 Independent living units and for all other types of development 1 per 15 beds.	Visitors: 1 per 12 independent living units and all other types of development 1 per 30 beds
Business and Retail Premises	1 per 200m2 GFA	Visitors: 1 per 600m2 GFA
Office Premises	1 per 200m2 GFA	Visitors: 1 per 750m2 GFA over 1000m2
Light and General Industry	1 per 200 m2 GFA	Visitors: 1 per 600m2 GFA
Educational Establishment other than a School	1 per 100 part time students 2 per 100 full time students	
School		1 per 5 students over Year 4 – Protected from weather
Hospital	1 per 15 beds	Visitors: 1 per 30 beds
Recreation Facility (indoor, outdoor, or major)	1 per 4 employees PLUS 1 per 1500 spectator places	1 per 200m2 GFA 1 per 250 spectator places
Tourist and Visitor Accommodation (excluding backpackers)	1 per 4 units / guest rooms	Visitors: 1 per 16 units / guest rooms
Backpackers' Accommodation	1 per 20 beds	Visitors: 1 per 30 beds
Notes to Table * Bicycles are stored in individual lockers or locked to rails within a secure room/ enclosure. (Refer to Part 7.6 of the NSW Planning Guidelines to Walking and Cycling for more detail.) ** Bicycle frames and wheels are locked to high quality rails. (Refer to Part 7.6 of the NSW Planning Guidelines to Walking and Cycling for more detail.) Where the parking rate for a particular use is not specified above, justification for the nominated rate is to be made by reference to the rates specified in the NSW Planning Guidelines for Walking and Cycling or Austroads Guide to Traffic Engineering Part 14 – Bicycles. Column 2 requirements may be incorporated into the Column 1 provisions.		

5. End of trip facilities must be provided for new buildings and for alterations or additions to existing buildings. In the case of alterations or additions to existing buildings end of trip facilities are required for the additional floor area only. End of trip facilities are not required for schools, wholly residential buildings or residential components of mixed use buildings.

6. End of trip facilities shall be provided in accordance with the following:

- a) Bathroom/ change area(s) shall be provided and shall contain:

- i) At least one toilet, wash basin, mirror, clothing hooks and power points (including shaving plugs).
- ii) A minimum of one shower cubicle per seven (7) required bicycle parking spaces.
- iii) Each shower cubicle shall include a private clothes changing area with a bench and a minimum of two (2) clothing hooks.

- b) Clothes Lockers shall be:

- i) Provided at the rate of one clothes locker for every required bicycle parking space.
- ii) Secure, ventilated and large enough to store cycling gear (such as panniers, shoes, towels and clothing). Suggested minimum dimensions of a

clothes locker are 900mm (height), 350mm (width) and 500mm (depth).

Note

The following documents are recommended references when planning for bicycle facilities in developments.

- Part 11 of the NSW Bicycle Guidelines
- Australian Standard AS 2890.3- Bicycle Parking Facilities
- The design principles and specifications for bicycle parking contained in Part 7.6 of the NSW Planning Guidelines for Walking and Cycling
- Cycling Aspects of Austroads Guides 2011 – Part 11: End of Trip Facilities and Appendix F

C4 Stormwater

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To ensure the appropriate management of stormwater.
- To minimise the quantity of stormwater run-off.
- To incorporate *Water Sensitive Urban Design* techniques and *On-Site Stormwater Detention* (OSD) Technical Specification into all new developments.
- To ensure the peak discharge rate of stormwater flow from new development is no greater than the *Permitted Site Discharge* (PSD).

Requirements

1. 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.
2. Stormwater runoff is to discharge to a drainage system approved by Council.
3. Water quality control measures are to be provided in accordance with the adopted Northern Beaches Stormwater Management Plan and Council's *Water Sensitive Urban Design Policy*.
4. Generally, stormwater runoff quantity is not to exceed pre-developed flow rates and is to be controlled using on-site stormwater detention in accordance with the Council's *On Site Stormwater Detention Technical Specification*.
5. Temporarily storing stormwater on site and releasing it at a rate that can be accommodated by Council's existing stormwater drainage system can ensure that the peak discharge rate of stormwater flow from new development is no greater than the *Permitted Site Discharge* (PSD).
6. Stormwater detention systems are to be visually unobtrusive and integrated with site landscaping.
7. Stormwater drainage from low level properties is to be designed in accordance with Council's *Stormwater Drainage of Low Level Properties Policy*.
8. Development must drain via gravity to a Council constructed or natural drainage system.
9. Design for minor development (including single residential dwellings, small lot subdivisions and residential flat buildings) is to be in accordance with Council's *Stormwater Drainage Design Guidelines For Minor Developments* and *Minor Works Specification*.
10. Design for major developments (including large lot subdivisions, commercial and industrial developments) is to be in accordance with Council's *Standard Specification for Engineering Works (Auspec 1 Policy Volume)*.
11. Rainwater re-use may be allowed to offset the volume of storage required for single dwelling houses and alterations and additions when the rainwater is used for irrigation, watering of gardens and toilet flushing. The design of such a system is to be in accordance with Council's *On-site Stormwater Detention Technical Specification*. See also [*Onsite stormwater detention rainwater reuse policy for single residential dwellings: PAS-PL 100*](#).

Exceptions

The requirements for stormwater runoff quantity and control may be varied where the following can be demonstrated:

- The discharge from the development will not pass through a drainage control structure such as a pipe, culvert, bridge, kerb and gutter or natural drainage system before reaching receiving waters such as the ocean; or
- For new dwellings and alterations/additions the additional impervious surface resulting from the development will not exceed 50m² in area; or
- The soil conditions are such that stormwater can be retained and disposed of on-site, but only if the case is established by a geotechnical report, see Council's *On-site Absorption Design Guidelines (Attachment 2 of the Stormwater Drainage from Low Level Properties Policy)*; or
- The site is within flood planning land or subject to the discharge of a 1:100 ARI (average recurrent interval) flood event and the local drainage system is not adversely affected by lesser storm events.
- If drainage to a Council constructed or natural drainage system is not possible, where it can be demonstrated soil conditions so allow, stormwater may be disposed of on-site in accordance with [*Council's On-site Absorption Design Guidelines \(see Attachment 2 of the Stormwater Drainage from Low Level Properties Policy\)*](#).

Note

Reference should be made to part G for additional, site specific requirements

C5 Erosion and Sedimentation

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.
- To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.
- To prevent any reduction in water quality downstream of the development site.

Requirements

1. Erosion and sedimentation prevention measures must be installed on all sites where some degree of soil erosion and sedimentation is likely to occur.
2. Any erosion and sedimentation is to be managed at the source. Development that is likely to result in erosion and sedimentation is to be accompanied by a Soil and Water Management Plan which ensures minimum soil erosion and maintenance of the downstream water quality. The Plan is to be prepared in accordance with the Managing Urban Stormwater : Soils and Construction Handbook and is to provide details of the proposed method of on-site erosion and sediment control.

Exceptions

Reference should be made to Part G for additional, site specific requirements.

C6 Building over or adjacent to Constructed Council Drainage Easements

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property.

Requirements

1. When a building is to be constructed on land burdened by a Council stormwater drainage system and or easement the construction of the building is to be in accordance with Councils policy, Building over or adjacent to constructed Council drainage systems and easements: PAS-PL 130.
2. Any Council drainage line located within the property may require upgrading and easements created in favour of Council over the drainage line.

Exceptions

Reference should be made to Part G for additional, site specific requirements.

C7 Excavation and Landfill

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.
- To require that excavation and landfill does not create airborne pollution.
- To preserve the integrity of the physical environment.
- To maintain and enhance visual and scenic quality.

Requirements

1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.
2. Excavation and landfill works must not result in any adverse impact on adjoining land.
3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.
4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.
5. Rehabilitation and revegetation techniques shall be applied to the fill.
6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.

C8 Demolition and Construction

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.
- To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.
- To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan
- To discourage illegal dumping.

Requirements

1. Section 1 of the Waste Management Plan must be satisfactorily completed and submitted.
2. An area must be allocated for the sorting and storage of materials for use, recycling and disposal. This area should be located in a disturbed area of the site, giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation, pedestrian and traffic movement and access and handling requirements.
3. The timing and frequency, and routes of vehicle movements are to be safe and minimise impact on roads, pedestrian and traffic movement and surrounding residents.
4. Demolition and construction waste must be legally handled, transported and disposed of.

Note

Removal of asbestos must be undertaken in accordance with the following:

The relevant Australian Standard. Australian Standard AS 2601-2001 'Demolition of Structures' applied at the time the DCP was adopted.

Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002(2005)], Australian Government, National Occupational Health and Safety Commission.

Requirements

5. Dedicated safe pedestrian access is, at all times, to be provided around the site.
6. Demolition and construction waste must be minimised and source separation, reuse and recycling of materials must be maximised.
7. Demolition and construction sites will be managed to ensure air and water borne pollutants such as noise, dust, odour and liquids and the like are minimised.
8. Demolition and construction sites will be managed to minimise site disturbance, limiting unnecessary excavation.

Note

Initiatives to ensure that site impact is minimised include:

Restricting vehicles to one entry/ exit which is appropriately stabilised with aggregate or the like;

- *Provision of a sediment control device at the access point to prevent sediment depositing on roads;*
- *Managing the number and frequency of vehicular movements to minimise impact on the neighbourhood;*
- *Minimising air pollution by watering, limiting site disturbance and landscaping at the end of the project;*
- *Locating drainage in close proximity to the built area to avoid excavation;*
- *Implementing methods to control stormwater and erosion during construction;*
- *Implement rehabilitation techniques to restore the site for future use; and*
- *Regularly check and maintain devices.*

Exceptions

Reference should be made to Part G for additional, site specific requirements.

C9 Waste Management

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).
- To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.
- To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.
- To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.
- To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.
- To minimise any adverse environmental impacts associated with the storage and collection of waste.
- To discourage illegal dumping.

Residential accommodation - one or two dwellings

Requirements

1. Each dwelling must include a designated area to accommodate Council's allocated number of waste/recycling containers for residential premises (as indicated in Appendix 13)

Note

For waste/recycling collections, Council's collection point will be kerbside of the nearest trafficable public road.

Residential accommodation - 3 or more dwellings

Requirements

1. Section 2 of the Waste Management Plan must be satisfactorily completed and submitted, to enable the consent authority to assess the proposed waste management practices for the development.
2. For waste/recycling collections:
 - a) where the number of dwellings/units is 29 or less, Council's collection point will be kerbside of the nearest trafficable public road; or
 - b) where the number of dwellings/units is 30 or more, a service area must be nominated on-site. In these instances:
 - i. the service area, access driveways and internal roads must be designed in accordance with Council's engineering design specifications 'Auspec 1' and the relevant Australian Standard.
 - ii. The service area shall have minimum dimensions equal to the service bay dimensions for vehicle class "HRV" plus 1 metre to length and width dimension, referenced in the relevant Australian Standard

Note

As a condition of development consent a positive covenant or other arrangement, in such form and on such terms as are acceptable to Council, shall ordinarily be required by Council. If required, the positive covenant or arrangement shall be entered with Council in relation to the land burdened giving power and authority to Council and its waste contractor to enter the land burdened with or without vehicles for the purpose of the removal of waste and associated services. The positive covenant or arrangement shall also provide an indemnity to Council and its contractor against any future claim for damage or loss. It is recommended that the applicant speak with Council's Waste Services Coordinator in regard to the design of development proposals which involve waste collection vehicles entering the site.

Australian Standard AS 2890.2-2002 'Parking Facilities - off-street commercial vehicle facilities' applied at the time the DCP was adopted.

Requirements

3. Each development must include, or have access to, designated Waste/Recycling Storage Rooms or Areas:
 - a) where the number of dwellings/units is 29 or less, the Waste/Recycling Storage Rooms or Areas must be located at the front of the

development within 6.5 metres walking distance to the front boundary adjacent to the roadway. If a Waste/Recycling Storage Room or Area is to be provided at another suitable location within the building, a complementary Waste/Recycling Storage Room or Area must be provided within 6.5 metres walking distance to the front boundary adjacent to the roadway; or

b) where the number of dwellings/units is 30 or more, the Waste/Recycling Storage Rooms or Areas must be located within 6.5 metres walking distance of the service area.

4. Waste/Recycling Storage Rooms or Areas must be located no closer than 3 metres from an opening within a dwelling.

5. External Waste/Recycling Storage Areas require walls and a roof. Walls are to be a minimum of 1.6 metres high, extending to the height of any containers which are kept within. The ceiling must be a minimum of 2.1 metres high throughout with no obstructions.

6. The Waste/Recycling Storage Rooms or Areas must be of sufficient size to accommodate and manoeuvre Council's allocated number of waste/recycling containers for residential premises (as indicated in Appendix 13), including a minimum aisle width of 1 metre.

7. The path from the Waste/Recycling Storage Rooms or Areas to the collection point or service area must:

- a) provide a minimum clearance width of 1.2 m and a minimum clearance height of 2.1 m;
- b) not be via a road with vehicular traffic (if applicable, the path must be adjacent);
- c) be continuous with no steps or obstructions;
- d) have a non-slip surface; and
- e) have a maximum gradient of 1V:8H.

8. Waste/Recycling Storage Rooms or Areas must not be located behind lockable security grilles/rollers/doors or gates. All doors/gates must open outwards, be capable of being fixed in the open position, and close fitting.

9. Waste/Recycling Storage Rooms that are fully enclosed should be ventilated to external air by natural or mechanical means complying with the relevant Australian Standard. Mechanical ventilation systems servicing Waste/Recycling Storage Rooms must be isolated from mechanical ventilation systems servicing any other part of the building.

Note

Australian Standard AS 1668.2-2002 'The use of ventilation and airconditioning in buildings - Ventilation design for indoor air contaminant control' applied at the time the DCP was adopted.

Requirements

10. Waste/Recycling Storage Rooms or Areas must be serviced by a cold water tap. The hose cock must be protected from the waste containers and must be located in a position which is easily accessible when the area is filled with waste containers. The tap must not obstruct aisles and access ways.

11. No other service infrastructure or services bays are to be located in the Waste/Recycling Storage Rooms or Areas. This includes and is not limited to air conditioning ducts, pipes gas or water meters, swimming pool pumps or electrical installations.

12. Waste/Recycling Storage Rooms or Areas must prevent polluted waste water runoff from entering the stormwater system (including any On-Site Stormwater Detention Systems).

13. The internal walls of the Waste/Recycling Storage Rooms or Areas must be cement rendered or tiled with glazed tiles fixed in accordance with the relevant Australian Standard, and coved at the floor/wall intersection.

Note

Australian Standard AS 3958.1-2007 'Ceramic tiles - Guide to the installation of ceramic tiles' applied at the time this DCP was adopted.

Objectives

14. The floor of any Waste/Recycling Storage Rooms or Areas:

- a) is to be graded and appropriately drained to a Sydney Water approved drainage connection located upon the site;
- b) must have an impervious, non slip and non abrasive finish with no protrusions that would prevent easy cleaning or manoeuvring of bins.

15. Any garbage chutes must be designed in accordance with the requirements in Appendix 3. Where garbage chutes are proposed, each floor (level) is to be provided with a Service Room for access to the chute and storage of recyclables. The management of recyclables must be detailed in the Waste Management Plan.

Note

Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use. Alternative interim disposal facilities for recyclables should be provided at each point of access to the garbage chute system.

Objectives

16. Any service rooms must be designed in accordance with the requirements in Appendix 3.

17. Any mechanical compaction device within the building shall comply with the following requirements:

- a) maximum compaction rate of 2:1;
- b) designed to accommodate general household garbage only; and
- c) not be used to compact recyclables.

18. For developments which include at least ten dwellings, a dedicated room or caged area of at least 4 cubic metres must be provided for the temporary storage of discarded bulky items which are awaiting removal. For each additional ten dwellings, an additional 4 cubic metres must be provided. The storage area must be adjacent to the Waste/Recycling Storage Rooms or Areas.

Non-Residential Development

Requirements

1. Section 2 of the Waste Management Plan must be satisfactorily completed and submitted, to enable the consent authority to assess the proposed waste management practices for the development.

2. Both waste and recycling containers must be provided in areas accessed by the general public.

3. For waste/recycling collections, a service area must be nominated on-site. The service area, access driveways and internal roads must be designed in accordance with Council's engineering design specifications 'Auspec 1', and the relevant Australian Standard.

Note

Australian Standard AS 2890.2-2002 'Parking Facilities - off-street commercial vehicle facilities' applied at the time the DCP was adopted.

Requirements

4. Each development must include, or have access to, designated Waste/Recycling Storage Rooms or Areas. The Waste/Recycling Storage Rooms or Areas be of sufficient size to accommodate and manoeuvre the waste/recycling storage containers specified in the Waste Management Plan, with a minimal aisle width of 1 metre.
5. Waste/Recycling Storage Rooms or Areas must be located no closer than 3 metres from an opening within a dwelling.
6. The path from the Waste/Recycling Storage Room or Area to the service area must:
 - a) provide clearance to accommodate the waste/recycling storage containers specified in the Waste Management Plan;
 - b) not be via a road with vehicular traffic (if applicable, the path must be adjacent);
 - c) be continuous with no steps or obstructions;
 - d) have a non-slip surface; and
 - e) have a maximum gradient of 1V:8H.
7. Waste/Recycling Storage Rooms that are fully enclosed should be ventilated to external air by natural or mechanical means complying with the relevant Australian Standard. Mechanical ventilation systems servicing Waste/Recycling Storage Rooms must be isolated from mechanical ventilation systems servicing any other part of the building.

Note

Australian Standard AS 1668.2-2002 'The use of ventilation and airconditioning in buildings - Ventilation design for indoor air contaminant control' applied at the time the DCP was adopted.

Requirements

8. External Waste/Recycling Storage Areas require walls and a roof. The walls and ceiling must extend above the height of the waste storage containers specified in the Waste Management Plan. The ceiling must be a minimum of 2.1 metres high throughout with no obstructions.
9. Waste/Recycling Storage Rooms or Areas must be serviced by hot and cold water provided through a centralised mixing valve. The hose cock must be protected from the waste containers and must be located in a position which is easily accessible when the area is filled with waste containers. The tap must not obstruct aisles and access ways.
10. No other service infrastructure or services bays are to be located in the Waste/Recycling Storage Rooms or Areas. This includes and is not limited to air conditioning ducts, pipes gas or water meters, swimming pool pumps or electrical installations.
11. Waste/Recycling Storage Rooms or Areas must prevent polluted waste water runoff from entering the stormwater system (including any On-Site Stormwater Detention Systems).
12. Waste/Recycling Storage Rooms for food premises must be designed in accordance with the relevant Australian Standard.

Note

Australian Standard AS 4674-2004 'Construction and fit-out of food premises' applied at the time the DCP was adopted.

Requirements

13. Waste/Recycling Storage Rooms or Areas for all other uses must be designed in accordance the following specifications:
 - a) All internal walls must be cement rendered or tiled with glazed tiles fixed in accordance with the relevant Australian Standard, and coved at the floor/wall intersection.
 - b) The floor:
 - i. is to be graded and appropriately drained to a Sydney Water approved drainage connection located upon the site;
 - ii. must have an impervious, non slip and non abrasive finish with no protrusions that would prevent easy cleaning or manoeuvring of bins.

Note

Australian Standard AS 3958.1-2007 'Ceramic tiles - Guide to the installation of ceramic tiles' applied at the time the DCP was adopted.

Requirements

14. Any garbage chutes must be designed in accordance with the requirements in Appendix 3. Where garbage chutes are proposed, management of recyclables must be detailed in the Waste Management Plan.

Note

Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use. Alternative interim disposal facilities for recyclables should be provided at each point of access to the garbage chute system.

Requirements

15. The use of volume reduction equipment may be appropriate and is encouraged. In normal circumstances there is however no allowance given for a smaller waste storage and recycling area based on the use of this equipment. Waste storage and recycling area requirements are to allow for changes to on-site management practices.

Mixed Use Premises (Residential/Non-Residential)

Requirements

- a. The residential accommodation waste management requirements apply to the residential component of mixed use development.
- b. The non-residential development waste management requirements apply to the non-residential component of mixed use development.
- c. Waste storage and collection facilities for the residential component and the non-residential component must be separate and self-contained, so that they can efficiently operate without conflict and reduce the potential for adverse amenity impacts from one use upon the other use.
- d. Commercial tenants must be prevented from using the residential waste storage and collection facilities.

Community Title Subdivisions and/or Residential Development Involving Private Roads

Requirements

1. Where developments propose an individual waste/recycling storage space for each dwelling, refer to 'C9 - Waste Management - Residential accommodation including attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semi-detached dwellings and shop top housing (with one or two dwellings)'
2. Where developments propose communal Waste/Recycling Storage Rooms or Areas, refer to 'C9 - Waste Management - Residential accommodation including boarding houses, group homes, hostels, multi dwelling housing, residential flat buildings, seniors housing, shop top housing (with 3 or more dwellings)'
3. Community title roadways and private roads associated with residential subdivisions must be designed in accordance with Appendix 4.

Note

As a condition of development consent a positive covenant or other arrangement, in such form and on such terms as are acceptable to Council, shall ordinarily be required by Council. If required, the positive covenant or arrangement shall be entered with Council in relation to the land burdened giving power and authority to Council and its waste contractor to enter the land burdened with or without vehicles for the purpose of the removal of waste and associated services. The positive covenant or arrangement shall also provide an indemnity to Council and its contractor against any future claim for damage or loss. It is recommended that the applicant speak with Council's Waste Services Coordinator in regard to the design of development proposals which involve waste collection vehicles entering the site.

Exceptions

Reference should be made to Part G for additional, site specific requirements

Part D Design

D1 Landscaped Open Space and Bushland Setting

Applies to Land

This control applies to land shown on DCP Map Landscaped Open Space and Bushland Setting.

Objectives

- To enable planting to maintain and enhance the streetscape.
- To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
- To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.
- To enhance privacy between buildings.
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
- To provide space for service functions, including clothes drying.
- To facilitate water management, including on-site detention and infiltration of stormwater.

There is a minimum of 40% landscaped open space for a typical residential allotment



Requirements

1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:

- a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;
- b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;
- c) Landscaped open space must be at ground level (finished); and
- d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.

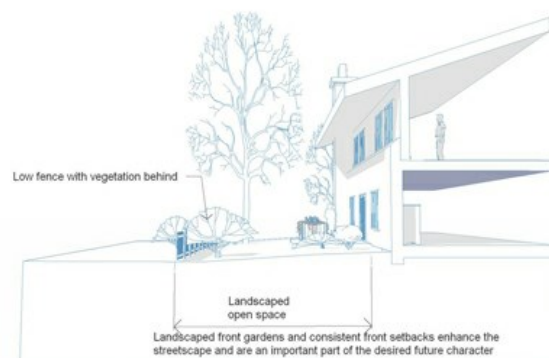
2. Where land is shown on DCP Map Landscaped Open Space and Bushland Setting as "Bushland Setting", a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural bushland or landscaped with locally indigenous species.

3. In Cottage Point the relationship of the locality with the surrounding National Park and Cowan Creek waterway will be given top priority by enhancing the spread of indigenous tree canopy and protecting the natural landscape including rock outcrops and remnant bushland.

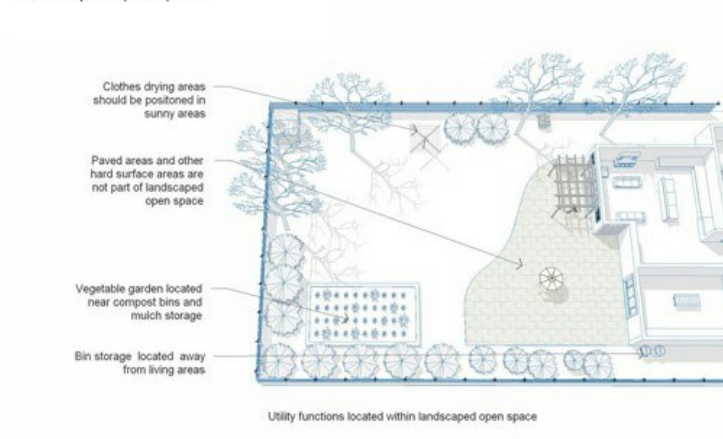
Landscaping enhances the street



Landscaped Open Space



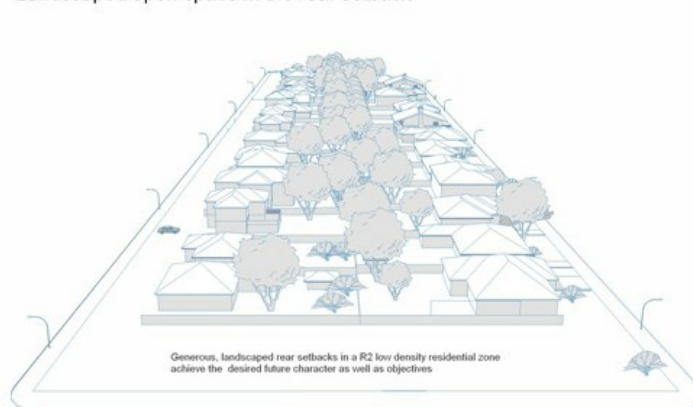
Landscaped open space



Landscaped open space located in the front building setback area



Landscaped open space in the rear setback



Exceptions

Any conflicting requirements in Part G override this control

D2 Private Open Space

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To ensure that all residential development is provided with functional, well located areas of private open space.
- To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.
- To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.
- To ensure that private open space receives sufficient solar access and privacy.

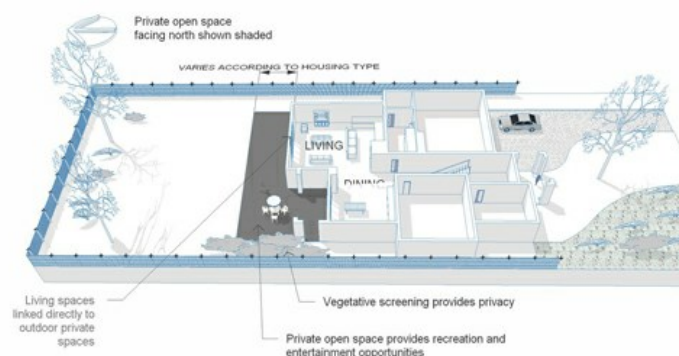
Requirements

1. Residential development is to include private open space for each dwelling.
2. The minimum area and dimensions of private open space are as follows:

DWELLING Type	Area and Minimum Dimensions per dwelling
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m ² with minimum dimensions of 3 metres
Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m ² with minimum dimensions of 5 metres
Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m ² with minimum dimensions of 2.5 metres

3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.
4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.
5. Private open space shall not be located in the primary front building setback.
6. Private open space is to be located to maximise solar access.

An example of private open space



Note

For the purposes of calculating the number of bedrooms, studies or other such rooms capable of being used as a bedroom will be counted as a bedroom.

Considerations for the provision of private open space include:

- Size and proportion of space;
- Orientation;
- Solar access and overshadowing;
- Privacy, especially on sloping land;
- Use of natural breezes or protection from wind;
- Noise;
- Views;
- Topography;
- Unique environmental features; and
- Surface run off.

Private open space may be enhanced by:

- Sunshade and screening;
- Integrated landscaping;
- Selecting paving materials that create visual interest, variety and minimise glare;
- Increasing safety by utilising slip resistive materials such as paving;
- Integrating the natural features of the site; and
- Incorporating outdoor furniture, children's playground facilities and BBQ facilities.

Private open space may include courtyards, terraces, balconies, verandahs, roof gardens, and hard and soft landscape areas.

Exceptions

Any conflicting requirements in Part G override this control.

D3 Noise

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To encourage innovative design solutions to improve the urban environment.
- To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.

Requirements

1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the *NSW Industrial Noise Policy* at the receiving boundary of residential and other noise sensitive land uses.

See also NSW Industrial Noise Policy Appendices

2. Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.
3. Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.
4. Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages.
5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.

D4 Electromagnetic Radiation

Applies to Land

This control applies to all land shown on the Warringah Local Environmental Plan 2011 – Land Application Map other than land that is shown as 'Deferred matter'.

Objectives

- To ensure the safety of the community from electromagnetic radiation.
- To ensure that mobile phone base station and associated infrastructure and equipment does not result in an adverse visual impact on the natural or built environment.

Requirements

Radiation levels from mobile phone base stations, antennas and transmitters which emit electromagnetic radiation are to comply with the following requirements:

Telecommunications Act 1997
Code of Practice
ACMA

D6 Access to Sunlight

Applies to Land

This control applies to land to which Warringah LEP 2011 applies.

Objectives

- To ensure that reasonable access to sunlight is maintained.
- To encourage innovative design solutions to improve the urban environment and public open space.
- To promote passive solar design and the use of solar energy.

Requirements

1. Development should avoid unreasonable overshadowing any public open space.
2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.

Note

Overshadowing by vegetation will not form part of Council's assessment of access to sunlight.

*The planning principle established in the *Benevolent Society v Waverley Council* (2010) NSWLEC 1082 will be used in the assessment of sunlight.*

Exceptions

Council may consider a variation to this control in the particular circumstances of a proposal, where an applicant can demonstrate, to the satisfaction of Council that:

- i) the slope or topography of the site or adjoining property makes compliance impractical; and
- ii) other design options have been investigated which would comply but would unreasonably constrain the development of an otherwise compliant building.

D7 Views

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To allow for the reasonable sharing of views.
- To encourage innovative design solutions to improve the urban environment.
- To ensure existing canopy trees have priority over views.

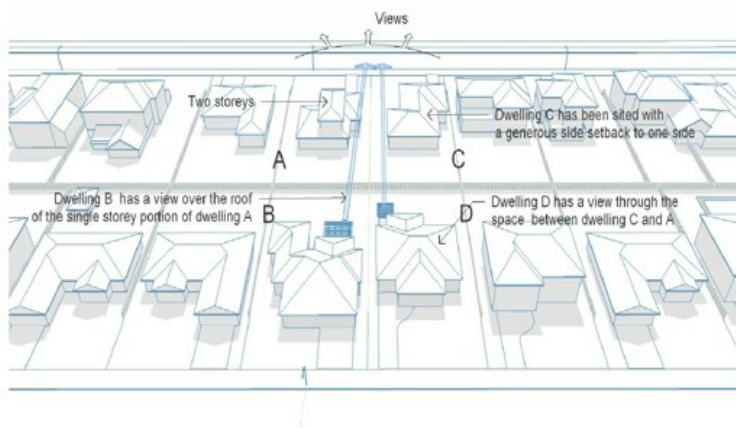
Requirements

1. Development shall provide for the reasonable sharing of views.

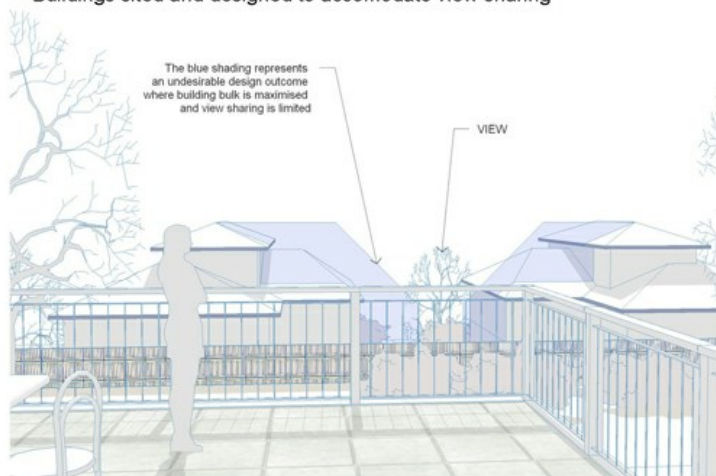
Note

*Assessment of applications will refer to the Planning Principle established by the Land and Environment Court in *Tenacity Consulting v Warringah Council* (2004) NSWLEC 140.*

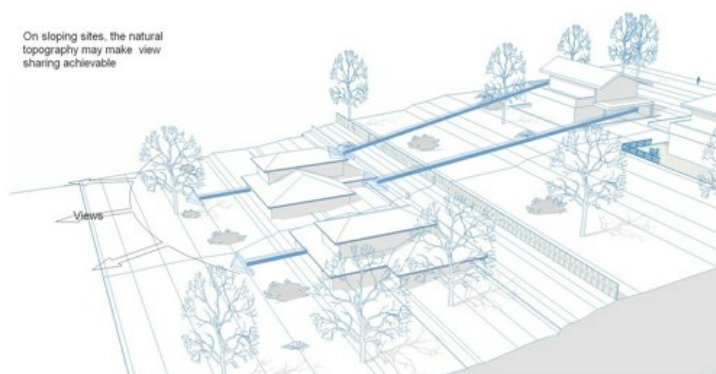
An example of view sharing on a flat site



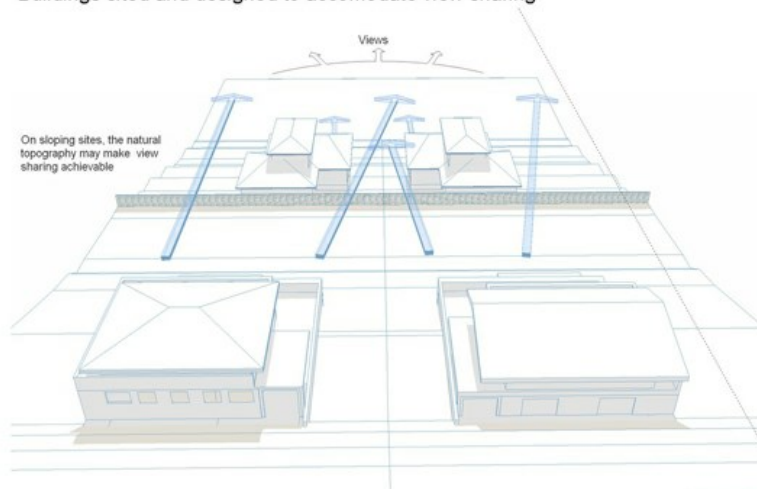
Buildings sited and designed to accommodate view sharing



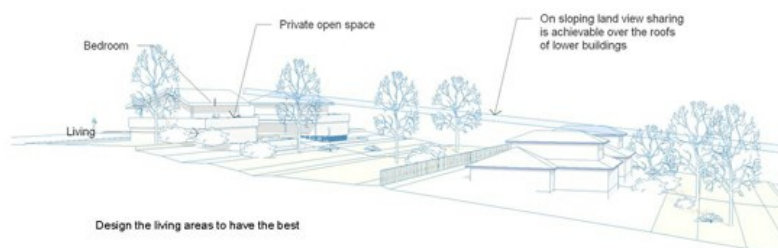
Buildings sited and designed to accommodate view sharing



Buildings sited and designed to accommodate view sharing



Buildings sited and designed to accommodate view sharing



D8 Privacy

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

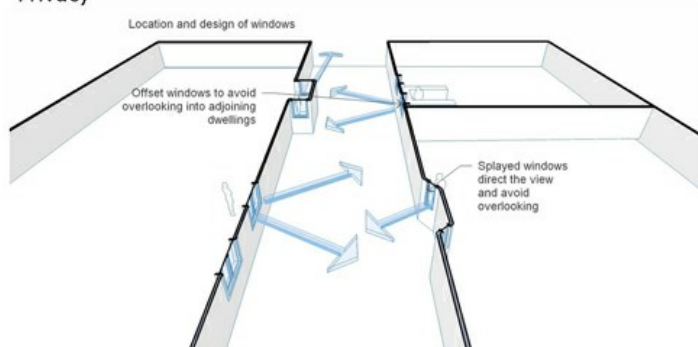
Objectives

- To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.
- To encourage innovative design solutions to improve the urban environment.
- To provide personal and property security for occupants and visitors.

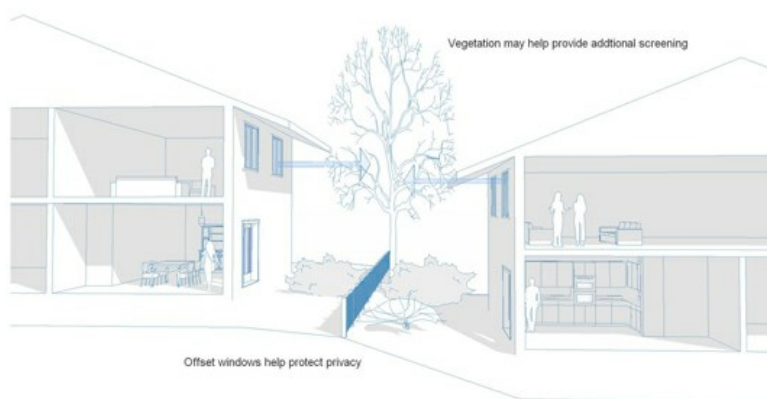
Requirements

1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.
2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.
3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.
4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.
5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.

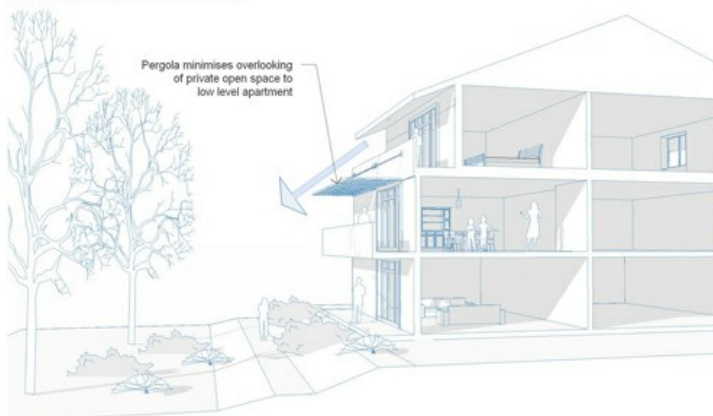
Privacy



Privacy



Privacy between levels



Note

The planning principle established in Meriton v Sydney City Council [2004] NSWLEC 313 may be used in the assessment of the protection of visual privacy.

When screening devices are necessary, consideration should be given to longevity, maintenance requirements and treatment of screens and windows so they are integrated components of the design. Screening solutions may include:

- Timber screens
- External blinds
- Window hoods or shutters
- Landscaping to adequately screen windows and outdoor areas and may also visually reduce building bulk
- Balconies provide privacy when viewed from the street or public space
- Screen balconies to avoid overlooking into the private open spaces of lower terraces using planter boxes, louvre screens and pergola structures
- High window sills of at least 1.7m above floor level
- Obscure or translucent glazing.

D9 Building Bulk

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

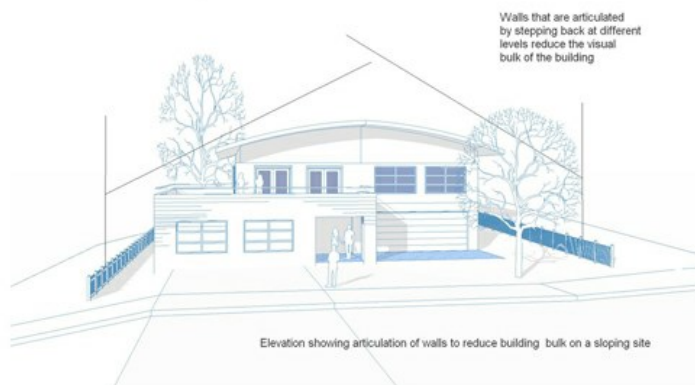
Objectives

- To encourage good design and innovative architecture to improve the urban environment.
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

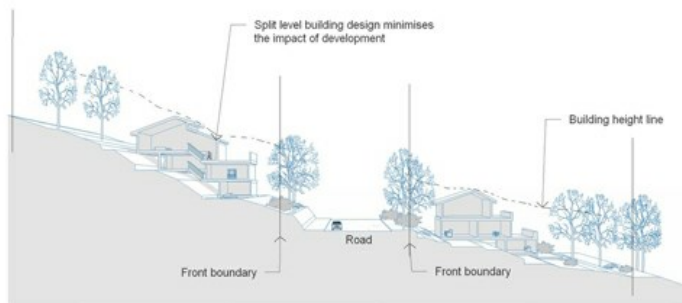
Requirements

1. Side and rear setbacks are to be progressively increased as wall height increases.
2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.
3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:
 - The amount of fill is not to exceed one metre in depth.
 - Fill is not to spread beyond the footprint of the building.
 - Excavation of the landform is to be minimised.
4. Building height and scale needs to relate to topography and site conditions.
5. Orientate development to address the street.
6. Use colour, materials and surface treatment to reduce building bulk.
7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.
8. Articulate walls to reduce building mass.

Reduction of building bulk

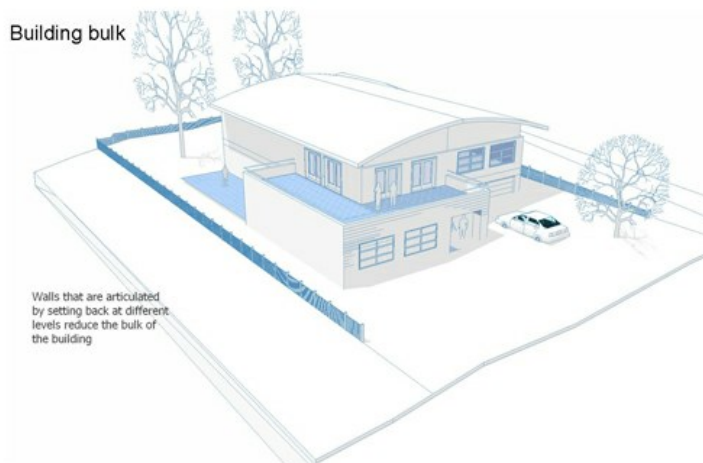


Building height on sloping ground



Building design that follows the land contours minimises building height and bulk as well as the need for cut and fill

Building bulk



Building bulk



Note

Buildings may be articulated in the following ways to help reduce building mass:

- *Wall planes may be broken up into smaller areas to vary the elevation and to provide interest*
- *Vertical, rather than horizontal, elements shall dominate front and other elevations visible from the street*
- *Step the façade*
- *Utilise a variety of materials and treatments to add interest*
- *Incorporate recessed, projecting or enclosed balconies*
- *Elevations with individual balconies and open space between reduce dominant horizontal banding*
- *Include pergolas, verandahs, shutters, external louvres and sun shading elements*
- *Add features of interest such as windows and balustrades.*

D10 Building Colours and Materials

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.

Requirements

1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.
2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.
3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.
4. The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.

Note

A schedule of colours and materials is to be submitted with all development applications.

D11 Roofs

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To encourage innovative design solutions to improve the urban environment.
- Roofs are to be designed to complement the local skyline.
- Roofs are to be designed to conceal plant and equipment.

Requirements

1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.
2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.
3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.
4. Roofs shall incorporate eaves for shading.
5. Roofing materials should not cause excessive glare and reflection.
6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.

D12 Glare and Reflection

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.
- To maintain and improve the amenity of public and private land.
- To encourage innovative design solutions to improve the urban environment.

Requirements

1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours;
 - Minimising the lit area of signage;
 - Locating the light source away from adjoining properties or boundaries; and
 - Directing light spill within the site.
2. Any glare from artificial illumination is to be minimised by utilising one or more of the following:
 - Indirect lighting;
 - Controlling the level of illumination; and
 - Directing the light source away from view lines.
3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:
 - Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;
 - Orienting reflective materials away from properties that may be impacted;
 - Recessing glass into the façade;

- Utilising shading devices;
- Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and
- Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.

D13 Front Fences and Front Walls

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.
- To encourage innovative design solutions to improve the urban environment.
- To avoid a 'walled in' streetscape.

Requirements

1. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.
2. Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence.
3. Fences located within the front building setback area are to complement the existing streetscape character.
4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise.
5. Gates are not to encroach over the property boundary when opening or closing.
6. Fences should complement the architectural period of the building.

Exceptions

No solid front fences or front walls will be permitted on flood prone land.

Reference should be made to Part G Belrose Corridor for site specific requirements.

Front fences and walls



The streetscape is enhanced with the combined use of articulated fencing and planting

An example of articulated fences along the street



Note

Low front fences provide a focal point for casual security surveillance from the street.

Articulation of fences can be achieved through varying the material, style, scale and height of the fence. A variety of materials and heights will contribute to the attractiveness of the street.

D14 Site Facilities

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.
- To encourage innovative design solutions to improve the urban environment.
- To make servicing the site as efficient and easy as possible.
- To allow for discreet and easily serviceable placement of site facilities in new development.

Requirements

1. Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular:

- Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection;
- All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets;
- Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers;
- Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and
- Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.



D15 Side and Rear Fences

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To encourage innovative design solutions to improve the urban environment.

Requirements

1. Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary.
2. For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped.
3. All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.

Note

For additional information see the Dividing Fences Act 1991.

Exceptions

Reference should be made to Part G3 Belrose Corridor for site specific requirements.

D16 Swimming Pools and Spa Pools

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.
- To encourage innovative design solutions to improve the urban environment.

Requirements

1. Pools are not to be located in the front building setback.
2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.
3. Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.

Note

The advice of an arborist may be required for location of structures near significant trees to ensure protection of the tree(s).

Exceptions

Reference should be made to Part G Belrose Corridor for site specific requirements.

D17 Tennis Courts

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To encourage innovative design solutions to improve the urban environment.

Requirements

1. Tennis courts are to be located behind the front building setback.
2. Where there are 2 frontages, the location of the tennis court is not to be in the primary street frontage.
3. Tennis courts are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.
4. The height and location of court fencing is to enable:
 - a) Sharing of views from surrounding residences; and
 - b) Provision of sunlight to surrounding properties.
5. Fencing material is to be a dark colour.
6. Fences are to be setback a minimum of 1.5 metres from front, side and rear boundaries.

Note

*Tennis courts are not to incorporate artificial illumination.
The advice of an arborist may be required for location of structures near significant trees to ensure protection of the tree(s).*

D18 Accessibility

Applies to Land

This control applies to all development for non-residential purposes on land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety.
- To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability.

Requirements

1. The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.
2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.
3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.
4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.
5. There is to be effective signage and sufficient illumination for people with a disability.
6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.

Note

Australian Standard AS1428.4:2002 'Design for Access and Mobility Part 4: Tactile Indicators' applied at the time the DCP was adopted.

Requirements

7. Access for people with a disability is to be provided at the main entrance to the development.
8. Development is to comply with Australian Standard AS1428.2.

Note

*All applicants are reminded of their responsibilities under the Disability Discrimination Act 1992.
The Residential Flat Design Code provides accessibility standards which are to be satisfied for residential flat building developments.*

D19 Site Consolidation in the R3 and IN1 Zone

Applies to Land

This control applies to land zoned R3 Medium density residential and IN1 General industrial on the Warringah Local Environmental Plan 2011 Land Zoning Map.

Objectives

- To encourage lot consolidation to allow efficient use of land.
- To encourage innovative design solutions to improve the urban environment.
- To avoid lot sterilization.

Requirements

1. Development shall not result in adjacent allotments that have areas or dimensions, or are constrained in other ways, that would render such allotment(s) incapable of being developed in accordance with Warringah Local Environmental Plan.
2. Lots are to be consolidated where necessary to ensure the development of one allotment will not render an adjoining one unsuitable for future development.
3. For residential development in the R3 zone private open space may extend to a minimum of 3.5 metres from a side boundary.
4. For residential development in the R3 zone basement carparking structures may be positioned up to a minimum of 2 metres from the side boundary but not be more than 1 metre above ground level.

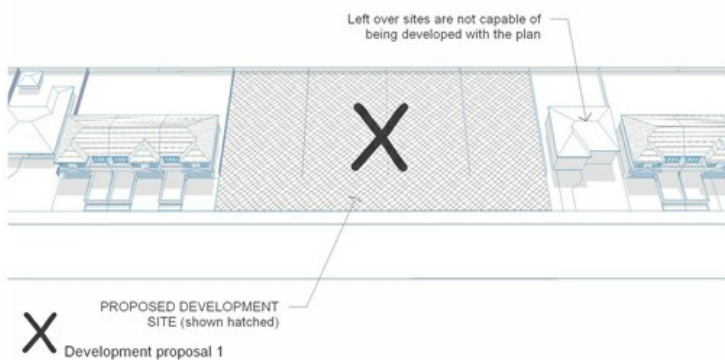
Exceptions

Where allotment size and dimension do not comply with other DCP requirements, variations to side boundary envelopes and side setbacks may be considered on merit to allow the consolidation of allotments for medium density housing.

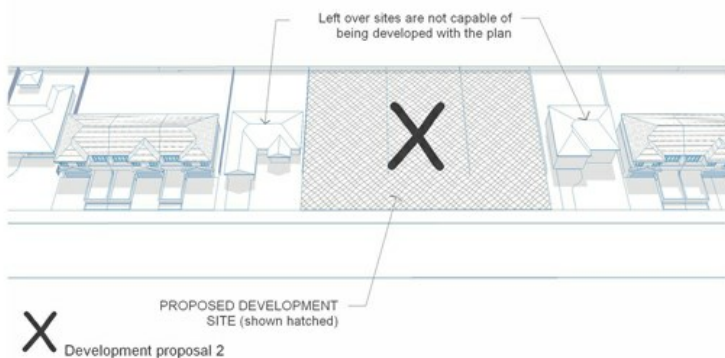
Site consolidation in the R3 zone



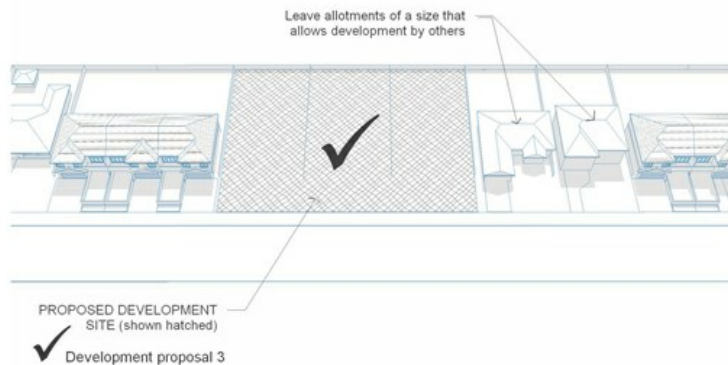
Site consolidation in the R3 zone



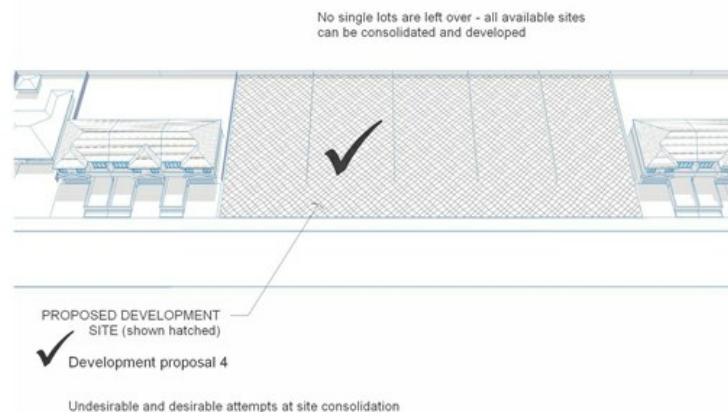
Site consolidation in the R3 zone



Site consolidation in the R3 zone



Site consolidation in the R3 zone



D20 Safety and Security

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To ensure that development maintains and enhances the security and safety of the community.

Requirements

1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.
2. Service areas and access ways are to be either secured or designed to allow casual surveillance.
3. There is to be adequate lighting of entrances and pedestrian areas.
4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.
5. Entrances to buildings are to be from public streets wherever possible.
6. For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. This is relevant where, in Council's opinion, the proposed development would present a crime, safety or security risk. See *Crime Prevention and Assessment of Development Applications – Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979* prepared by the Department of Urban Affairs and Planning (now Department of Planning).
7. Buildings are to be designed to allow casual surveillance of the street, for example by:
 - a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved;
 - b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance;
 - c) Locating high use rooms to maximise casual surveillance;
 - d) Clearly displaying the street number on the front of the building in pedestrian view; and
 - e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters.

8. Casual surveillance of loading areas is to be improved by:
 - a) Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and
 - b) Providing adequate day and night lighting which will reduce the risk of undesirable activity.
9. Design entrances to buildings from public streets so that:
 - a) Building entrances are clearly identifiable, defined, lit and visible;
 - b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development;
 - c) Main entrances are clearly identifiable;
 - d) Pavement surfaces and signage direct pedestrian movements; and
 - e) Potential conflict between pedestrians and vehicles is avoided.

Exceptions

Reference should be made to Part G4 Warringah Mall for site specific requirements.

D21 Provision and Location of Utility Services

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To encourage innovative design solutions to improve the urban environment.
- To ensure that adequate utility services are provided to land being developed.

Requirements

1. If a proposed development will involve a need for them, utility services must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.
2. Service structures, plant and equipment are to be located below ground or be designed to be an integral part of the development and suitably screened from public places or streets.
3. Where possible, underground utility services such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are:
 - a) A reduction in the number of trenches required;
 - b) An accurate location of services for maintenance;
 - c) Minimising the conflict between services;
 - d) Minimising land required and cost;
4. The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses.
5. Where natural features are disturbed the soil profile should be restored and landscaping and tree planting should be sited and selected to minimise impact on services, including existing overhead cables.
6. Where utilities are located above ground, screening devices should include materials that complement the streetscape, for example fencing and landscaping. The location of service structures such as electricity substations should be within the site area.
7. Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater.
8. On land where the density is less than one dwelling per 1050 square metres, and where connection to Sydney Water is not possible, Council may consider the on-site disposal of effluent where the applicant can demonstrate that the proposed sewerage systems or works are able to operate over the long term without causing unreasonable adverse effects.

Note

For further information on onsite management of sewage, see section 68 of the Local Government Act at www.legislation.nsw.gov.au.

Exceptions

Reference should be made to Part G for site specific requirements.

D22 Conservation of Energy and Water

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To encourage innovative design solutions to improve the urban environment.
- To ensure energy and water use is minimised.

Requirements

1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.
2. Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.
3. Buildings are to be designed to minimize energy and water consumption.
4. Landscape design is to assist in the conservation of energy and water.
5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.

Note

This control applies to all development which is not identified as 'BASIX affected development' (EP&A Regulations).

For further information on improving the sustainability of buildings see the Green Building Council of Australia.

D23 Signs

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To encourage well designed and suitably located signs that allow for the identification of a land use, business or activity to which the sign relates.
- To achieve well designed and coordinated signage that uses high quality materials.
- To ensure that signs do not result in an adverse visual impact on the streetscape or the surrounding locality.
- To ensure the provision of signs does not adversely impact on the amenity of residential properties.
- To protect open space areas and heritage items or conservation areas from the adverse impacts of inappropriate signage.

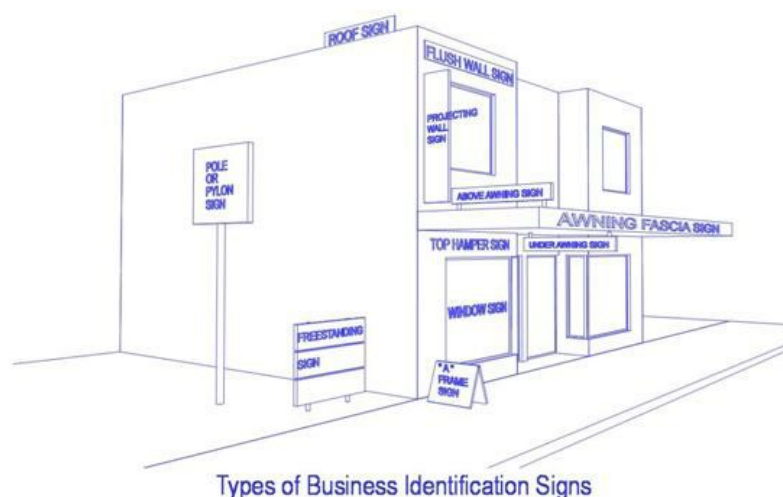
Requirements

1. Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality. In particular, signs are not to dominate or obscure other signs or result in visual clutter.
2. Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed.
3. Signs on heritage items or on buildings in conservation areas should not by their size, design or colour, detract from the character or significant qualities of individual buildings, the immediate context or the wider streetscape context of the area.
4. Signs are not to obscure views of vehicles, pedestrians or potentially hazardous road features or reduce the safety of all users of any public road (including pedestrians and cyclists).
5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.
6. Signs are not to emit excessive glare or cause excessive reflection.
7. Signs should not obscure or compromise important views.
8. Signs displayed on dwellings are to be attached to the ground floor façade of the dwelling, unless the land is located on a main road or the dwelling is not visible from the street, in which case the sign may be attached to a front fence.
9. For Land in the RU4 zone with frontage to both Mona Vale Road and Myoora Road: Only small, non obtrusive and non illuminated signs that identify the use of a site are to be visible from Mona Vale Road. Signs that are designed of such size, height or visual appearance so as to attract passing trade are not considered appropriate and are discouraged. All signs are to be in keeping with the colour and textures of the natural landscape.
10. No more than one sign is to be located above the awning level for business uses.
11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.
12. Signs shall meet the following criteria:

13.

Sign	Criteria
Awning fascia sign (attached to the fascia or return end of an awning)	Shall not project above, below or beyond the fascia or return end of the awning to which it is attached.
Freestanding signs (not being a sign elsewhere listed in this table, and includes a bulletin board, tenancy board, and the like)	Shall not exceed 2 metres in height above the existing natural ground level; Shall not have an area greater than 4sqm; Shall not project beyond the boundary of the premises; and Shall not be illuminated.
Pole or pylon sign (erected on a pole or pylon independent of any building or other structure)	Shall not be less than 2.6 metres above ground level; Shall not exceed 6 metres in height above the existing natural ground level; Must have a maximum area of no more than 4sqm on any single face; Shall not project beyond the boundary of the premises; and No more than one pole/pylon sign per site is permitted.
Top hamper sign (attached to the transom of a doorway or display window of a building)	Shall not extend beyond any building alignment or below the level of the head of the doorway or window within the building upon which it is attached; Shall not exceed 600mm in height; and Shall not have an advertising area greater than 5sqm.
Under awning sign (attached to the underside of an awning)	Shall not exceed 2.5m in length or 0.3m in height; Shall be no less than 2.7 m above the ground and at right angles to the property boundary to which the awning is attached; Shall not project beyond the awning; and No more than one under-awning sign may be erected per business/shop.
Wall sign (painted onto a wall of a building or attached to the wall of a building, not being a sign elsewhere listed in this table)	Shall not extend within 200mm of the top and sides of the wall. Shall not cover any window or architectural projections; Must be of a size and shape that relates to the architectural design of the building to which it is attached; Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and Shall not project more than 300mm from the wall.
Window sign (painted or letters stuck onto the inside or outside of a display window)	Must occupy less than 50% of the window area so as to not obstruct natural light; and Shall only be permitted on ground floor windows, below awning level or equivalent.
Bed and Breakfast Accommodation (sign associated with)	No greater than 600cm ² in area; and No more than 1 sign shall be erected.

Home Business / Home Occupation/ Home Industry and Health Consulting Rooms (signs associated with)	No greater than 600cm ² in area; Not more than 1 sign shall be erected; and The sign is to indicate the name and occupation of the business.
Service Station (signs associated with)	Emblem and price signs must not be greater than 6 metres in height as measured from ground level; The total area of all signage on the property must not exceed 1sqm per 3 metres of the primary road frontage; All signs must be wholly contained within the allotment; Awning / canopy fascia signs must contain trade name details and corporate identification only; Subsidiary signs must be of a number, size and style that are compatible with the size of the operation as determined by Council; and Illuminated and floodlit signs may only operate during approved trading hours.
Real Estate and Property Promotional Signs	Not more than one sign may be erected at any premises, except where there is more than one real estate agency where not more than 1 sign per real estate agency may be erected at any premises. Signage must advertise only the premises and/or land to be sold/leased or the development under construction on the site which is to be sold/leased upon completion. All signs are to be removed by the completion of the property sale. The size of signs is not to exceed; (i) 1.2sqm where single dwellings, dual occupancy development or single units within multi-unit housing, shop-top housing or residential flat building developments are being advertised for sale. (ii) 4.5sqm where single tenancies within commercial or industrial premises are being advertised. For developments where multiple units/tenancies are for sale signs must be of a size and shape that relates to the length of the street frontage of the site, the number of tenancies/units which are for sale and the scale of the development to which it relates.



Types of Business Identification Signs

14. The following signs are not considered appropriate and are discouraged:

- Flashing or moving signs on all land other than the carriageway of a public road
- Pole or pylon signs, unless there is no building on the site, or the building is not visible from the street or public domain; this does not include identification, interpretive, directional and advance warning signs described as Exempt Development, or a sign erected by the Council for the display of community information;
- Signs on or above the roof or parapet of a building.
- A-frame and temporary signs located on public land, including:
 1. Signs on motor vehicles which are not able to be driven with the sign displayed
 2. Balloons or other inflatable objects used for the purpose of advertising which are placed on or above roof level
 3. Illuminated signs in residential zones

Exceptions

Reference should be made to Part G for site specific requirements.

Note

All signage is to be consistent with the requirements of State Environmental Planning Policy No.64 – Advertising and Signage.

Part E The Natural Environment

E1 Private Property Tree Management

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To improve air quality, prevent soil erosion and assist in improving; water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
- To protect human life and property through professional management of trees in an urban environment.
- To provide habitat for local wildlife.
- Promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term with regard to the original 1750 community. See *Warringah Natural Area Survey, August 2005*.
- To preserve and enhance the area's amenity.

Requirements

1. All trees are prescribed for the purposes of clause 5.9(2) of WLEP. Development is to be situated and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.
2. The applicant must demonstrate that the tree to be removed meets one or more of the criteria of the Removal of Tree Test in Appendix 8 and the Tree Retention Assessment in Appendix 9.
3. Development is to be designed to avoid removal of trees that are identified as having a moderate to high retention value in accordance with the Tree Retention Assessment in Appendix 9.
4. Development must also avoid any impact on trees on public land.
5. Any arborist report submitted to Council is to address the matters listed in Appendix 10.
6. 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.
7. For development applications involving the construction of new buildings and works containing Classes 2-9 (BCA), the information contained in Appendix 11 shall be submitted.
8. 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 12 is to be submitted.
9. Where a Tree Management Plan or Biodiversity Management Plan is required, a note is to be made on the lot title. The plan is to be implemented by individual owners or the body corporate.

Exceptions

Council's consent is not required in relation to:

- The removal of trees listed in Appendix 5.
- The removal of a tree (where the base of the trunk of the tree at ground level) is located within 3 metres of the foundation of an existing permanent building or structure that, if being constructed today, would under current planning controls require development consent, or a Complying Development Certificate. This includes a garage, carport, studio, shed, workshop and the like, swimming pool, spa and retaining wall.
- A tree, where less than ten percent (10%) of the tree's branches and foliage are to be pruned to reduce the air space occupied by the branches and foliage by no more than ten percent (10%), or, where less than ten percent (10%) of the tree's root system is to be pruned, over a period of twelve (12) calendar months
- The removal of deadwood from a tree
- Removal of any species of parasite mistletoe or parasitic plant from any part of a tree to ameliorate the effects on the tree from such a parasite
- Trees which are:
 - a) in an area in which the Council has authorised their removal as part of a hazard reduction program, where that removal is necessary in order to manage risk
 - b) required to be removed under the NSW Rural Fires Act 1997 and the *Environmental Planning and Assessment Act 1979*
 - c) removed by Rural Fire Services because they pose or will pose a significant threat to access along required fire trails or to human life, buildings or other property during a bushfire
 - d) in a National Park within the meaning of the *National Parks and Wildlife Act 1974*
- A tree where the immediate removal is essential for emergency access or emergency works by the Council, the State Emergency Service or a public authority
- A tree in a container, other than in a planter box that forms part of a building, or in a container that is permanently fixed to a structure
- A field-grown tree propagated as part of a commercial horticultural or agricultural enterprise.

Reference should be made to Part G for site specific requirements.

Note

The cutting down, pruning or removal by persons other than the owner must have written permission from the owner. All work must be carried out in accordance with the Australian Standards 4373-2007 "Pruning of Amenity Trees" and in accordance with the current NSW Workcover Code of Practice - Amenity Tree Industry.

The submission of an arborist's report may be required to satisfy Council that a tree is dead or dying, or is a risk to human life or property. Any consent issued shall be subject to the condition that the subject works shall not be carried out unless the consent or a copy of the consent is:

- a) displayed on the land on which the works are to be carried out in a position that is readable from a public road which has a common boundary to the land prior to the commencement of and during the carrying out of works; and
b) on demand by a Council Officer the Order shall be produced by the person or persons carrying out the work

The impact of development on native vegetation can be minimised by:

- Locating buildings to minimise the amount of disturbance of vegetation and landforms;
- Providing adequate distance between the dripline of the tree and development. This avoids destabilising and deoxygenating the tree, altering the drainage and helps ensure its preservation;
- Avoiding strip footings and slab on ground construction due to the impact on trees in close proximity. Suitable footing alternatives are as follows:
 - Stump footings usually associated with lightweight construction on sloping sites;
 - Pier and beam footings as the beams are able to span the root systems and minimise tree root damage. Pier and beam footings also allow trees to be located closer to development where no other alternative exists;
- Locating paved areas outside the dripline of trees and minimise paved area impact on the native understorey vegetation or native groundcover species;
- Minimising hard surfaces to allow water infiltration to the root system;
- Locating trenches outside the dripline of a tree;
- Adequately protecting and managing trees and vegetation during construction;
- Protecting tree trunk bases with fencing or a tree barrier during construction

For vegetation listed as threatened species, populations or ecological communities see the following for further information:

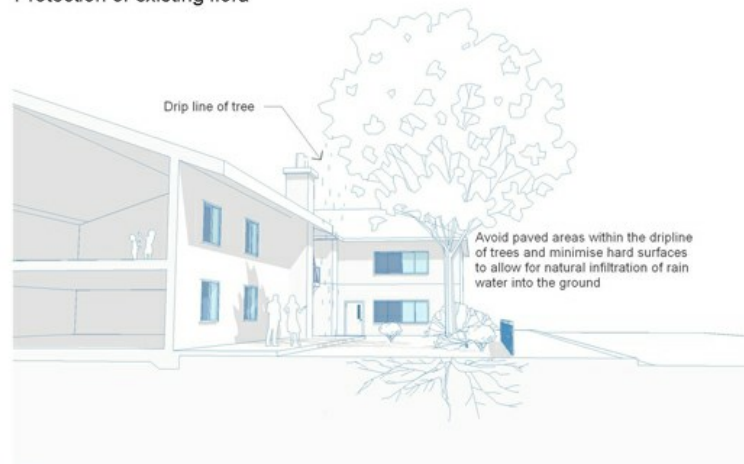
Commonwealth legislation: Environment Protection and Biodiversity Conservation Act (1999),

State legislation Threatened Species Conservation Act (1995), and

www.warringah.nsw.gov.au/environment/threatened_species.aspx

Council does not encourage the following species to be planted: *Chamaecyparis* spp. (Cypress pine) and *Cupressus* spp. (Cypress pine).

Protection of existing flora



E2 Prescribed Vegetation

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To preserve and enhance the area's amenity, whilst protecting human life and property.
- To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
- To provide habitat for local wildlife, generate shade for residents and provide psychological & social benefits.
- To protect and promote the recovery of threatened species, populations and endangered ecological communities.
- To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.
- To retain and enhance native vegetation communities and the ecological functions of wildlife corridors.
- To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological functions of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community.
- Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long-term.

Requirements

1. The following is prescribed for the purposes of clause 5.9(2) of the WLEP:

All native vegetation identified on:

- DCP Map Threatened and High Conservation Habitat
- DCP Map Wildlife Corridors
- DCP Map Native Vegetation
- known or potential habitat for threatened species, populations or ecological communities as listed under the NSW [Threatened Species Conservation](#)

Act 1995 and/or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

2. Development is to be situated and designed to minimise the impact on prescribed vegetation, including remnant canopy trees, understorey vegetation, and ground cover species.

Note

For vegetation listed as threatened species, populations or ecological communities see the following for further information:

*Commonwealth legislation: Environment Protection and Biodiversity Conservation Act (1999),
State legislation Threatened Species Conservation Act (1995), and
www.warringah.nsw.gov.au/environment/threatened_species.aspx*

E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat

Applies to Land

This control applies to land identified on DCP Map Threatened and High Conservation Habitat.

Objectives

- To protect and promote the recovery of threatened species, populations and endangered ecological communities.
- To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.
- To preserve and enhance the area's amenity, whilst protecting human life and property.
- To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
- To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.

Requirements

1. The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines
2. The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect, manage and where appropriate promote the recovery of threatened species, populations and ecological communities and areas of high conservation habitat on the subject property.

E4 Wildlife Corridors

Applies to Land

This control applies to land identified on DCP Map Wildlife Corridors.

Objectives

- To preserve and enhance the area's amenity, whilst protecting human life and property.
- To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
- To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.
- To retain and enhance native vegetation and the ecological functions of wildlife corridors.
- To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological function of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community. See *Warringah Natural Area Survey, August 2005*.

Requirements

1. For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 50m² or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years:
 - i. The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines; and
 - ii. The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect, manage and enhance wildlife corridors, and where appropriate reconstruct wildlife corridor areas on the subject property.
2. For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved.

Note

- i. *barriers and hazards that hinder fauna movement such as solid fences and roads are to be avoided in wildlife corridors.*
- ii. *management of exotic and native vegetation is to be carried out in a manner that does not result in significant short term or long term loss of habitat in wildlife corridors (see notes in Guideline for preparing a Biodiversity Management Plan).*

E5 Native Vegetation

Applies to Land

This control applies to land identified on DCP Map Native Vegetation.

Objectives

- To preserve and enhance the area's amenity, whilst protecting human life and property..
- To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
- To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.
- Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal

communities to survive in the long term.

Requirements

1. For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 100m² or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years:

- The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines; and
- The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect native vegetation on the subject property.

2. For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved.

E6 Retaining unique environmental features

Applies to Land

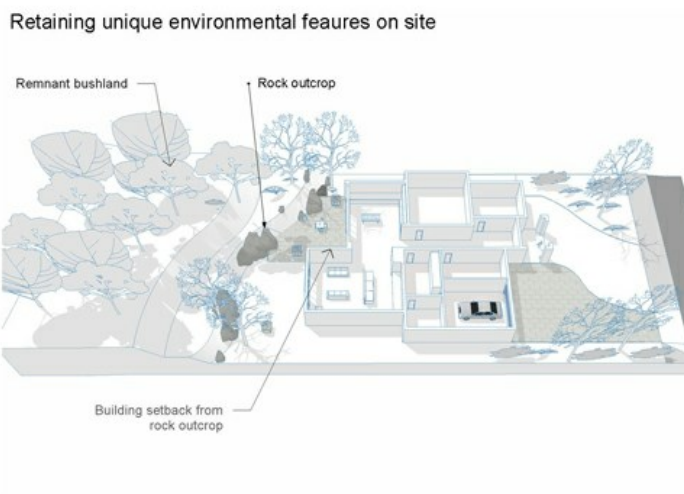
This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To conserve those parts of land which distinguish it from its surroundings.

Requirements

- Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land.
- Development should respond to these features through location of structures, outlook, design and materials.



Note

Environmental features include:

- Elevated landforms, prominent coastal headlands, cliffs and rock outcrops
- Remnant bushland and trees
- Fauna habitat for rare and threatened species
- Natural watercourses

Design solutions include:

- Choosing parts of the site to develop where features are not present
- Minimising on-site disturbance
- Locating buildings to take advantage of environmental features
- Utilising construction methods that limit impact on sloping/ difficult sites eg. pole construction
- Employing materials that complement the site eg. stone and timber
- Implementing a soil and water management plan to limit impact
- Avoiding the introduction of soil from outside the site
- Selecting native plant species that are present on site, preferably seeded from species on the site
- Selecting plant species that enhance resident fauna habitat (see Council's tree replacement guide)

E7 Development on land adjoining public open space

Applies to Land

This control applies to all land shown on DCP Map Land Adjoining Public Open Space.

Objectives

- To protect and preserve bushland adjoining parks, bushland reserves and other public open spaces.
- To ensure that development responds to its adjacent surroundings to preserve and enhance the natural qualities of the environment.

- Development on land adjoining open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces.

Requirements

1. Development on land adjoining public open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces.
2. Public access to public open space is to be maximised.
3. Buildings are to be located to provide an outlook to public open space, without appearing to privatise that space.
4. Development is to provide a visual transition between open space, bushland reserves or other public spaces and buildings, including avoiding abutting public open space with back fences.
5. Development is to protect views to and from public open space.
6. Development is to provide buffers for bushfire protection on private land, not on public land.
7. If the adjoining parks, bushland reserves or public open space contain bushland, development is not to threaten the protection or preservation of the bushland.
8. Development should be designed to maximise opportunities for casual surveillance of the public open space.
9. Development is to utilise landscaping or existing landscape elements to screen development.

Exceptions

Reference should be made to Part G for site specific requirements.

Note

Where suitable, development should ensure access to public open space is provided via roads or easements for access.

Development may retain outlook and views by:

- Choosing materials that minimise building mass.
- Articulation of the building elevation, fence and wall materials, height, design and the selection of landscape.
- Selection of suitable vegetation from Council's Tree Replacement Guide to form an attractive transition to the open space.

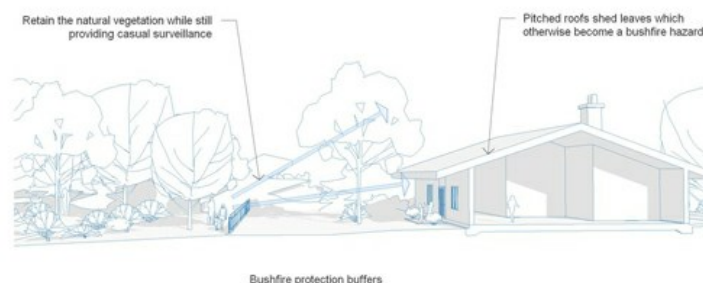
The transition between development and open space may be enhanced by:

- Incorporating a vegetation link to open space with the landscaping design;
- Providing a similar landscaping design and plant species as the adjacent bushland;
- Selecting fence materials that integrate with the open space characteristics;
- Location of the building away from the open space areas
- Relate building heights to open space vegetation height
- Preserving significant fauna and flora habitats
- Providing a protective buffer between the development and bushland
- Avoiding introducing non native flora and fauna
- Minimising clearing
- Providing on-site soil and water management that treats stormwater before it enters bushland.

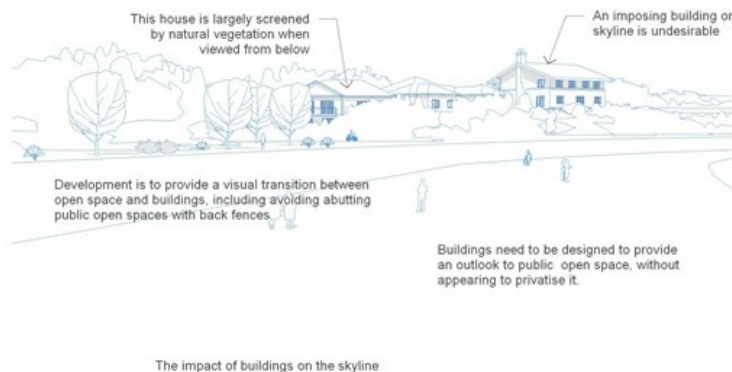
Views to and from open space may be protected by:

- Avoiding development that may interrupt the skyline
- Minimising clearings to avoid fragmentation of the landscaping especially adjacent to bushland reserves
- Limiting the height of development to below the tree canopy
- Setting development back from the open space area

Development near parks - buffers and privacy



Development near public recreation areas



E8 Waterways and Riparian Lands

Applies to Land

This control applies to land identified as waterway or riparian land as shown on DCP Map Waterways and Riparian Lands.

Objectives

- Protect, maintain and enhance the ecology and biodiversity of waterways and riparian land.
- Encourage development to be located outside waterways and riparian land.
- Avoid impacts that will result in an adverse change in watercourse or riparian land condition.
- Minimise risk to life and property from stream bank erosion and flooding by incorporating appropriate controls and mitigation measures.
- Maintain and improve access, amenity and scenic quality of waterways and riparian lands.
- Development on waterways and riparian lands shall aim to return Group B and Group C creeks to a Group A standard (as described in Warringah Creek Management Study, 2004) through appropriate siting and development of development.

Requirements

1. The applicant shall submit a Waterway Impact Statement.
2. Development in Waterways and on the Riparian Land of Group A and Group B creeks (see DCP Map for Catchment Groupings) (Creek Management Study 2004) is required to have impervious surfaces offset by stormwater management controls so there is no net change in peak loads or pollutant loads in accordance with Councils On Site Stormwater Detention Technical Specification, Councils Water Sensitive Urban Design Policy STR-PL820 and Landcom's Managing Urban Stormwater (MUS): Soils and Construction (commonly referred to as the Blue Book).
3. Infrastructure such as roads, drainage, stormwater structures, services, etc. should be located outside land identified as Waterways and Riparian Land.
4. The Asset Protection Zone must not extend into land identified as Waterways and Riparian Land. Refer to NSW Rural Fire Service for site assessment methodology.

Note

1. In its consideration of development applications under this Part Council will have regard to its Protection of Waterways and Riparian Land Policy.

2. Development within 40m of a waterway may require a "controlled activity approval" pursuant to the Water Management Act 2000. Development that requires a controlled activity approval under the Water Management Act 2000 constitutes "integrated development" pursuant to sections 91 and 91A of the Environmental Planning and Assessment Act 1979. Before granting development consent to an application for consent to carry out the development, the consent authority must obtain the general terms of any approval from the relevant approval body. Applicants need to refer to this legislation separately.

Exceptions

Brookvale Brickworks: 20metre setback top of the bank of Greendale Creek.

E9 Coastline Hazard

Applies to Land

This control applies to land identified on the Warringah LEP Coastline Hazard Map.

Objectives

- To minimise the risk of damage from coastal processes and coastline hazards for proposed buildings and works along Collaroy Beach, Narrabeen Beach and Fisherman's Beach.
- To ensure that development does not have an adverse impact on the scenic quality of Collaroy, Narrabeen and Fisherman's Beaches.
- To ensure that development does not adversely impact on the coastal processes affecting adjacent land.
- To retain the area's regional role for public recreation and amenity.

Requirements

1. The risk of damage from coastal processes is to be reduced through having appropriate setbacks and foundations, as detailed in Criteria for the Siting and Design of Foundations for Residential Development (see Policy volume).
2. The applicant must demonstrate compliance with the Collaroy Narrabeen Coastline Management Plan.

Note

Council will take the following principles into account when it assesses development:

- i. When applications for development are lodged with Council both the Area of Wave Impact and Slope Adjustment and the Area of Reduced Foundation Capacity are to be marked on the plans submitted to Council;*
- ii. In the Area of Reduced Foundation Capacity, account is made of the reduced bearing capacity of the sand adjacent to the escarpment of a potentially fully eroded Area of Wave Impact and Slope Adjustment. Structures within the Area of Reduced Foundation Capacity should be designed such that loads are transmitted to soil foundations outside it. This would generally be achieved by piling structures within the Area of Reduced Foundation Capacity into the Stable Foundation Area below it as per Criteria for the Siting and Design of Foundations for Residential Development;*
- iii. For development within the Area of Reduced Foundation Capacity, geotechnical/ structural design of foundations (including specialist coastal engineering advice) may be required for the whole structure;*
- iv. A suitably qualified engineer must undertake the geotechnical/structural design of the foundations in accordance with coastal engineering considerations and the Criteria for the Siting and Design of Foundations for Residential Development, and the provisions of this part; and*
- v. Development must be constructed with a suitable floor level or in a manner that minimises the risk of coastal inundation for severe coastal storms occurring over the next 50 years*

E10 Landslip Risk

Applies to Land

This control applies to land identified on the Warringah Local Environmental Plan 2011 - Landslip Risk Map as Area A, Area B, Area C, Area D or Area E.

Objectives

- To ensure development is geotechnically stable.
- To ensure good engineering practice.
- To ensure there is no adverse impact on existing subsurface flow conditions.
- To ensure there is no adverse impact resulting from stormwater discharge.

Requirements

1. The applicant must demonstrate that:
 - The proposed development is justified in terms of geotechnical stability; and
 - The proposed development will be carried out in accordance with good engineering practice.
2. Development must not cause detrimental impacts because of stormwater discharge from the land.
3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.
4. To address Requirements 1 to 3:

i) For land identified as being in Area A:

Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.

If the preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D.

ii) For land identified as being in Area B or Area D:

A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.

If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application.

Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.

iii) For land identified as being in Area C or Area E:

A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer/ engineering geologist, must be submitted with the development application.

Also, a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.

iv) When a geotechnical report is required to be submitted, (determined in accordance with i) to iii) above), the report must include a risk assessment of landslip in relation to both property and life. The risk assessment must have regard to any guidelines published by the Australian Geomechanics Society.

Exceptions

1. No preliminary assessment of site conditions will be required in Areas B and D and no geotechnical and hydrological reports will be required in Areas C and E if the proposed development does not involve any site, building or structural works.

2. Council may determine that no geotechnical report is required for development situated in Areas C or E where this can be demonstrated by a preliminary assessment of site conditions, prepared by a suitably qualified geotechnical engineer / engineering geologist, in accordance with the Checklist for Council's Assessment of site conditions (see Notes).

3. Council may determine that no hydrological assessment is required for development situated in Areas C or E where this can be demonstrated by a preliminary assessment of site conditions, prepared by a suitably qualified geotechnical engineer/ engineering geologist, in accordance with the Checklist for Council's Assessment of site conditions (see Notes).

Note

Landslip Risk Classes A to E, described in the following table, correlate to Areas A to E on the Warringah LEP 2011 – Landslip Risk Map.

LANDSLIP RISK CLASS			
Landslip Risk Class	Topographic Position	Slope Angle (degrees)	Geology
A	Plateau areas, ridge crests, major spur slopes, footslope areas; and beach, foredune and alluvial flats.	< 5	At higher elevations, generally shallow residual soils developed on Hawkesbury Sandstone. Hawkesbury Sandstone exposed in occasional outcrops and in near vertical road cuts. Some areas of fill. At lower elevations, unconsolidated marine and alluvial sands often overlying deep marine sediments.
B	Flanking slopes.	5 to 25	Colluvial and residual soils, possibly deeper than in Class A, developed on Hawkesbury Sandstone. Minor detached sandstone blocks, occasional exposures of sandstone in cliffs and road cuts. Occasional fill areas associated with playing fields, roads and some developments.
C	Steeper slopes, generally near coastal areas and adjacent to creeks and major gullies.	> 25	Colluvial soils and bouldery talus, with detached blocks of sandstone on steep escarpment areas, developed on Hawkesbury Sandstone. Near vertical cliffs to approximately 50m high at Dee Why Head.
D	Flanking slopes (Collaroy Plateau area)	5 to 15	Colluvial and residual soils (possibly deeper than in Class A) developed on Narrabeen Group or Hawkesbury Sandstone. Minor detached sandstone blocks, occasional exposures of sandstone in cliffs and road cuts. Occasional fill areas associated with playing fields, roads and some developments.
E	Steeper slopes (Collaroy Plateau area)	> 15	Colluvial & residual soils & bouldery talus, with detached blocks of sandstone on steeper escarpment areas, developed on Narrabeen Group or Hawkesbury Sandstone. Near vertical cliffs up to about 20m high.

SUGGESTED CHECKLIST FOR COUNCIL'S ASSESSMENT OF SITE CONDITIONS

1.0	LANDSLIP RISK CLASS (circle Landslip Risk Class in which site is located)
	A A Geotechnical report not normally required.
	B B Preliminary assessment of site conditions required to determine whether a geotechnical report is required.
	C C Geotechnical report required.
	D Preliminary assessment of site conditions required to determine whether a geotechnical report required.
	E Geotechnical report required.

2.0	SITE LOCATION
	Street no. & Name, Position in street (above or below), Site dimensions (block shape & size);

3.0	PROPOSED DEVELOPMENT:
	General description, including maximum excavation depths, maximum fill depths, and proximity to existing structures;

4.0	EXISTING SITE DESCRIPTION:
	eg. Topography, slope angles (in degrees), exposures of rock and soil, existing site development, evidence of possible slope instability.

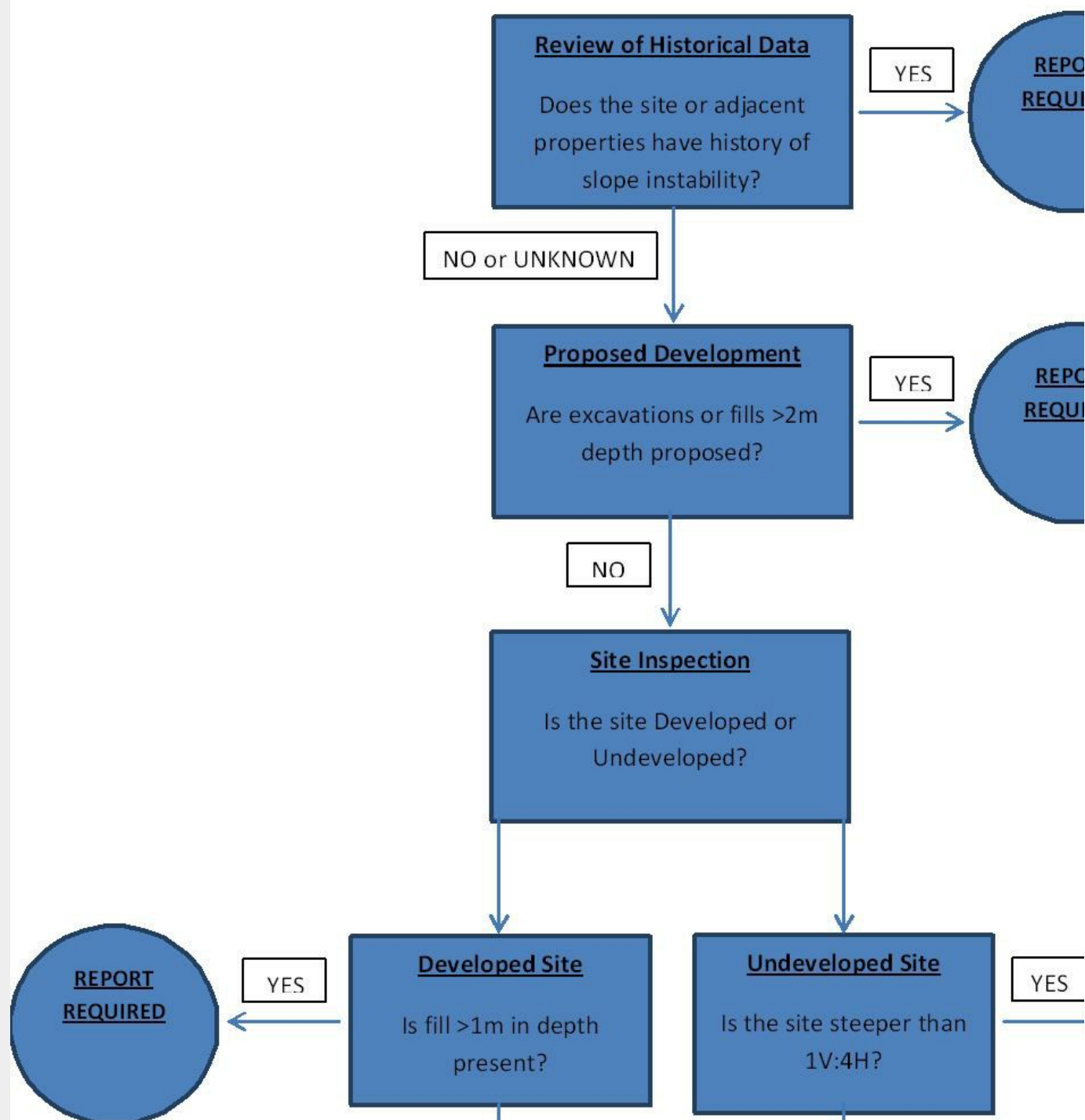
5.0	RECOMMENDATIONS
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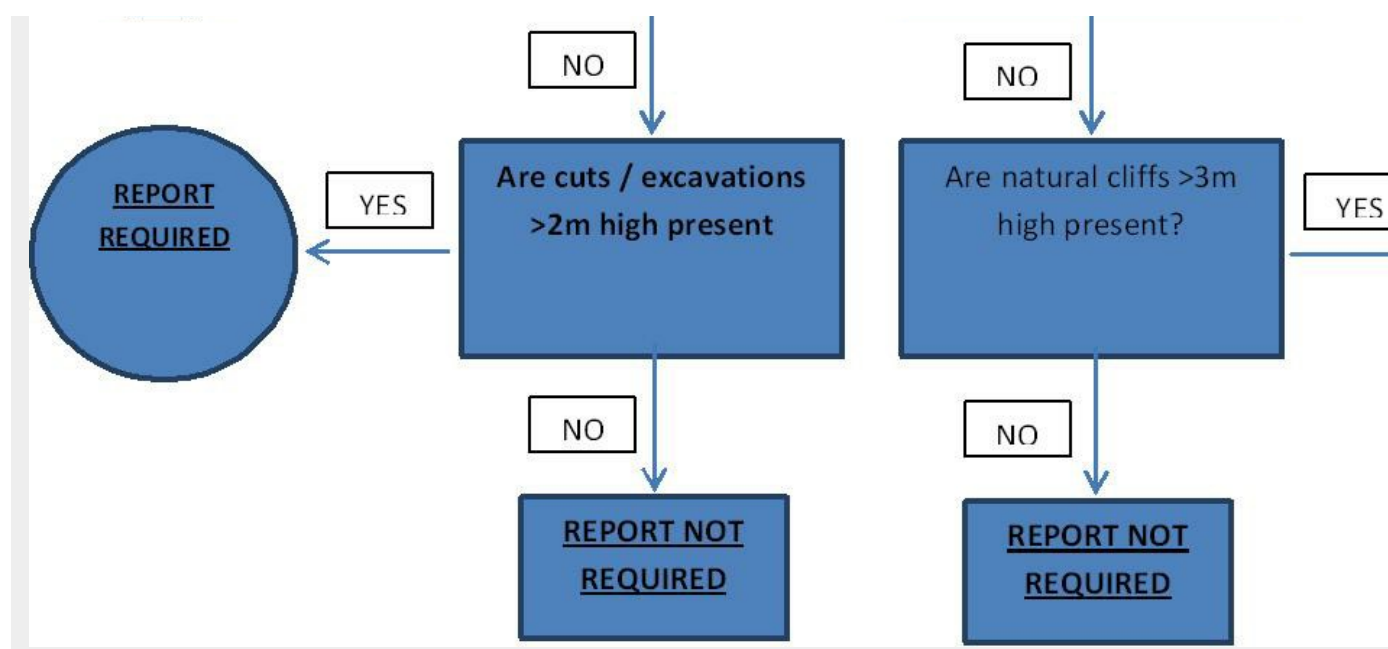
Based on the above items, and the attached flowchart that indicates the principal factor(s) considered in the assessment, it is recommended that:
Geotechnical assessment is required.
Geotechnical assessment is not required.
Other comments:

6.0 DATE OF ASSESSMENT;

7.0 ASSESSMENT BY;

CHECKLIST FOR COUNCIL'S ASSESSMENT OF CONDITIONS AND NEED FOR GEOTECHNICAL RE GEOTECHNICAL CLASS B AND D





E11 Flood Prone Land

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011, Clause 6.3 Flood planning, applies and to land that is identified on the DCP Map High Flood Risk Planning Precinct, DCP Map Medium Risk Planning Precinct and DCP Map Low Flood Risk Planning Precinct.

Objectives

- To ensure the development is compatible with the flow regime of the waterway.
- To ensure that existing development is not adversely affected through increased flood damage and / or flood hazard as a result of new development.
- To provide for the safety of people and property.
- To provide a mechanism to control development on flood prone land.
- To ensure a sustainable and holistic catchment wide approach is taken to development on flood prone land.

Requirements

1. Proposed development must comply with the relevant requirements in the following Matrix Table and the Matrix Table Requirements.
2. There shall be sufficient openings in any proposed fence to allow the movement of floodwaters through the fence. A report prepared by a suitably qualified person is required to be submitted with the application certifying that the opening sizes in the proposed fence(s) for the specific property will not impede the anticipated flows.

		High Flood Risk Planning Precinct							
	Land Use	Essential Services & Infrastructure	Vulnerable Development	New Residential Accommodation	New Commercial & Industrial	Subdivision	Concessional Development	Residential Swimming Pools	Recreational Facility (outdoor)
A	Floor Levels	8	8	8	8		3, 4, 7	6, 7	7
B	Building Components	2, 3	2, 3	1	2, 3		1 or 2	1, 4	1
C	Structural Soundness	3	3	1	3		1	1	1
D	Impact of Development	3	3	1	3	3	1	2	1
E	Evacuation	2, 3	2, 3	1, 3	2, 3	4	3		2, 3
F	Management & Design	3, 4	3, 4	3, 4	3, 4	1	2	4	4
G	Car Storage	2, 5	2, 4, 5	1, 3, 5	2, 4, 5		1, 3, 4, 5		2

		Medium Flood Risk Planning Precinct							
	Land Use	Essential Services & Infrastructure	Vulnerable Development	New Residential Accommodation	New Commercial & Industrial	Subdivision	Concessional Development	Residential Swimming Pools	Recreational Facility (outdoor)
A	Floor Levels	8	8	1, 4, 7	2 or 5, 7		3, 4, 7	6, 7	7
B	Building Components	2,3	2,3	1	2, 3		1 or 2	1, 4	1
C	Structural Soundness	3	3	1	3		2	2	2
D	Impact of Development	3	3	1	3	1	2	2	2
E	Evacuation	2, 3	2, 3	1, 3	2, 3	4	3		2, 3
F	Management & Design	3, 4	3, 4	2	3, 4	1	2	4	4
G	Car Storage	2, 5	2, 4, 5	1, 3, 4, 5	2, 4, 5		1, 3, 4, 5		2

		Low Flood Risk Planning Precinct							
	Land Use	Essential Services & Infrastructure	Vulnerable Development	New Residential Accommodation	New Commercial & Industrial	Subdivision	Concessional Development (except residential concessional development)	Residential Swimming Pools	Recreational Facility (outdoor)
A	Floor Levels	8	2, 7		2 or 5, 7		3, 4, 7		7
B	Building Components	2,3	2, 3		2		1 or 2		1
C	Structural Soundness	3	3		4		2		3
D	Impact of Development	3	3		3	2	2		2
E	Evacuation	2, 3	2, 3		2, 3	4	3		2, 3
F	Management & Design	3, 4	3, 4		3, 4	1	2		4
G	Car Storage	2, 5	2, 4, 5		2, 4, 5		1, 3, 5		2

Matrix Table Requirements

A - Floor Levels

1. Floor levels are to be equal to or higher than the Flood Planning Level (FPL).
2. Floor levels are to be equal to or higher than the FPL. A Flood Risk Assessment is required to assess the risk to life and flood hazard of the site and determine if floor levels should be set at PMF level.
3. Floor levels are to be equal to or higher than the FPL when undertaking alterations or additions. The ceiling height of the existing building is to allow room for potential future raising of the floor level to the FPL. A flood risk assessment is required if this cannot be achieved.
4. Floor levels of balconies are to be set at a minimum of the FPL.
5. If the land use is changing to residential, all floor levels must be raised to the FPL.
6. The top of the swimming pool must be built to ground level (existing).
7. No net loss of flood storage is to occur. Compensation works may be permitted.
8. A Flood Risk Assessment is required to assess the risk to life and flood hazard at the site and determine if floor levels for the proposed development can be safely set at a minimum of the PMF level or FPL whichever is greater.

B - Building Components and Method

1. All structures to have flood compatible building components and/or withstand the hydraulic forces of 100 year velocities, up to the FPL.
2. All structures to have flood compatible building components up to the PMF level to withstand the hydraulic forces of the PMF at the site.
3. All services must be located above the PMF level.
4. Swimming pool fences are not to impede the flow of floodwaters.

C - Structural Soundness

1. A Flood Risk Assessment from a suitably qualified person is required to certify that any structure can withstand the forces of floodwater, debris and buoyancy up to the FPL.
2. Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to the FPL.
3. A Flood Risk Assessment from a suitably qualified person is required to certify that any structure can withstand the forces of floodwater, debris and buoyancy up to and including the PMF level plus a suitable freeboard specific to the site.
4. Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including the PMF level plus a suitable freeboard specific to the site.

D - Impact of Development

1. A Flood Risk Assessment from a suitably qualified person is required to certify that the development will not increase flooding or negatively impact on the velocities of the flood waters upstream or downstream in a 100 year flood event.
2. Applicant to demonstrate the structure will not cause increase in flooding, or negatively impact on the velocities of the flood waters upstream or downstream in a 100 year flood event.
3. A Flood Risk Assessment from a suitably qualified person is required to certify that the development will not increase flooding upstream or downstream in PMF event

E -Evacuation

1. All new dwellings should contain an appropriate area to shelter in place above the PMF. Flood compatible materials should be used in the building materials up to the PMF.
2. Reliable access for pedestrians and / or vehicles is required above the PMF level or the FPL whichever is higher.
3. Existing and proposed developments shall be required to produce and maintain a Flood Emergency and Evacuation Plan that demonstrates that any occupants will be able to safely shelter in place in a PMF or have reliable access for pedestrians to evacuate safely above the PMF.
4. Applicant to demonstrate that evacuation of potential development is in accordance with this Development Control Plan.

F - Management and Design

1. The applicant must demonstrate that the development proposed as a result of the proposed subdivision can meet the relevant objectives and

requirements of the Flood Prone Land section of the DCP.

2. The applicant must demonstrate that area is available to store goods (goods that may cause pollution or are potentially hazardous) above the FPL.
3. The applicant must demonstrate that area is available to store goods above the PMF level plus a suitable freeboard specific to the site.
4. There is to be no external storage of materials below the FPL which may cause pollution or be potentially hazardous during a flood. Any storage of such materials up to the PMF level is to be protected by bunds.

G - Car Storage

1. Car park floor levels (including stand alone garages, multistorey and under building open areas) to be set at the 100 year flood level. The installation of movement devices may be required for protection against the movement of vehicles.
2. Car park floor levels (including stand alone garages, multistorey and under building open areas) to be set so that floodwaters are no more than 200mm deep in a PMF. The installation of movement devices may be required for protection against the movement of vehicles in a PMF.
3. Where the garage is connected to the house, the garage floor level must be set at or above the 100 year flood level. The entrance from the garage into the dwelling must be set at the FPL. The height of the garage ceiling is to allow room for potential future raising of the floor level to the FPL.
4. The basement car park area must have a ramp set with a crest at the FPL to prevent floodwaters entering the car park. All potential water entry points are to be set at or above the FPL.
5. Carports are to have no more than 200mm depth of floodwater or 0.5m/s velocity of floodwater flowing through in a 100 year flood event. The installation of movement devices may be required for protection against the movement of vehicles.

Note

How to use the matrix:

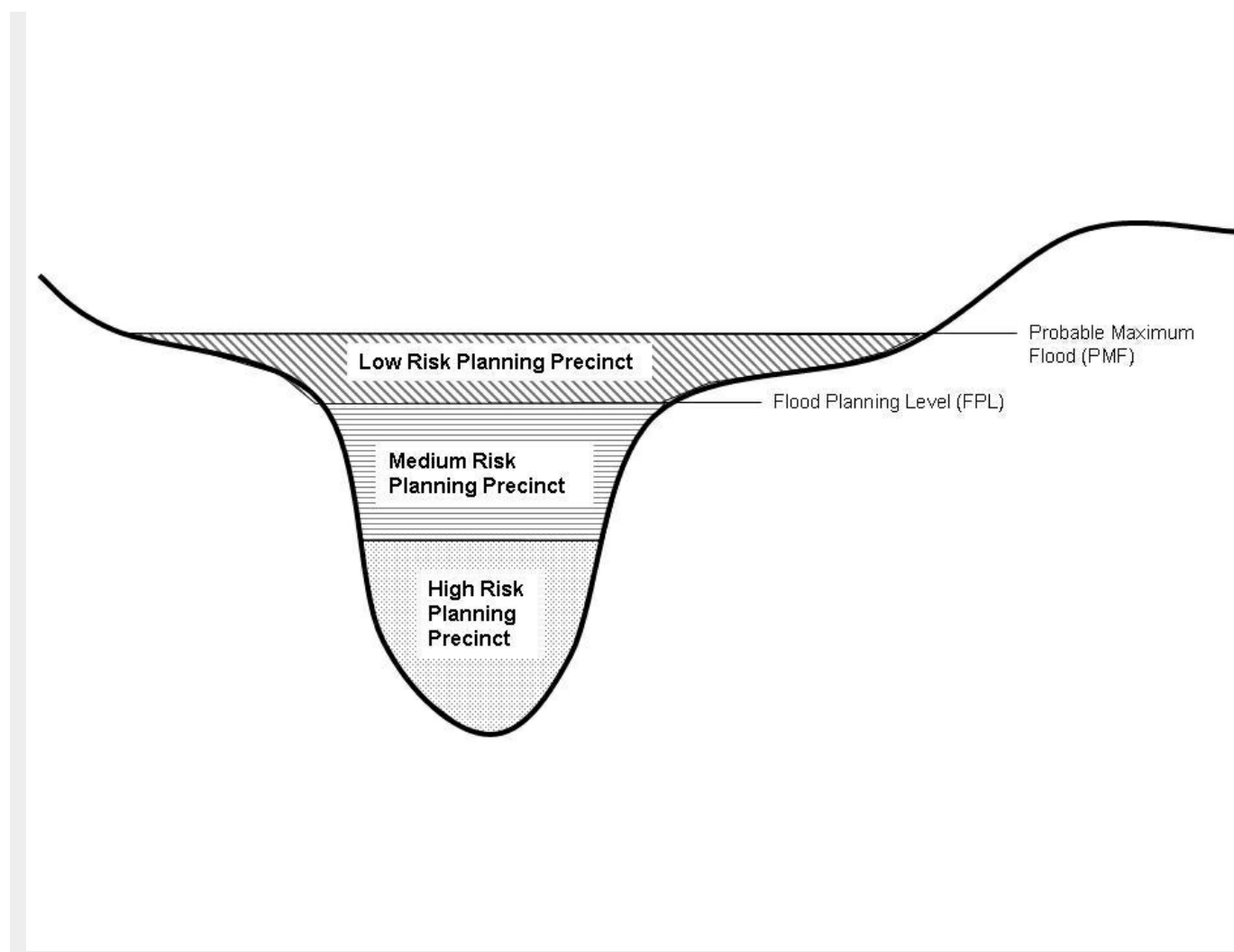
1. Determine which Flood Risk Planning Precinct map the site is in.
2. Determine which land use type is applicable.
3. Read down the relevant land use column and cross reference the numbers within each row to the corresponding heading under 'Matrix Table Requirements'.
4. Ensure the proposed development meets these requirements.
 - a) For example, if the proposed development involves building a residential dwelling within a medium flood risk planning precinct, the floor levels will need to comply with requirements 1, 4 and 7 under 'Floor Level' in the Matrix Table.
 - b) If a property is subject to two or more Flood Risk Planning Precincts, then the requirements of the higher risk category must be met.

Categories of Flood Risk

Flood prone land within Warringah has been categorised as being a High, Medium or Low Risk. These flood risk planning precincts are based on the hazard classifications and hydraulic categories as defined in the NSW Floodplain Development Manual 2005.

The suitability of various land uses and development types has been determined in relation to these flood prone land categories. Each of the floodplains within the Warringah LGA has been categorised into three different levels of potential flood risk, being High, Medium and Low.

The following provides an overview of each of the three categories of flood risk.



High Flood Risk Planning Precinct

The High Risk Planning Precinct is:

- located within a defined floodway or high hazard area
- where high flood damages occur;
- there is risk to life and danger to personal safety;
- evacuation problems are predicted;
- development would significantly and adversely affect flood behaviour within the catchment; and
- there would be a significant risk to personal safety and property damage without compliance with flood related building and planning controls.

Accordingly, the highest level of development restrictions apply within this precinct.

Medium Flood Risk Planning Precinct

The Medium Flood Risk Planning Precinct has been defined as land below the FPL but not within the High Flood Risk Planning Precinct.

These are the areas of the floodplain where development limits and controls are used to reduce the frequency of exposure of people and property to flood risk and the associated danger and damage. Development controls in this area may limit the area that can be developed and may include minimum fill levels, minimum floor levels, the requirement to use flood compatible building materials and the need to address emergency management issues.

Low Flood Risk Planning Precinct

The Low Flood Risk Planning Precinct has been defined as all other land within the floodplain (i.e. land below the PMF level but above the FPL) but not identified within either the High Flood Risk Planning Precinct or the Medium Flood Risk Planning Precinct, where risk of damage is low for most land uses

The Low Flood Risk Planning Precinct permits most land uses within this precinct, except where evacuation for limited mobility or large numbers of people put these people at additional risk with respect to personal safety.

Council may require an assessment of the level of flood risk associated with the land use and subsequent control measures to manage this risk. The detail and technical complexity of the flood risk assessment are to reflect the scale of the development. Council has technical guidelines that outline the requirements for the preparation of a Flood Risk Assessment and these can be provided on request. Council should

be consulted to determine what information is already available on flood risk for the development site and surrounding areas to help in writing the Flood Risk Assessment.

Part G Special Area Controls

Part G Special Area Controls may contain site specific requirements that differ from those contained in this Part. In the event of any inconsistency between Part G and this Part, the requirements of Part G will prevail.

Advice to proponents of residential development

The NSW Government Guideline on Development Controls on Low Flood Risk Areas – Floodplain Development Manual, 2007 does not support the imposition of flood related development controls to residential development in Low Flood Risk precincts. However, for residential development that is new development, concessional development or residential swimming pools Council advises that the following Low Risk Planning Precinct matrix table should be used to guide residential development.

Low Flood Risk Planning Precinct	New Residential Accommodation	Concessional Development (Residential)	Residential Swimming Pools
A Floor Level		3, 4, 7	
B Building Components		1 or 2	
C Structural Soundness	2	2	2
D Impact of Development	2	2	2
E Evacuation	1, 3	3	
F Management and Design	2	2	4
G Car Storage		1, 3, 5	

Part F Zones and Sensitive Areas

F1 Local and Neighbourhood Centres

Applies to Land

This control applies to land identified as zone B1 Neighbourhood Centre or B2 Local Centre on the Warringah Local Environmental Plan 2011 - Land Zoning Map.

Objectives

- To encourage good design and innovative architecture.
- To provide a safe and comfortable environment for pedestrians.
- To provide a range of small-scale shops and business uses at street level with offices or low-rise shop-top housing to create places with a village-like atmosphere.
- To enhance the established scale and pattern of development and the continuity of existing streetscapes.
- To enhance the public domain.
- To increase adaptability, environmental performance and amenity of buildings.

Requirements

1. Buildings are to define the streets and public spaces and create environments that are appropriate to the human scale as well as being interesting, safe and comfortable.
2. The minimum floor to ceiling height for buildings is to be 3.0 metres for ground floor levels and 2.7 metres for upper storeys.
3. The design and arrangement of buildings are to recognise and preserve existing significant public views.
4. Development that adjoins residential land is not to reduce amenity enjoyed by adjoining residents.
5. The built form of development in the local or neighbourhood retail centre is to provide a transition to adjacent residential development, including reasonable setbacks from side and rear boundaries, particularly above ground floor level.
6. Buildings greater than 2 storeys are to be designed so that the massing is substantially reduced on the top floors and stepped back from the street front to reduce bulk and ensure that new development does not dominate existing buildings and public spaces.
7. Applicants are to demonstrate how the following significant considerations meet the objectives of this control:
 - Scale and proportion of the façade;
 - Pattern of openings;
 - Ratio of solid walls to voids and windows;
 - Parapet and/or building heights and alignments;
 - Height of individual floors in relation to adjoining buildings;
 - Materials, textures and colours; and
 - Architectural style and façade detailing including window and balcony details
8. Footpath awnings should be designed to allow for street tree planting.
9. Awnings should be consistent in design, materials, scale and overhang with adjacent retail developments.
10. Awnings should have an adequate clearance from the kerb.
11. **Manly Vale**

Condamine Street will be enhanced by ensuring the design of buildings and use of land maintains activity at street level and creates a cohesive and

attractive streetscape. Vehicle access will be provided from streets other than Condamine Street.

12. Forestville

At Forestville the pedestrian Mall will continue to be the focus of retail activity. The centre will be developed as a lively neighbourhood centre incorporating a mix of retail, commercial, housing and community uses. Future retail development will address the Mall and its entrances and pedestrian access to retail facilities will be obtained from these places.

The established pattern of small shop front development will be maintained by ensuring building facades are broken into distinct vertical segments. Solar access will be maintained by ensuring buildings greater than 2 storeys in height are set back appropriately and the safety of the Mall will be enhanced by the development of shop top housing. New development will be compatible with the character of existing development, incorporating roof pitch and face brick construction.

Vehicle access from Warringah Road will be replaced with new access from Starkey and Darley Streets. A pedestrian access will be established and maintained between the Mall and a bus stop along Warringah Road.

Site amalgamation will be encouraged to facilitate redevelopment and enable all car parking to be provided below ground or behind buildings using shared driveways where possible.

13. The Strand, Dee Why

Ground floor premises along The Strand, Dee Why will be characterised by restaurants, cafes, shops and leisure-related uses that create active building fronts and contribute to the life of the streets. Housing will characterise upper floors.

Despite Requirement 2, the minimum floor to ceiling height for buildings on land zoned B2 Local Centre at The Strand, Dee Why, is to be 3.6 metres for ground floor levels and 2.7 metres for upper storeys.

The interrelationship between the beach and park and development along The Strand is an important aspect of the character of the area. The design of buildings and shopfronts will have a strong complementary relationship to their beach and parkland setting and help create comfortable, interesting and safe pedestrian environments. Outdoor eating areas in particular will be encouraged.

Above the second storey, buildings will step back from The Strand, Oaks and Howard Avenues and Dee Why Parade and building height will be restricted to maintain solar access to the parklands and ensure the scale of buildings does not dominate public spaces or views from the park or beach.

The corners of Howard Avenue and The Strand, however, are to be strongly defined by virtue of building height and design. Vehicular access for the purposes of servicing at the rear of commercial premises along The Strand needs to be retained.

14. Pittwater Road, Collaroy

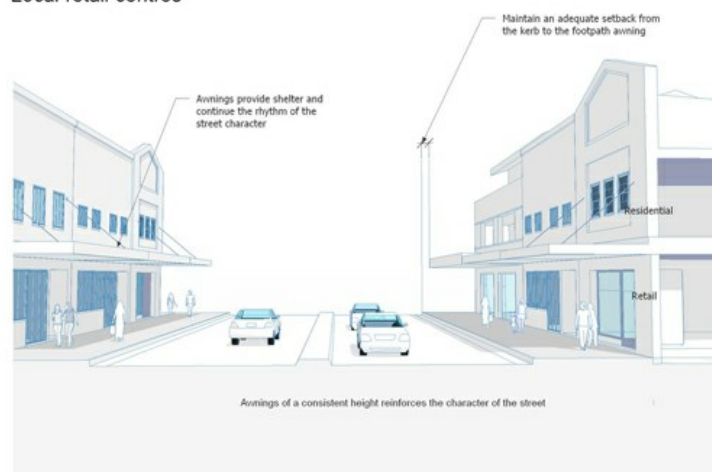
Buildings greater than 2 storeys in height within the centre are to be designed so that the massing is substantially reduced on the top floors thereby reducing the visual bulk of the development and enabling views between buildings.

15. Forestway Shops

(a) At Forestway Shops, expansion or alteration to the existing approved buildings is to address the relationship of the development with the adjoining residential area and pedestrian and vehicular access and circulation.

(b) Parking and access arrangements are to minimize conflicts between pedestrians and vehicles. Additional vehicular access from streets other than Forest Way is preferred.

Local retail centres



F2 Brookvale Brickworks

Applies to Land

This control applies to land known as the Brookvale Brickworks (Lots 11 and 12 in DP 1101677).

Requirements

1. Greendale Creek is not to be piped or channelled where it passes through the Brookvale Brickworks.
2. Development including driveways and paths is to be set back a minimum of 20 metres from the top of the bank of Greendale Creek. This area is

to consist of a mixture of native trees, shrubs and groundcovers.

3. Pedestrian access may be provided in the form of a pathway along the alignment of the Creek.

4. An area of communal open space is to be provided which is central to the development and which incorporates information that interprets the significance of the site and a restored building element which relates strongly to the brick making processes once operating on the site.

F3 SP1 Special Activities

Land in the SP1 zone will continue to be used for the special uses identified in the links below. Further development of land will generally need to be sympathetic to the scale and amenity of surrounding development, particularly adjacent to residential zones. The natural landscape will be protected and enhanced and development should not create buildings which dominate long distance views of the area.

Sports Centre, Wakehurst Parkway, Narrabeen

The land will retain its existing bushland character. There will be no new development on ridgetops or in places that will disrupt the skyline when viewed from Narrabeen Lagoon and The Wakehurst Parkway. The natural landscape, including landforms and vegetation, will be protected and enhanced. Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services. Buildings will be designed to blend with the colours and textures of the surrounding landscape.

A dense bushland layer will be retained or established along Wakehurst Parkway. Fencing is not to detract from the landscaped vista of the streetscape and/or adjoining land.

Development in the locality will not create siltation or pollution of Narrabeen Lagoon and its catchment and will ensure that ecological values of natural watercourses are maintained.

The multi-use trail around Narrabeen Lagoon will be maintained for the recreational use of the general public.

War Veterans Village, Narrabeen

The War Veterans site will continue to provide housing for older people and associated uses to meet the needs of residents within the locality.

Future development will respond to the visual prominence of this site by keeping buildings below the predominant tree line when viewed from the Narrabeen Lagoon viewing catchment. Articulated building forms, landscaping and colours will combine to break up apparent building mass and reduce the impact of new development on long distance views of the locality. Landscaping and the redevelopment of existing buildings so that their visual presence in the Narrabeen Lagoon viewing catchment is reduced will be strongly encouraged.

The scale and height of development along Veterans Parade and Lantana Avenue will be consistent with the adjacent established residential development and buildings are to address the street. New buildings will be grouped in areas that will minimise disturbance of vegetation and landforms. Bushfire hazard reduction measures and stormwater detention required as a result of development will be contained within the site.

Visually and ecologically significant vegetation species and communities and significant natural landforms will be preserved in their natural state.

Defence Land, South Creek Road, Collaroy

Future development will be sympathetic to the pattern, scale and landscape character of surrounding residential development. Buildings will be sited and designed to ensure that existing and future residential amenity is maintained or improved. The spread of indigenous tree canopy will be enhanced where possible and natural landscape features such as rock outcrops and remnant bushland preserved.

Salvation Army Centre (Senior's Housing and Function Centre), Collaroy

The spread of indigenous tree canopy will be enhanced where possible and natural landscape features, such as rock outcrops and remnant bushland, will be preserved. Buildings must be designed to integrate with the natural landscape and topography and minimise their visual impact when viewed from afar. The existing bushland on the northern and western portions of the site will be preserved.

Health Services Facility, Collaroy

Future development of Lot 202 and DP1100018 (known as the Old Collaroy Hospital Site) at Collaroy will be sympathetic to the pattern, scale and landscape character of the street and surrounding development. Buildings will be sited and designed to ensure that the existing and future residential amenity for neighbouring properties is maintained or enhanced.

Facilities for People with a Disability, Allambie Heights

The site is characterised by various buildings and associated car parking areas interspersed by landscaping and occasional remnant bushland. Development is to be sited and designed to ensure impacts upon the nearby residential areas are minimised.

Future development will ensure that the relationship of the site with district bushland is reinforced by protecting and enhancing the spread of indigenous tree canopy and preserving the natural landscape, including rock outcrops and remnant bushland. New landscaping works are to comprise predominantly locally indigenous species.

Development is to be designed to ensure that long distance views of the land are not dominated by the built form. The texture, colour and design of new development is to complement the existing bushland within and around the land.

Development is not to compromise the viability of threatened or potentially threatened species populations or habitats. Potential "edge effects" of development on these species, communities, populations and/or habitats are to be minimised and managed.

Development is to include measures to minimise the potential adverse impacts upon the water quality of the Manly Dam. Existing creeks and natural watercourses are to remain undeveloped and are to include a riparian buffer zone comprising appropriate vegetation.

Hydraulics Laboratory (Research Station), King Street, Manly Vale

Substantial regional parklands and bushland are in close proximity to this site. Future development will recognise the relationship of the land to

the surrounding bushland and will reinforce this by protecting and enhancing the spread of indigenous tree canopy and preserving remnants of the natural landscape such as rock outcrops, bushland and watercourses.

The use of materials that blend with the colours and textures of the natural landscape will be encouraged. Development on hillsides will integrate with the natural landscape and topography.

Cemetery, Hakea Avenue, French's Forest

Future development should conserve existing vegetation, particularly bushland. This will be reinforced by protecting and enhancing the spread of indigenous tree canopy and preserving the natural landscape, including rock outcrops and remnant bushland. New landscaping works are to comprise predominantly endemic species. The scale of buildings should complement surrounding properties. The use of materials that blend with the colours and textures of the natural landscape will be encouraged.

F4 SP2 Infrastructure Zone

Kimbriki Recycling and Waste Disposal Centre (Waste or Resource Management Facility), Ingleside

This area will continue to provide the core business functions of a Waste or Resource Management Facility.

The land will be managed appropriately to avoid adverse impacts on Deep Creek and its catchment.

Bare Creek (Waste or Resource Management Facility), Belrose

This land will continue to be used for general waste disposal, including landfill and recycling. Over time the landfill will be phased out and the area rehabilitated. The waste facility including waste transfer, recycling and processing operations will continue to operate. Future development will be integrated with the landscape and topography and be visually unobtrusive. The use of materials that blend with the colours and textures of the natural landscape will be encouraged. The relationship of the land with the surrounding bushland will be reinforced by incorporating locally indigenous plant species in future development.

Part G Special Area Controls

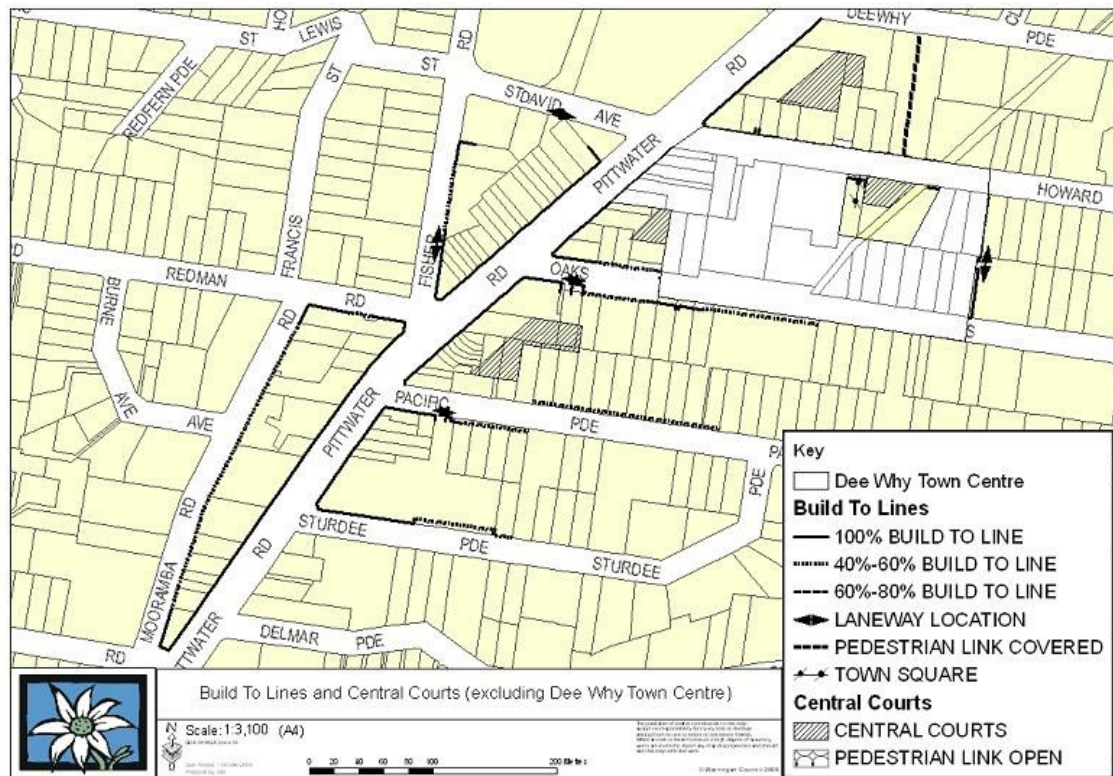
Note

This part of the DCP covers development control in specific parts of Warringah. Part B Built Form Controls does not apply to land described in Part G Special Area Controls. All other parts of the DCP apply to land described in Part G Special Area Controls. In the event of any conflict between this part and other parts of the DCP, the provisions of this part shall prevail in relation to the identified areas.

Notes

G1 Dee Why Mixed Use Area





Area 1 Dee Why Parade

Applies to Land

Applies to the land shown as 'Area 1' on the map Dee Why areas zoned B4 Mixed Use (excluding Dee Why Town Centre) under WLEP.

Objectives

- To encourage good design and innovative architecture.
- To create an environment that is human in scale as well as comfortable, interesting and safe.
- To provide a transition between the Town Centre and adjacent residential areas.
- To ensure shops and dwellings enjoy good access to natural light and buildings address the street.

Requirements

- On Dee Why Parade the articulation of building facades will be broken into smaller elements with strong vertical proportions.
- Future development on the southern side of Dee Why Parade is to be designed so that a 3 storey podium adjoins the sidewalk and establishes a coherent parapet line. Above the parapet line additional storeys will be set back from the front and the side boundaries so that the scale of development does not dominate Dee Why Parade. Spaces are to be created between buildings to add interest to the skyline, reduce the mass of development and facilitate the sharing of views and sunlight.
- Minimum ceiling heights will be required to emphasise the ground floor of buildings (which incorporate uses other than housing), to maximise the amenity of dwellings and to facilitate their adaptation for other purposes.
- Building layout and access are to be in accordance with the Build To Lines and Central Courts map of this section.
- The maximum number of storeys permitted is 5.
- The maximum area of the floorplate of the upper floors of buildings on the southern side of Dee Why Parade is to be as follows:
 - above the topmost storey (including plant and equipment rooms, lofts etc): 30% of the area of the ground floor floorplate;
 - topmost storey: 50% of the area of the ground floor floorplate; and
 - second topmost storey: 70% of the area of the ground floor floorplate
- The minimum floor to ceiling heights are:
 - Ground floor storey (other than where used for housing): 3.6 metres; and
 - Upper storeys: 2.7 metres
- On the southern side of Dee Why Parade the first 3 storeys of buildings must be setback at least 8 metres from the kerb. Storeys above the third storey must be setback at least 16 metres from the kerb.
- Continuous footpath awnings must be provided over footpaths.
- Carparking facilities must be provided below ground or behind buildings. Outdoor parking areas must be provided with trees that have a mature tree canopy cover of 70% over the area.

Note

Landscaped Open Space does not apply in this area

Area 2 Howard Avenue

Applies to Land

Applies to the land shown as 'Area 2' on DCP Map Dee Why areas zoned B4 Mixed Use (excluding Dee Why Town Centre) under WLEP 2009.

Objectives

- To ensure that Howard Avenue is the primary boulevard in the Dee Why Town Centre and the focus of shopping and community activity.
- To encourage good design and innovative architecture.
- To encourage building design that will contribute to the life of public spaces by helping to define the streets and public spaces.
- To create an environment that is human in scale as well as comfortable, interesting and safe.
- To ensure shops and dwellings enjoy good access to natural light.
- To ensure buildings have an active street frontage.

Requirements

1. Development is to have a 4 storey podium that adjoins the sidewalk and establishes a coherent parapet line along Howard Avenue. Above the parapet line additional storeys will be set back to maintain solar access to the sidewalks and ensure that the scale of buildings does not dominate public spaces.
2. Buildings are to be articulated in such a way that they are broken into smaller elements with strong vertical proportions and spaces are created between buildings at the upper levels to add interest to the skyline, reduce the mass of the building and facilitate the sharing of views and sunlight.
3. The overall height of buildings is to be such that long distance views of Long Reef Headland, the top of the escarpment to the west of Pittwater Road and the Norfolk Island Pines next to Dee Why Beach are preserved.
4. Building layout and access are to be in accordance with the Build To Lines and Central Courts map (in this section) so that the spaces behind buildings combine to form central courts with limited vehicular access.
5. Site amalgamation will be encouraged to facilitate new development and enable all carparking to be provided below ground or behind buildings using shared driveways where possible.
6. A public square will be created at the eastern end of the locality.
7. The maximum number of storeys permitted is 6.
8. The maximum area of the floorplate of the upper floors of buildings is to be as follows:
 - above the topmost storey (including plant and equipment rooms, lofts etc): 30% of the area of the ground floor floorplate;
 - topmost storey: 50% of the area of the ground floor floorplate;
 - second topmost storey: 70% of the area of the ground floor floorplate
 The minimum floor to ceiling heights are as follows:
 - ground floor storey: 3.6 metres;
 - upper storeys: 2.7 metres
9. Build-to lines have been established to ensure future development considers the streets and public spaces (Build To Lines and Central Courts map).

For the first 4 storeys of buildings, build-to lines have been set at:

 - 4.5 metres from the kerb on the northern side of Howard Avenue;
 - 8 metres from the kerb on the southern side of Howard Avenue, except:
 - near the intersection of Howard Avenue and Pittwater Road as indicated on Map B, where the build-to line on either side of Howard Avenue is the front property boundary.

For storeys above the fourth storey, build-to lines have been set at:

 - 12.5 metres from the kerb on the northern side of Howard Avenue;
 - 16 metres from the kerb on the southern side of Howard Avenue, except:
 - near the intersection of Howard Avenue and Pittwater Road as indicated on the map, where the build-to line on either side of Howard Avenue is 8 metres
10. Future development is to observe the build-to lines (Build To Lines and Central Courts map in this section) as follows:
 - Where a proposed building, or part of a proposed building, adjoins a 100% build-to line, the whole of the relevant building facades is to be built on this line. Variations of up to 300mm may be permitted to add visual interest and allow articulation of building facades.
 - Where a proposed building, or part of a proposed building, adjoins a 60-80% build-to line, between 60% and 80% of the relevant building facades is to be built on this line. Variations of up to 300 mm may be permitted to add visual interest and allow articulation of building facades within the 60-80% component of the building. Variations of as much as 3 metres (back) and 300 mm (forward) will be permitted outside the 60-80% component.
 - Where a proposed building, or part of a proposed building, adjoins a 40-60% build-to line, between 40-60% of the relevant building facades is to be built on this line. Variations of up to 300 mm may be permitted to add visual interest and allow articulation of building faces within 40-60% component of the building. Variations of as much as 3 metres (back) and 300 mm (forward) will be permitted outside the 40-60% component.
11. Light weight structures that do not add to the visual mass of the building, such as pergolas and balconies, may penetrate the build-to lines.
12. At ground floor level strict compliance with the build-to lines is not essential.
13. Continuous footpath awnings must be provided over all footpaths.
14. Where the Build To Lines and Central Courts map indicates a pedestrian link such a link is to be provided (or maintained). This map also indicates whether the link is to be an enclosed link (such as an arcade) or an open link.
15. Car parking facilities must be provided below ground or behind buildings in shared parking areas (Build To Lines and Central Courts map).
16. Ground level car parking facilities in the central courts must be provided with trees with a mature tree canopy cover of 70% over the area.

Area 3 Oaks Avenue

Applies to Land

Applies to the land shown as 'Area 3' on DCP Map Dee Why areas zoned B4 Mixed Use (excluding Dee Why Town Centre) under WLEP 2009.

Objectives

- To encourage good design and innovative architecture.
- To create an environment that is human in scale as well as comfortable, interesting, safe and smaller in scale than buildings in neighbouring Howard Avenue.
- To ensure shops and dwellings enjoy good access to natural light and buildings address the street.

Requirements

1. Future development will be designed so that a 3 storey podium adjoins the sidewalk and establishes a parapet line along Oaks Avenue. Above the parapet line additional storeys will be set back to maintain solar access to the sidewalks and ensure that the scale of buildings does not dominate public spaces. Buildings are to be articulated in such a way that they are broken into smaller elements with strong vertical proportions and spaces are created between buildings at the upper levels to add interest to the skyline, reduce the mass of the building and facilitate the sharing of views and sunlight.

Avoid continuous use of wall planes
Continuous walls accentuate the bulk of any development.



2. The overall height of buildings is to be such that long distance views of Long Reef Headland, the top of the escarpment to the west of Pittwater Road and the Norfolk Island Pines next to Dee Why Beach are preserved.
3. Building layout and access are to be in accordance with the Build To Lines and Central Courts map.
4. The spaces behind buildings combine to form central courts with limited vehicle access to a restricted number of places.
5. Site amalgamation will be encouraged to facilitate new development and enable all carparking to be provided below ground or behind buildings using shared driveways where possible.
6. The maximum number of storeys permitted is 5.
7. The maximum area of the floorplate of the upper floors of buildings is to be as follows:
 - above the topmost storey (including plant and equipment rooms, lofts etc): 30% of the area of the ground floor floorplate;
 - topmost storey: 50% of the area of the ground floor floorplate;
 - second topmost storey: 70% of the area of the ground floor floorplate
8. The minimum floor to ceiling heights are:
 - Ground floor storey: 3.6 metres; and
 - Upper storeys: 2.7 metres.
9. Build-to lines have been established to ensure future development defines the streets and public spaces. Build to lines must be in accordance with the Build To Lines and Central Courts map.
 - For the first 3 storeys of buildings, build-to lines have been set at:
 - 4.5 metres from the kerb on the northern side of Oaks Avenue
 - 8 metres from the kerb on the southern side of Oaks Avenue, except:
 - near the intersection of Oaks Avenue and Pittwater Road as indicated on the Build To Lines and Central Courts map, where the build-to line on either side of Oaks Avenue is the front property boundary.
 - For storeys above the third storey, build-to lines have been set at:
 - 12.5 metres from the kerb on the northern side of Oaks Avenue;
 - 16 metres from the kerb on the southern side of Oaks Avenue, except:
 - near the intersection of Oaks Avenue and Pittwater Road as indicated on the Build To Lines and Central map Courts, where the build-to line on either side of Oaks Avenue is 8 metres.
 - Future development is to observe the build-to lines as follows:
 - Where a proposed building, or part of a proposed building, adjoins a 100% build-to line, the whole of the relevant building facades is to be built on this line. Variations of up to 300 mm may be permitted to add visual interest and allow articulation of building facades;
 - Where a proposed building, or part of a proposed building, adjoins a 60-80% build-to line, between 60% and 80% of the relevant building facades is to be built on this line. Variations of up to 300 mm may be permitted to add visual interest and allow articulation of building facades within the 60-80% component of the building. Variations of as much as 3 metres (back) and 300 mm (forward) will be permitted outside the 60-80% component.
 - Where a proposed building, or part of a proposed building, adjoins a 40-60% build-to line, between 40-60% of the relevant building facades is to be built on this line. Variations of up to 300 mm may be permitted to add visual interest and allow articulation of building facades within 40-60% component of the building. Variations of as much as 3 metres (back) and 300 mm (forward) will be permitted outside the 40-60% component.
10. Light weight structures that do not add to the visual mass of the building, such as pergolas and balconies, may penetrate the build-to lines.
11. At ground floor level strict compliance with the build-to lines is not essential.
12. Continuous footpath awnings must be provided over all footpaths.
13. Where the map Build To Lines and Central Courts indicates a pedestrian link such a link is to be provided (or maintained) in any future development. The map also indicates whether the link is to be an enclosed link (such as an arcade) or an open link
14. Car parking facilities must be provided below ground or behind buildings in shared parking areas (see Build To Lines and Central Courts map showing the location of central courts for guidance).
15. Ground level parking areas must be provided with a mature tree canopy cover of 70% of the area.

Area 4 Pacific Parade

Applies to Land

Applies to the land shown as 'Area 4' on DCP Map Dee Why areas zoned B4 Mixed Use (excluding Dee Why Town Centre) under WLEP 2009.

Objectives

- To encourage good design and innovative architecture.
- To create an environment that is human in scale as well as comfortable, interesting and safe.
- To ensure shops and dwellings enjoy good access to natural light.
- To ensure buildings have an active street frontage.

Requirements

1. A pedestrian link shall be maintained between Oaks Avenue and Pacific Parade in the vicinity of Lot 1 DP 588603, Lot A DP 326907 and Lot B DP 326907, i.e. the Woolworths Arcade.
2. The scale of development will be consistent with the scale of existing development on the northern side of Pacific Parade. New development will address the street by locating car parking below ground and maximising the number of premises with pedestrian entrances directly from Pacific Parade. Shared driveway accesses will be used where possible.
3. Building layout and access are to be in accordance with Build To Lines and Central Courts map. Spaces behind buildings combine to form central courts with vehicle access limited to a restricted number of places generally in the locations shown on the map.
4. The maximum number of storeys permitted is 3.
5. The minimum floor to ceiling height is 2.7 metres.
6. Development is to maintain a minimum front building setback. The minimum front building setback is 4 metres.
7. The minimum rear building setback is 6 metres. The rear building setback area is to be landscaped and free of any above or below ground structures. The rear building setback does not apply to corner allotments.
8. Buildings must be sited within an envelope determined by projecting planes at 45 degrees from a height of 5 metres above natural ground level at the side boundaries.
9. The minimum setback from a building to a side boundary is 4.5 metres.
10. Above and below ground structures and private open space including basement carparking, vehicle access ramps, balconies, terraces and the like shall not encroach beyond the side boundary envelope or side setback except:
 - light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above natural ground level including steps, landings, pedestrian ramps and stormwater structures may encroach beyond the required setback to within a minimum of 2 metres of a side boundary, and
 - entrance and stair lobbies at ground floor level may encroach beyond the required setback to within a minimum of 2 metres of a side boundary.
11. The minimum area of landscaped open space is 40 per cent of the site area.

Note

On corner allotments the side boundaries are taken to be the boundaries that do not have frontage to a public street. Fascias, gutters, downpipes, eaves, masonry chimneys, flues, pipes, or other services infrastructure may encroach beyond the side boundary envelope.

To measure areas of landscaped open space:

impervious surfaces such as driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks and the like and any areas with a width or length of less than 2 metres are excluded from the landscaped open space area;

the water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the landscaped open space area;

landscaped open space must be at ground level; and

the minimum soil depth of land that may be landscaped open space is 1 metre.

Area 5 Sturdee Parade

Applies to Land

Applies to the land shown as 'Area 5' on DCP Map Dee Why areas zoned B4 Mixed Use (excluding Dee Why Town Centre) under WLEP 2009.

Objectives

- To encourage good design and innovative architecture.
- To ensure shops and dwellings enjoy good access to natural light.
- To improve pedestrian and vehicular access between Pacific and Sturdee Parades.
- To ensure buildings have an active street frontage.
- To create an environment that is human in scale as well as comfortable, interesting and safe.

Requirements

1. The scale of residential development at the street frontage is not to be overbearing and is to be consistent with the scale of existing development when viewed by pedestrians on either side of Pacific or Sturdee Parades. Within the block, the height of the buildings may be greater.
2. The design and arrangement of buildings are to recognise and preserve existing significant public views (from parks, streets etc) and significant views from private properties. Buildings are to be highly articulated and modulated to reduce the apparent building mass and reflect the existing pattern of development in the street.
3. The streetscape and public domain shall incorporate consistent building setbacks being free of any structures, vehicle parking areas or site facilities other than driveways, letterboxes and fences. Future development will address public streets, create visual interest and enable the establishment of substantial landscaping in the spaces between buildings.
4. Site amalgamation will be encouraged to facilitate new development and carparking is to be provided below ground using shared driveways where possible. The upgrading of existing buildings will be encouraged to give them a more contemporary and attractive appearance
5. Floor to ceiling heights must be a minimum of 2.7 metres
6. All buildings are to be setback 8 metres from the kerb
7. Build-to lines have been established to ensure future development defines the streets and public spaces in of this section
8. Future development is to observe the build-to lines on the Build To Lines and Central Courts map as follows:
 - Where a proposed building, or part of a proposed building, adjoins a 100% build-to line the whole of the relevant building facade is to be built on this line. Variations of up to 300mm may be permitted to add visual interest and allow articulation of building facades.
 - Where a proposed building, or part of a proposed building, adjoins a 40- 60% build-to line, between 40-60% of the relevant building facade is to be built on this line. Variations of up to 300mm may be permitted to add visual interest and allow articulation of building facades within the 40-60% component of the building.

9. Light weight structures that do not add to the visual mass of the building, such as pergolas and balconies, may also penetrate the build-to line.
10. Outside the 40%-60% component of the building, buildings are to be set back at least 9 metres. The 100% build-to line is 5 metres from the kerb. The 40-60% build-to line is 8 metres from the kerb.

Building height is to fall within an envelope defined by a sight line taken from 1.5 metres above ground level at the street edge of the footpath on the opposite side of the street intersecting with the maximum street frontage height and on to where that line intersects with the maximum allowable height.

11. Pedestrian and vehicular access between Pacific and Sturdee Parades will be improved by the incorporation of additional linkages through the block.
12. Pedestrian and vehicular access between Pacific and Sturdee Parades will be improved by the incorporation of additional linkages through the block
13. Development shall provide a practical pedestrian/ cycle circulation system through the central portions of the site/s, as well as to and from the surrounding streets and the Dee Why Hotel

Note

To measure street frontage height:

- the maximum height in metres is the distance measured vertically between the top most point of the building (including any plant or equipment) and natural ground below;
- a storey is the space between two floors but does not include rooms that are located in the roof space and do not add to the visual bulk of the building below; and
- foundation spaces, garages, workshops, store rooms and the like which do not project above natural ground level (at any point) and lofts on top floor apartments are not counted as storeys

Exceptions

Minor variations to this setback will be considered to allow buildings to be articulated with strong vertical and horizontal elements to reduce building mass and add visual interest

Area 6 Town Centre South

Applies to Land

Applies to the land shown as 'Area 6' on DCP Map Dee Why areas zoned B4 Mixed Use (excluding Dee Why Town Centre) under WLEP 2009 .

Objectives

- To encourage good design and innovative architecture.
- To ensure shops and dwellings enjoy good access to natural light.
- To ensure buildings have an active street frontage.
- To create an environment that is human in scale as well as comfortable, interesting and safe.

Requirements

1. Future development is to help to define the street and public spaces and create environments that are appropriate to the human scale as well as comfortable, interesting and safe. Building facades are to be articulated in such a way that they are broken into smaller elements with strong vertical proportions and land uses are to be arranged at ground level to create activity and add life to the streets.
2. The overall height of buildings is to be such that long distance views of Long Reef Headland, the top of the escarpment to the west of Pittwater Road and the Norfolk Island Pines next to Dee Why Beach are preserved and future development does not detract from the commercial core of the Pittwater Road and Howard Avenue corridors.
3. Carparking is to be provided below ground or behind buildings using shared driveway entrances where possible.
4. The maximum number of storeys permissible is 3.
5. The minimum floor to ceiling heights are as follows:
 - ground floor storey: 3.6 metres
 - upper storeys: 2.7 metres
6. Development is to maintain a minimum front building setback. The minimum front building setback is 4 metres from the kerb.
7. Continuous footpath awnings must be provided over all footpaths.
8. Carparking facilities must be provided below ground or behind buildings. Ground level parking must be provided with trees with a mature canopy cover of 70% over the area.

Area 7 Pittwater Road

Applies to Land

Applies to the land shown as 'Area 7' on DCP Map Dee Why areas zoned B4 Mixed Use (excluding Dee Why Town Centre) under WLEP 2009.

Objectives

- Development will reinforce the Dee Why Town Centre as the focus of regional activity and will be reflected in the treatment of public spaces, the arrangement of land uses and the scale and intensity of development.
- To encourage good design and innovative architecture.
- To ensure shops and dwellings enjoy good access to natural light.
- To ensure that buildings have an active street frontage.
- To create an environment that is human in scale as well as comfortable, interesting and safe.

Requirements

1. Entry to the area will be marked by a building at the southern corner of the intersection of Dee Why Parade and Pittwater Road. The scale and architectural treatment of this building will distinguish it from other buildings and define the edge of the town centre.
2. Buildings are to define the streets and public spaces and create environments that are appropriate to the human scale as well as comfortable, interesting and safe. In particular, future development is to ensure that a 4 storey podium adjoins the sidewalk and establishes a coherent parapet line along Pittwater Road. Above the parapet line additional storeys will be set back to maintain solar access to the sidewalks and ensure that the scale of buildings does not dominate public spaces. Building facades are to be articulated in such a way that they are broken into smaller

elements with strong vertical proportions and spaces created between buildings at the upper levels to add interest to the skyline, reduce the mass of the building and facilitate the sharing of views and sunlight.

3. The overall height of buildings is to be such that long distance views of Long Reef Headland, the top of the escarpment to the west of Pittwater Road and the Norfolk Island Pines next to Dee Why Beach are preserved.

4. Site amalgamation will be encouraged to facilitate new development and enable all carparking to be provided below ground or behind buildings using shared driveways where possible.

5. Building layout and access are to be in accordance with the Build To Lines and Central Courts map. Shared laneways are to be established to ensure there is no vehicle access directly from Pittwater Road. The spaces behind buildings combine to form central courts with vehicle access limited to a restricted number of places.

6. Buildings are not to exceed 6 storeys north of the intersections of Fisher Road and Pacific Parade with Pittwater Road, and are not to exceed 5 storeys south of these intersections.

7. The maximum area of the floorplate of the upper floors of buildings is to be in accordance with the Build To Lines and Central Courts map as follows:

- above the topmost storey (including plant and equipment rooms, lofts etc): 30% of the area of the ground floor floorplate;
- topmost storey: 50% of the area of the ground floor floorplate; and
- second topmost storey: 70% of the area of the ground floor floorplate

8. Minimum floor to ceiling heights have been established

The minimum floor to ceiling height are as follows:

- ground floor storey: 3.6 metres
- upper storeys: 2.7 metres

9. Build-to lines have been established to ensure future development defines the streets and public spaces.

For the first 4 storeys of buildings, build-to lines have been set at:

- 5 metres from the kerb for the first 4 storeys; and
- 9 metres from the kerb for storeys above the fourth storey, except:
- At the southern end of the intersection of Sturdee Parade and Pittwater Road as indicated on the Build To Lines and Central Courts map as follows, where the build-to line is the front property boundary for the first four storeys and 5 metres from the kerb for storeys above the fourth storey.

10. Car parking facilities must be provided below ground or behind buildings in shared parking areas. Ground level parking must be provided with trees that will have a mature canopy coverage of 70% over the area.

Exceptions

Consent may be granted for a building at the corner of Dee Why Parade and Pittwater Road above 6 storeys provided the massing of any additional storeys above the sixth storey is substantially reduced (i.e. they occupy a smaller floorplate compared to lower storeys).

Any building that directly adjoins St. David Avenue is to present as a 3 storey, for that part of the building to complement the existing scale of development along St. David Avenue.

Future development is to observe the build-to lines as follows:

- The relevant building facades are to be built on these lines. Variations of up to 300 mm may be permitted to add visual interest and allow articulation of building facades.
- Light weight structures that do not add to the visual mass of the building, such as pergolas and balconies, may penetrate the build-to lines.
- At ground floor level strict compliance with the build-to lines is not essential

Area 8 Mooramba Road

Applies to Land

Applies to the land shown as 'Area 8' on DCP Map Dee Why areas zoned B4 Mixed Use (excluding Dee Why Town Centre) under WLEP 2009.

Objectives

- To establish a transition between the Mixed Use and adjacent residential zones.
- To encourage good design and innovative architecture.
- To ensure shops and dwellings enjoy good access to natural light.
- To ensure buildings have an active street frontage.
- To ensure future development defines the streets and public spaces.
- To create an environment that is human in scale as well as comfortable, interesting and safe.

Requirements

1. The height of buildings in this area will be less than in the adjacent Area 7 and will establish a transition between the B4 Mixed Use zone and surrounding zones.

2. Buildings are to help define the streets and public spaces and create environments that are appropriate to the human scale as well as comfortable, interesting and safe. In particular, buildings are to be articulated in such a way that they are broken into smaller elements with strong vertical proportions.

3. Site amalgamation will be encouraged to facilitate new development and enable car parking to be provided below ground or behind buildings using shared driveways where possible.

4. The maximum number of storeys permissible is 3.

5. Minimum floor to ceiling heights have been established and are as follows:

- ground floor storey: 3.6 metres
- upper storeys: 2.7 metres

6. The build-to line has been set at 3.7 metres from the kerb.

7. Where a proposed building, or part of a proposed building, adjoins a 100% build-to line, the whole of the relevant building facades is to be built on this line.

8. Where a proposed building, or part of a proposed building, adjoins a 60~80% build-to lines on the Build To Lines and Central Courts map, between 60% and 80% of the relevant building facades is to be built on this line.

9. Where a proposed building, or part of a proposed building, adjoins a 40~60% build-to line on the Build To Lines and Central Courts map, between 40-60% of the relevant building facades is to be built on this line.

10. Continuous footpath awnings must be provided over all footpaths.

11. Car parking facilities must be provided below ground or behind buildings. Ground level parking must be provided with trees that will have a 70% mature canopy coverage over the area.

Exceptions

Where a proposed building, or part of a proposed building, adjoins a 100% build-to line on the Build To Lines and Central Courts map, variations of up to 300mm may be permitted to add visual interest and allow articulation of building facades.

Where a proposed building, or part of a proposed building, adjoins a 60-80% build-to lines variations of up to 300 mm may be permitted to add visual interest and allow articulation of building facades within the 60 –80% component of the building. Variations of as much as 3 metres (back) and 300 mm (forward) will be permitted outside the 60-80% component.

Where a proposed building, or part of a proposed building, adjoins a 40-60% build-to line (see Build To Lines and Central Courts map) variations of up to 300mm may be permitted to add visual interest and allow articulation of building facades within 40-60% component of the building. Variations of as much as 3 metres (back) and 300 mm (forward) will be permitted outside the 40-60% component.

Light-weight structures that do not add to the visual mass of the building, such as pergolas and balconies, may penetrate the build-to lines.

Area 9 Fisher Road

Applies to Land

Applies to the land shown as 'Area 9' on DCP Map Dee Why areas zoned B4 Mixed Use (excluding Dee Why Town Centre) under WLEP 2009.

Objectives

- To encourage good design and innovative architecture.
- To create an environment that is human in scale as well as comfortable, interesting and safe.
- To ensure future development defines the streets and public spaces.
- To ensure that buildings have an active street frontage.

Requirements

1. Building design will contribute to the life of public spaces by helping to define the streets and public spaces and create environments that are appropriate to the human scale as well as comfortable, interesting and safe.
 2. The scale of buildings is to be less than that of buildings in the adjacent Area 7 and buildings are to be articulated in such a way that they are broken into smaller elements with strong vertical proportions. Spaces are to be created between buildings at the upper levels to add interest to the skyline and facilitate the sharing of views.
 3. Site amalgamation will be encouraged to facilitate new development and enable all carparking to be provided below ground or behind buildings using shared driveways where possible.
 4. Minimum floor to ceiling heights have been established to ensure shops and dwellings enjoy good access to natural light and that buildings address the street.
 5. The maximum number of storeys permissible is 3.
- The minimum floor to ceiling heights are as follows:

- ground floor storey: 3.6 metres
- upper storeys: 2.7 metres

6. Build-to lines have been established to ensure future development defines the streets and public spaces. The build-to line has been set at 4 metres from the kerb.

7. Where a proposed building, or part of a proposed building, adjoins a 100% build-to line (Build To Lines and Central Courts map), the whole of the relevant building facades is to be built on this line. Variations of up to 300mm may be permitted to add visual interest and allow articulation of building facades.

8. Where a proposed building, or part of a proposed building, adjoins a 60-80% build-to line (Build To Lines and Central Courts map), between 60% and 80% of the relevant building facades is to be built on this line. Variations of up to 300 mm may be permitted to add visual interest and allow articulation of building facades within the 60 –80% component of the building. Variations of as much as 3 metres (back) and 300 mm (forward) will be permitted outside the 60-80% component.

9. Where a proposed building, or part of a proposed building, adjoins a 40-60% build-to line (Build To Lines and Central Courts map), between 40-60% of the relevant building facades is to be built on this line.

10. Continuous footpath awnings must be provided over all footpaths to provide shelter for pedestrians.

11. Car parking facilities must be provided below ground or behind buildings. Ground level parking areas must be provided with trees that will have a 70% mature canopy cover over the area.

Exceptions

Variations of up to 300mm may be permitted to add visual interest and allow articulation of building facades within the 40-60% component of the building. Variations of as much as 3 metres (back) and 300 mm (forward) will be permitted outside the 40-60% component.

Light-weight structures that do not add to the visual mass of the building, such as pergolas and balconies, may penetrate the build-to lines.

At ground floor level strict compliance with the build-to lines is not essential.

Area 10 Civic Centre

Applies to Land

Applies to the land shown as 'Area 10' on DCP Map Dee Why areas zoned B4 Mixed Use (excluding Dee Why Town Centre) under WLEP 2009.

Objectives

- To encourage good design and innovative architecture.
- To create a pedestrian environment that is comfortable, interesting and safe.
- The northern side of this locality adjacent to the Kingsway will be redeveloped for dwellings in landscaped settings and be of similar scale

housing in the adjacent area.

- To ensure shops and dwellings enjoy good access to natural light and buildings address the street.
- The sandstone outcrops and vegetation between the existing Council Chambers and the existing library, and west of the main entrance to the existing Council Chambers, will be retained.

Requirements

1. This area will remain the focus of Civic activity within Warringah with this role enhanced by the development of a new Civic Building on Pittwater Road. The building will be enhanced by the use of colonnades to distinguish it from other buildings in the locality and the planting of double row of Norfolk Island Pines at the front of the building along Pittwater Road. The corner of Pittwater Road and St. David Avenue will be strongly defined as a major pedestrian access to the site.
2. The minimum floor to ceiling heights are as follows:
 - ground floor storey (other than where used for housing): 3.6 metres
 - ground floor storey (where used for housing): 2.7 metres
 - upper storeys: 2.7 metres
3. Development is to maintain a minimum front building setback. The minimum front setbacks will be 15 metres from Pittwater Road, zero metres from St. David Avenue and 6 metres from the Kingsway.
4. The first 4 storeys of the civic building must be set back a sufficient distance to enable the establishment of a double row of Norfolk Pines and the provision of a level 4 metre sidewalk. Storeys above the fourth storey must be set back at least 4 metres from the parapet line of the fourth storey.
5. The minimum rear building setback is 6 metres.
6. Development must be sited within an envelope determined by projecting planes at 45 degrees from a height of 5 metres above natural ground level at the side boundaries.
7. The minimum setback from a building to a side boundary is 4.5 metres.
8. On corner allotments the side boundaries are taken to be the boundaries that do not have frontage to a public street. Fascias, gutters, downpipes, eaves, masonry chimneys, flues, pipes, or other services infrastructure may encroach beyond the side envelope.
9. the minimum area of landscaped open space is 40 per cent of the site area.
10. Carparking facilities must be provided below ground or behind buildings in shared parking areas. Ground level parking must be provided with trees that will achieve 70% mature canopy coverage over the area.

G2 R3 Medium Density Residential bound by Sturdee Parade, Pacific Parade and land zoned B4 Mixed Use

Applies to Land

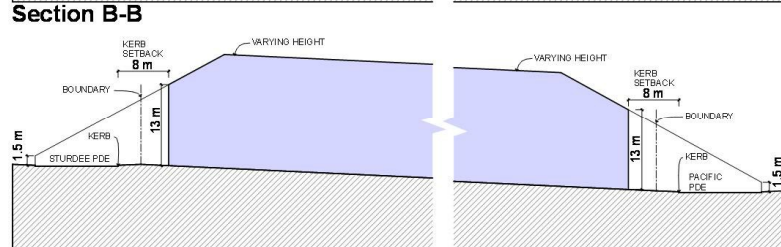
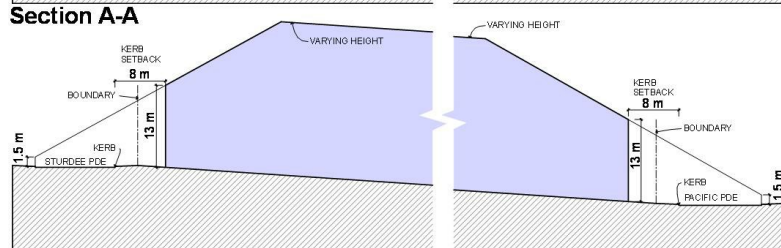
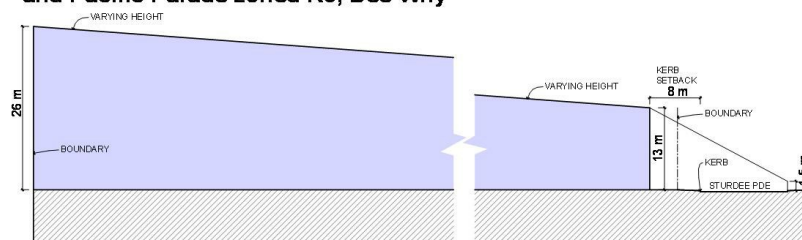
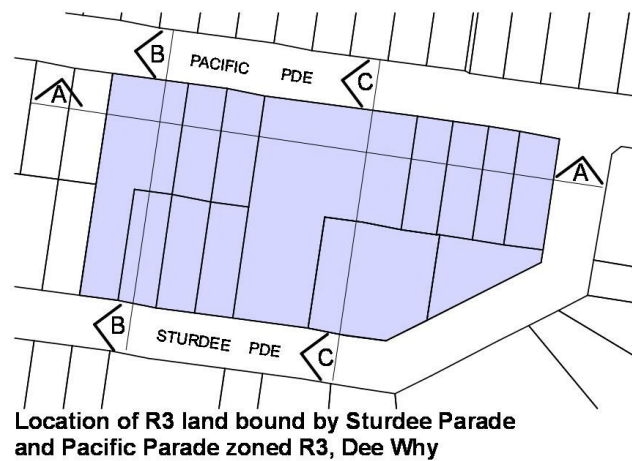
Applies to the land zoned R3 land bound by Sturdee Parade and Pacific Parade as well as land zoned B4 Mixed Use, Dee Why.

Objectives

- To create a visual and spatial transition from the mixed use land adjacent to Pittwater Road to the residential area east of Sturdee Parade.
- To retain significant public and private views.
- To provide a suite of controls that will enable development options and encourage design innovation.
- To encourage lot consolidation and sustainability over the land.
- To ensure shops and dwellings enjoy good access to natural light and buildings address the street.

Requirements

1. The area will remain primarily a medium density residential area. The scale of development at the street frontage is not to be overbearing, and is to be consistent with the scale of existing nearby residential buildings when viewed by pedestrians on either side of Pacific or Sturdee Parades.
2. Within the central part of the block, the height of buildings may be greater.
3. The design and arrangement of buildings are to recognise and preserve existing significant public views (from parks, streets, etc) and significant views from private properties.
4. Buildings are to be articulated and modulated to reduce the apparent building mass and reflect the existing pattern of development in the street. The streetscape and public domain shall incorporate consistent building setbacks being free of any structures, vehicle parking areas or site facilities other than driveways, letterboxes and fences.
5. Future development will address public streets, create visual interest and enable the establishment of substantial landscaping in the spaces between buildings.
6. Development is to be designed to enclose and define mid-block open spaces connected by open space linkages both within the block and to and from the surrounding public street system.
7. Site amalgamation will be encouraged to facilitate new development and car parking is to be provided below ground, using shared driveways where possible. The upgrading of existing buildings will be encouraged to give them a more contemporary and attractive appearance.
8. Building height is to fall within an envelope defined by a sight line taken from 1.5 metres above ground level at the footpath on the opposite side of the street, intersecting with the maximum street frontage height and on to where that line intersects with the maximum allowable height.
9. Buildings at the street frontage are not to exceed 3 storeys.
10. Lightweight structures that do not add to the visual mass of the building, such as pergolas and balconies, may penetrate the building envelope.



11. The minimum floor to ceiling height for all storeys is 2.7 metres.

12. All buildings are to be setback 8 metres from the street kerb.

13. Minor variations to this setback will be considered to allow buildings to be articulated with strong vertical and horizontal elements to reduce building mass and add visual interest.

Avoid continuous use of wall planes
Continuous walls accentuate the bulk of any development.



14. Where sites are not being consolidated, the side boundary setback is 4.5 metres.
15. The minimum amount of landscaped open space on the land is 40% of the site.
16. Build-to lines have been established to ensure future development defines the streets and public spaces (DCP Map Build To Lines and Central Courts), They are as follows:
 - Where a proposed building, or part of a proposed building, adjoins a 100% build-to line the whole of the relevant building facade is to be built on this line.
 - Where a proposed building, or part of a proposed building, adjoins a 40- 60% build-to line, between 40-60% of the relevant building facade is to be built on this line.
17. Light weight structures that do not add to the visual mass of the building, such as pergolas and balconies, may also penetrate the build to line.
18. Outside the 40-60% component of the building, buildings are to be set back at least 9 metres from the kerb.
19. The 100% build-to line is 5 metres from the kerb. The 40-60% build-to line is 8 metres from the kerb. illustrates controls in relation to building massing, buildable area within the central portion of the block and the locations where side setbacks and cross block links are envisaged.

The following controls are to apply:

- The preferred built form for the block is a perimeter block where buildings are oriented toward the street, enclosing semi-private spaces within the interior.
 - The building wall addressing the street is to be articulated and fragmented into a module which is reflective of the nearby residential context
20. In cases where sites are amalgamated, interior portions of the block may be built upon subject to the following provisions:
- A distance of at least 9 metres is required between the rear façade of any building fronting a street and the façade of any building located within the central portion of the block.
 - The siting of individual buildings within the buildable area in the central portion on the block must be guided by the controls applying to open space and access. Under no circumstances may development within the central portion of the block be comprised by a single tower
21. Development proposals need to provide a practical pedestrian/cycle circulation system through the central portions of the site/s, as well as to and from the surrounding streets and the Dee Why Hotel.

Exceptions

Variations of up to 300mm may be permitted to add visual interest and allow articulation of building facades.

G3 Belrose Corridor

Applies to Land

This part applies to land at Belrose shown outlined on the figure below.

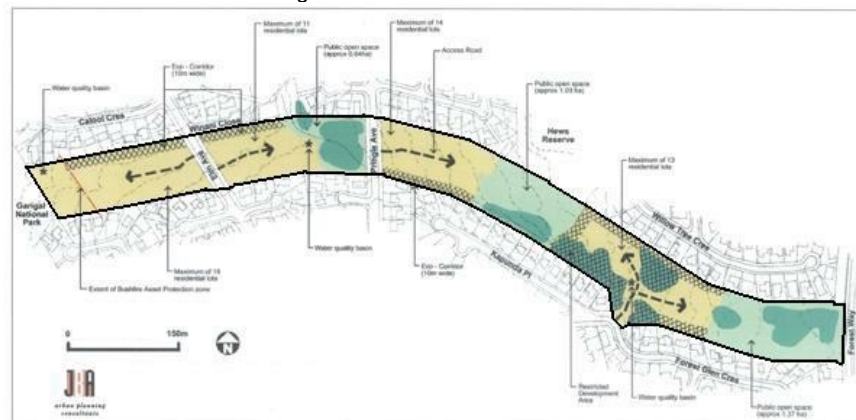


Figure 1: Belrose Corridor

Objectives

- To establish stringent environmental requirements for development within the Belrose corridor.
- To give effect to the principles illustrated in Figure 1 Belrose Corridor.

Requirements

1. Future development will maintain the visual pattern and predominant scale of the existing detached dwelling houses on adjacent residential land. The streets will be characterised by landscaped front gardens and consistent front building setbacks.
2. To provide for fauna movements to and from Garigal National Park, a continuous eco corridor will be provided. The eco corridor is shown cross-hatched. The eco corridor will be at least 10 metres wide and will be rehabilitated and preserved as a bushland corridor. The corridor will be characterised by dense plantings of native trees and shrubs. Future development other than for the purposes of bushfire hazard reduction and water quality devices is to be excluded within the eco corridor. Fences, driveways or other structures likely to hinder fauna movements will not cross the eco corridor.
3. Public open space areas, are to be transferred to Council as public open space after taking into account the Bushland Management Plan adopted by the Council and are to be maintained by the developer (at no cost to Council) for a 5 year period following dedication.
4. The relationship of the land covered by this part to the surrounding bushland will be reinforced by protecting and enhancing the spread of indigenous tree canopy and preserving the natural landscape, including rock outcrops, remnant bushland and natural watercourses. The use of materials that blend with the colours and textures of the natural landscape will be encouraged.
5. Development on hillsides, or in the vicinity of ridge tops, must integrate with the natural landscape and topography. Buildings will be located and grouped in areas that will minimise disturbance of vegetation, landforms and creeks.
6. Development of land will also involve the remediation of the identified localised contamination.

Public Domain and Open Space

Objectives

- To facilitate the restoration and ongoing management of existing remnant vegetation.
- To provide an extension to Hews Reserve.

- To provide refuge for native fauna.
- To enhance the ecological functions of the eco corridor.
- To revegetate non-vegetated areas or areas that cannot be restored using bush regeneration methods with vegetation that as far as possible represents the original 1750 vegetation community.

Requirements

7. A minimum of 3ha of public open space is to be provided within the Belrose corridor and will be transferred to Council at no cost. The land allocated for public open space will be identified with the initial development application for subdivision of the land and transferred to Council with execution of the consent for subdivision. The public open space is to be located generally in accordance with the public open space figure.

8. Prior to the public open space being transferred to Council, the land is to be restored or revegetated in accordance with an adopted Bushland Management Plan for public open space. The land is also to be appropriately remediated in accordance with SEPP 55 - Remediation of Land and in accordance with the environmental safeguards specified in the Bushland Management Plan. Revegetation in non-vegetated areas or in areas that cannot be restored using bush regeneration methods will use vegetation that as far as possible represents the original 1750 vegetation community. Guidelines for the preparation of the Bushland Management Plan, including revegetation details, will be provided by Council. The Bushland Management Plan will apply to the land that is to become public open space and is to be prepared by the applicant and submitted as part of any future subdivision development application.



Figure 2: Public open space

Pedestrian and Road Network

Objectives

- To minimise the extent of new roads within the Belrose corridor.
- To provide pedestrian access between Garigal National Park, Hews Reserve and Forest Way.
- To improve local pedestrian permeability.

Requirements

9. New roads are to be located generally in accordance with Figure 3 (see below).

10. New roads (public or private) are to be designed in accordance with Council's Standard Specifications for Engineering Works (AUSPEC 1).

11. As part of any future subdivision application, a traffic impact assessment is to be submitted to Council confirming compliance with the above specifications, in particular, with respect to road geometry and gradients. The assessment is to also address the impact of any additional traffic on local streets.

12. Publicly accessible pedestrian access is to be provided linking Garigal National Park, Hews Reserve and Forest Way. The access is to be a minimum of 1.2m wide and be designed in accordance with current Australian Standards.



Figure 3: Road and pedestrian network

Environmental Management

Vegetation Retention and Rehabilitation

Objectives

- To ensure existing stands of remnant vegetation are retained and restored.

- To facilitate the movement of fauna along Belrose corridor.
- To ensure that riparian vegetation within public open space and the eco-corridor is retained and restored.

Requirements

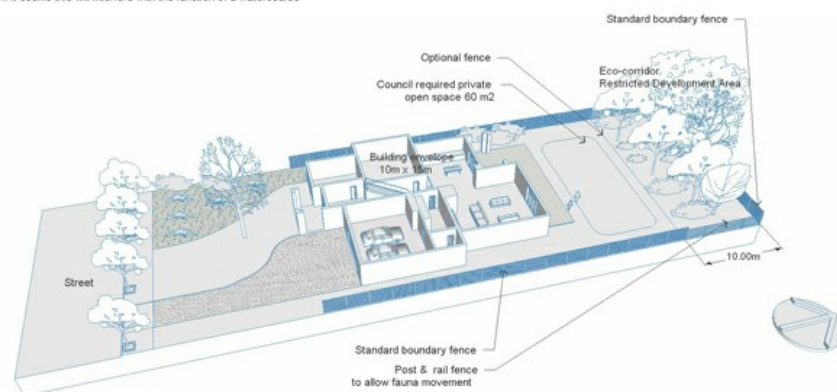
13. A Tree Survey Plan is to be submitted as part of any future subdivision development application. The Plan is to identify the location, type and condition of all existing trees and is to indicate those trees proposed to be removed and those to be retained.
14. The existing remnant vegetation shown at the vegetation retention figure and eco corridor (see Figure 4 below) is to be retained and restored within public open space or within private allotments. Where existing remnant vegetation is to be retained within a private allotment, a restrictive covenant is to be placed on the title requiring the ongoing retention and rehabilitation of the vegetation and the restriction of use of the affected area.
15. An eco corridor that is at least 10m wide is to be provided in accordance with the illustrative example of an eco corridor within a lot provided below. The corridor shall be planted and maintained in accordance with revegetation guidelines provided by Council.
16. The corridor may be within private or communal ownership. In either situation, a restrictive covenant or similar mechanism is to be placed on the title requiring the ongoing retention and management of the vegetated corridor.
17. Potential fauna movement along the eco corridor is not to be restricted through fencing, driveways or other structures. Concept details of all fencing is to be submitted as part of the subdivision development application.
18. Any fencing fronting Winani Close is to utilise high quality materials and is to include low landscaping between the fence and the kerb line. Examples of appropriate fencing styles are shown in the illustration ahead.
19. A restrictive covenant or similar mechanism is to be placed on all residential allotments preventing the owning of cats or dogs detailed Bushland Management Plan for private allotments is to be submitted as part of any future subdivision development application. The Plan is to apply to areas of remnant vegetation that are to be retained within private allotments and the proposed eco corridors. The Plan is to be prepared in accordance with guidelines provided by Council and is to address ongoing management, weed control, environmental education and awareness and monitoring.



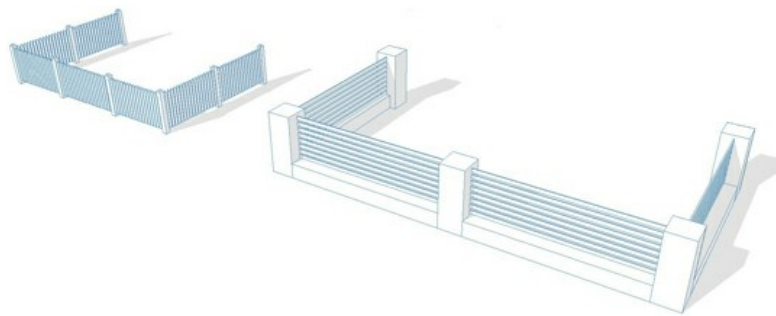
Figure 4: Vegetation retention and Eco-Corridor

Illustrative example of Eco-corridor within a lot

Note: Council will not permit the erection of fencing within the Eco-Corridor if it deems this will interfere with the function of a watercourse



Illustrative example fences styles



Watercycle Management

Objectives

- To incorporate best practice stormwater and watercourse management principles and strategies in all development.
- To minimise risk to life and property from the potential impact of flooding and stream bank erosion on new development within the corridor land, adjoining development and downstream development by incorporating appropriate control and mitigation measures
- To mitigate the impacts of urban development on stormwater quality and stormwater flows to the adjoining and downstream properties.
- To provide a neutral or beneficial effect on the existing watercycle quality.
- To provide flood free access and evacuation routes.

Requirements

20. All development is to incorporate Water Sensitive Urban Design (WSUD). A stormwater management plan incorporating WSUD principles is to be submitted as part of a development application for subdivision of the land. The plan is to include watercycle management measures generally in accordance with the 'Water Quantity and Quality Assessment' prepared by Webb, McKewon and Associates Pty Ltd (May 2002). Alternate watercycle management measures that meet the above objectives may be considered by Council.
21. On site stormwater detention is to be provided in accordance with the Council's On Site Stormwater Detention Technical Specification.
22. Council will not accept responsibility for the ongoing maintenance of water quality/detention basins. A development application for subdivision of the land shall include arrangements to Council's satisfaction that address ongoing maintenance of these facilities.
23. Water Quality monitoring to be carried out before, during and after development works (for a period of 12 months following completion of each stage) in accordance with ANZECC and ARMCANZ (2000) Australian Guidelines for Water Quality Monitoring and Reporting (No.7) – Chapter 3 – Study Design or from an appropriately qualified person.
24. Flooding impacts on new development within the corridor land, adjoining and downstream properties are to be minimised. To this end, flood mitigation measures generally in accordance with those detailed in the 'Water Quantity and Quality Assessment', prepared by Webb, McKewon and Associates Pty Ltd (May 2002) are to be implemented. Alternate flood mitigation measures that meet the above objectives may be considered by Council.

Remediation

Objectives

- To minimise the risks to human health and the environment from the development of potentially contaminated land.
- To ensure that potential site contamination issues are adequately addressed at the subdivision stage/s.

Requirements

25. As part of any future subdivision development application, a detailed Environmental Site Assessment (ESA) and Remedial Action Plan (RAP) is to be submitted to Council. The reports are to be prepared by a suitably qualified and experienced Contaminated Land Consultant in accordance with relevant NSW DECC guidelines.
26. The site, specifically the areas of localised contamination identified in the Preliminary Environmental Site Investigation prepared by Coffey Pty Ltd dated September 2004, shall be remediated in accordance with SEPP 55 - Remediation of Land and made suitable for the uses proposed. See Guidelines for Consultants Reporting on Contaminated Sites

Soil and Water Management

Objectives

- To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment during construction.

Requirements

27. All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development
28. A Soil and Water Management Plan, prepared in accordance with Managing Urban Stormwater – Soils and Construction and AUSPEC 1 - Council's specification for engineering works is to be submitted with each development application.
29. All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated/ established. The applicant will be required to present certification to this effect, to be lodged with Council prior to construction \
30. A Construction Management Plan is to be submitted with each development application. The Plan is to demonstrate that the construction site will not unreasonably impact on the surrounding community, pedestrian or road safety, or the natural environment

Built Form Requirements

Height of buildings

Objectives

- To ensure that development is compatible with and does not visually dominate its surrounds, and that the visual impact of development is minimised when viewed from adjoining properties, streets and land zoned for public recreation purposes.
- To provide equitable sharing of views and vistas to and from public and private properties
- To minimise the impact of development on adjoining or nearby properties from loss of privacy, overshadowing and visual intrusion
- To ensure that development responds to site topography and minimises excavation of the natural landform
- To complement the height of buildings control in the LEP

Requirements

31. Where land is shown on the LEP Height of Buildings Map having a maximum building height of 8.5m, walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space). This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building does not exceed the 8.5 metre height standard, is designed and located to minimise bulk and scale and has minimum visual impact when viewed from the downslope sides of the land

Front building setback

Objectives

- To create a sense of openness and arrival.
- To provide opportunities for casual surveillance of the street
- To provide opportunities for landscaping and aesthetic improvements
- To minimise the impact of development on and improve the visual quality of the streetscape
- To maintain the visual continuity, pattern of building placement and front landscaping elements
- To allow for the articulation of buildings

Requirements

32. Development is to maintain a minimum front building setback of 6.5 metres.

33. The front boundary setback is the distance measured perpendicular to the road frontage property boundary up to any structure on the street

34. The front building setback area is to be landscaped and generally free of any structures, car parking or site facilities other than driveways, letter boxes and fences

35. On corner allotments or allotments with double street frontage, the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street setback variations must take into account the character of the secondary street and the predominant setbacks exiting to that street

36. Consent may be given for development to be carried out within the minimum front setback area on allotments constrained by the location and use of existing buildings or by topography, but only if the development is for the provision of car parking

Rear building setback

Objectives

- To provide opportunities for deep planting and planting of suitable and substantial native vegetation.
- To create a sense of openness in rear yards
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings
- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements
- To provide for the establishment and maintenance of the eco corridor.

Requirements

37. Development is to maintain a minimum rear building setback of 6 metres.

38. The rear building setback is the distance measured perpendicular to the boundary furthest from a public street up to the structure on the allotment that is nearest to that boundary, other than a structure that is exempt development, a swimming pool or an outbuilding

39. The rear building setback area is to be landscaped and free of any structures other than structures that are exempt development, swimming pools or outbuildings

40. The rear building setback may be encroached by exempt development, swimming pools and outbuildings, but only if the total area of all such development does not exceed 50% of the rear setback area. Any encroachments must comply with the objectives of the provision

Note

The rear setback does not apply to corner allotments

Side boundary envelope and side setback

Objectives

- To provide ample opportunities for deep planting
- To ensure that development does not become visually dominant by virtue of its height and bulk
- To maintain the amenity of the surrounding lan0064, particularly regarding privacy and sunlight
- To ensure that development responds to the topography of the site
- To provide spatial separation between buildings to ensure adequate light and sun

Requirements

41. Buildings must be sited within an envelope determined by projecting planes at 45 degrees from a height of 4 metres above natural ground level at the side boundaries

42. the minimum setback from a building to a side boundary is 0.9 metres

43. To measure the side boundary envelope and side setback on corner allotments the side boundaries are taken to be the boundaries that do not have frontage to a public street

44. Fascias, gutters, downpipes, eaves up to 0.675 metres from the boundary, masonry chimneys, flues, pipes or other services infrastructure may encroach beyond the side boundary envelope

45. Screens or sunblinds, light fittings, electricity or gas metres or other services infrastructure and structures not more than 1 metre above natural ground level such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback

46. Consent may be granted for development that, to a minor extent, does not comply with:
- a) the side boundary envelope, to allow the addition of a second storey to an existing dwelling ,or
 - b) the side setback, to allow a single storey outbuilding, carport, pergola or the like

Dwelling Design

Objectives

- To encourage innovative and contemporary building designs which result in a high quality and attractive residential environment

Requirements

47. Building facades are to be articulated and roof form is to be varied to provide visual variety. Suitable elements for articulated appearance include verandahs, windows, awnings, eaves, and wall line variation. Suitable elements for roof forms include hips, skillions, flat roofs, curved roofs, and gables. Eave overhangs are to provide sun shading and protect windows and doors and provide aesthetic interest. Eaves should have a minimum of 400mm overhang and be provided to a minimum of 70% of the dwelling
48. Proposed dwelling colours, materials and finishes are to be from a neutral palette of colours. Bright and highly reflective colours are to be avoided. Multi-coloured roof tiles are not permitted
49. The front elevation of dwellings are to incorporate entrances, verandahs, porches and balconies and the like to provide articulation, visual interest and to allow casual surveillance of the street
50. Long, unarticulated facades fronting the street are not permitted
51. Building facades on corner sites shall address both streets and incorporate elements within the roof and wall to create an articulated appearance
52. All front fencing is to be consistent in design and style with its dwelling. On corner allotments, the front fencing style is to be continued along the secondary street frontage to at least 1m behind the building line of the dwelling
53. Any fence visible to a public place, including common property must be of a decorative finish to Council's satisfaction. Colorbond or timber paling or lapped/capped fencing can only be used internally between dwelling lots

Landscaped Open Space

Objectives

- To provide for the establishment and maintenance of the eco corridor.

Requirements

Refer to DCP Map Landscaped Open Space and Bushland Setting.

Private Open Space and Landscaping

Objectives

- To ensure the provision of high quality private open space that meets residents' needs for outdoor activities, privacy, outlook and amenity.
- To contribute to effective management of stormwater and energy efficiency.
- To encourage the use of native species of flora and low maintenance landscaping

Requirements

54. Private open space is to:
- have a maximum gradient of 1:10; and
 - incorporate an area of principal private open space with a minimum area of 24m² (4m x 6m) that is directly accessible from the main living area of a dwelling
55. A Landscape Plan is to be submitted with each development application involving public domain works or a residential dwelling. Use of low flow watering facilities is encouraged to avoid over watering by residents. Low water demand drought resistant vegetation is to be used in common landscaping areas, including native salt tolerant trees.
56. Front setback areas are to contain landscaping. The landscape treatment in these areas is to provide a clear delineation between the private and public domain
57. At least one "tall or low tree" from the list at Appendix 2 is to be provided where possible within the front setback area of every residential dwelling. This may include existing trees that are to be retained within the front setback area.
58. Subsoil drains are to be installed around the perimeter of residences and connected to the stormwater system to prevent accumulation of water and concentration of salts

Access and Parking

Objectives

- To reduce the visual impact of garages, carports, driveways and parking areas on the streetscape, on site layout and on the dwelling's façade

Requirements

59. A maximum of 2 car parking spaces is to be provided for each dwelling.
60. Carports and garages are to be treated as an important element of the dwelling facade and interface to the public domain. They are to be integrated with and complementary, in terms of design and material, with the dwelling design. Garage doors are to be visually recessed though use of materials, colours, and overhangs. Where facing the street, the maximum width of a garage or carport is to be 6m per dwelling and the area of any garage door should not comprise more than 45% of the total frontage of the dwelling's (street-facing) elevation
61. The maximum width of a driveway at the property boundary is to be 4m.

Servicing

Objectives

- To ensure that site facilities are functional and accessible to all residents and are easy to maintain.
- To ensure that site facilities are thoughtfully integrated into development and are unobtrusive

Requirements

62. Utility services including service structures, plant and equipment are to be located under ground or be designed to be an integral part of the development and suitably screened from public places or streets. Where possible, underground utility services are to be provided in a common trench
63. Garbage and mail box structures are to be integrated with the overall design of buildings and/or landscaping

G4 Warringah Mall

Applies to Land

This Plan applies to Lot 100, DP 1015283, 145 Old Pittwater Road, Brookvale which is commonly referred to as 'Warringah Mall Shopping Centre' as set out in Figure 1.

Objectives

- To guide future development within the Warringah Mall Shopping Centre (Warringah Mall) site to 2021.
- To ensure development responds to the characteristics of the site and surrounds, and the amenity of the surrounding neighbourhood, and
- To encourage and facilitate high quality urban design, landscaping, external finishes and signage.

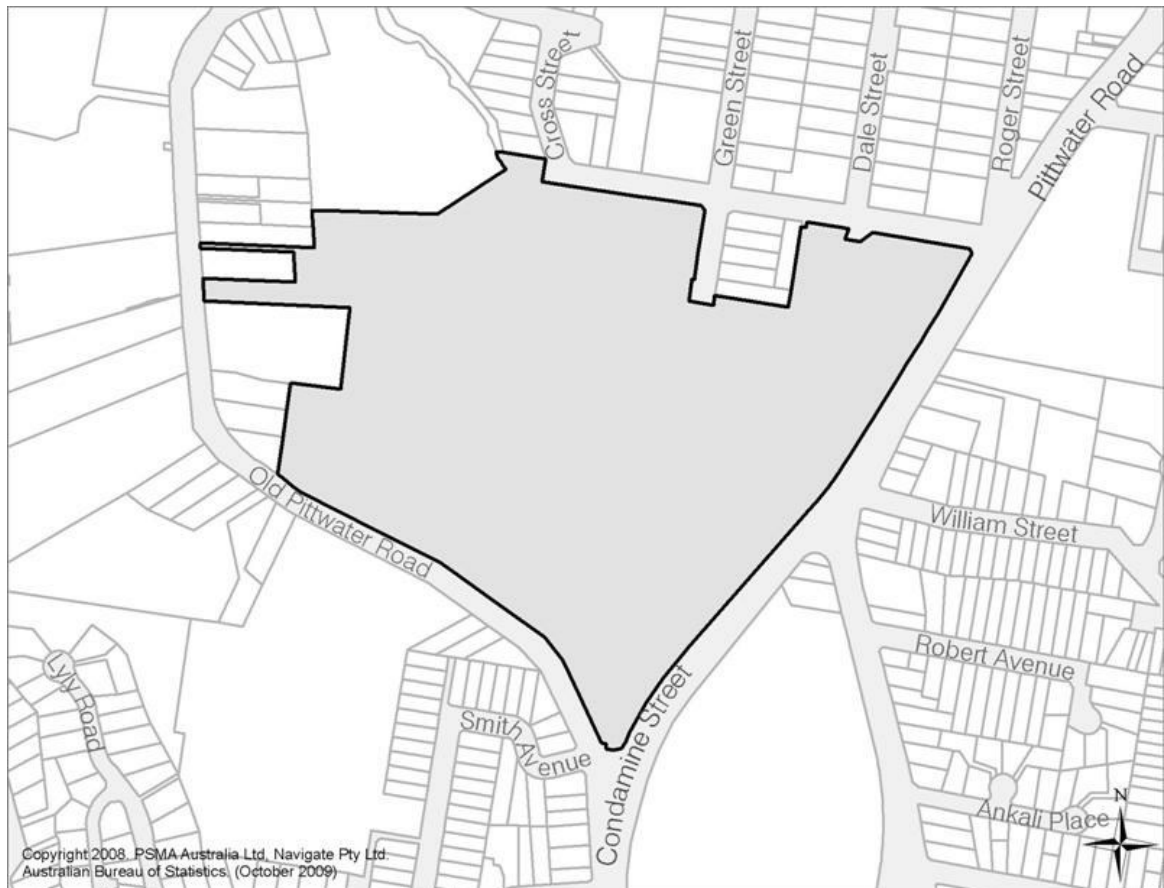


Figure 1: Warringah Mall Shopping Centre Site Area

Built Form

Design Quality & Excellence

Objectives

- To ensure that new development makes a positive contribution to the streetscape and public domain.
- To ensure a high standard of architectural design.
- To achieve high quality urban design internally and externally and high levels of pedestrian comfort in the public spaces of the centre.
- To emphasise key nodes and entry points to create a sense of arrival.
- To encourage the use of high quality, durable and robust materials.
- To ensure the design response reflects the Northern Beaches vernacular/lifestyle.

Requirements

1. Future development on or adjacent to the perimeter of the site must be designed to positively address the street, relate to the natural environment and create a clear distinction between the public and the private domain.
2. Future development on the site is to incorporate design elements that optimize the use of natural light and the ambient environment to the pedestrian malls within the centre.
3. New development along the southern edge of the site must not result in any unreasonable impacts on the amenity of residential properties in Old Pittwater Road and Smith Avenue.
4. New development along the eastern frontage to Pittwater Road/Condamine Street must incorporate a legible pedestrian connection from the street into the centre that is conveniently located in relation to existing bus stops.
5. All future development must be designed to strongly and positively reinforce the corners of the site and street alignment and frame the street. Incorporating landmark or distinctive building elements on "Gateway" street corners is encouraged.
6. Long continuous walls are to incorporate design treatments to reduce their visual mass and bulk. Such design treatments may include the use of architectural treatments or elements that serve to provide building articulation and modulation and the use of a variety of high quality external colours and materials.
7. Views of the ground level car parking areas must be suitably screened from the street by either landscaping or an appropriate architectural building facade treatment.

8. High quality, attractive and durable materials are to be used. The selection of colours is to respond to the natural landscape. A detailed schedule of external colours and finishes, a sample board and photomontages are to be submitted with any application to alter or extend the external façade and roof of Warringah Mall.

9. The roof is to be designed so that the visual impact of the roof form is minimised.

10. Rooftop plant and equipment are to be integrated into the building/roof forms or screened in a manner compatible with the building design to minimise visual and acoustic impacts on the surrounding properties, including elevated properties which have views over the centre.

Building Setbacks and Street Frontages

Objectives

- To protect and enhance the visual quality of streetscapes and public domain spaces.
- To ensure an appropriate interface with adjoining and surrounding land uses and streets is provided.
- To allow for the existing site landscaping to be retained and enhanced.

Requirements

11. Setbacks are to be consistent with those shown in **Figure 2**. Note: The calculation of the setback dimensions along the Green Street and Cross Street frontages (west of Green Street) excludes projections for architectural features and car park ramps which may project into the setback area as identified on **Figure 2**.

12. In the event that there is a change to the current title boundary, the setback as nominated in **Figure 2** is to be measured from the new boundary alignment.

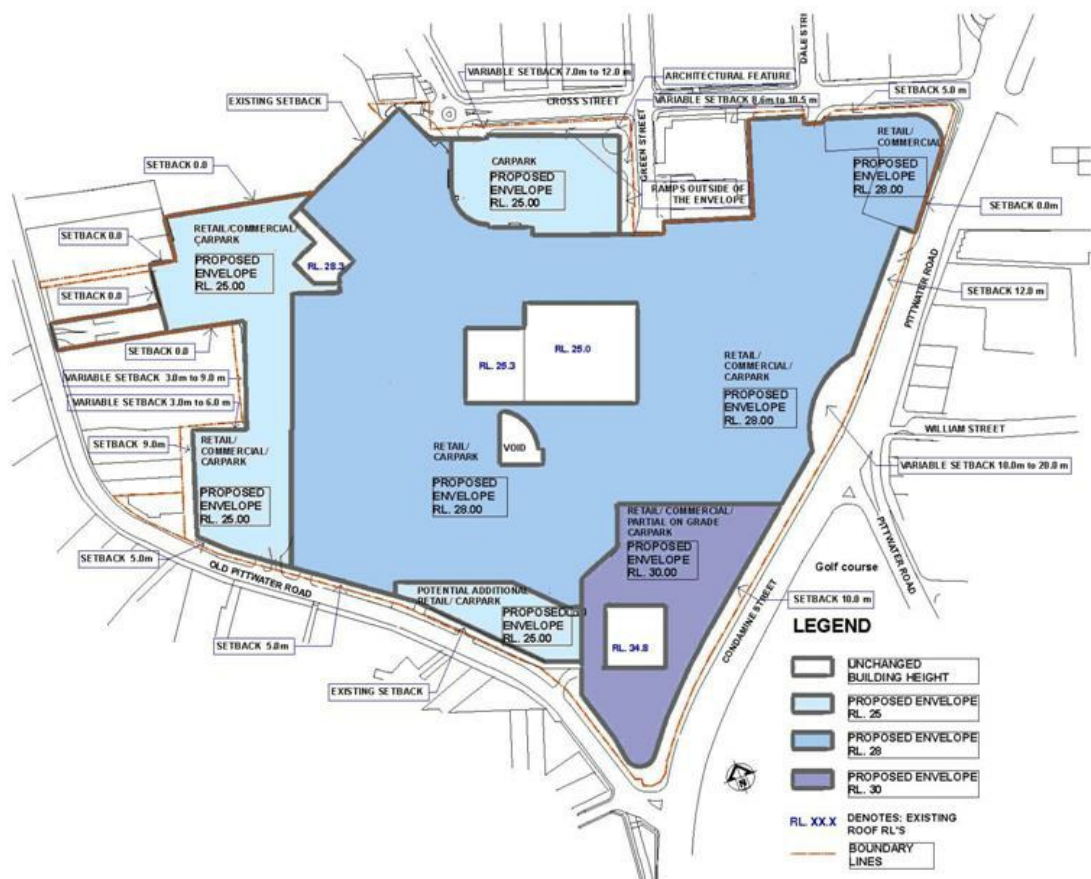


Figure 2: Future Development Envelope Plan

13. Corner of Condamine Street and Old Pittwater Road

- Future development at the corner of Condamine Street and Old Pittwater Road is to create a defined built edge to address the street.
- The existing mature trees along the eastern boundary of the site adjoining Condamine Street are to be retained.
- Any future development at the corner of Condamine Street and Old Pittwater Road is to be designed to strongly define the corner and reinforce the prominence of this "Gateway" site arrival point.
- An illustrative example of possible future development outcomes at this location is shown at **Figure 3**



Figure 3: Example of possible future development outcomes at the corner of Condamine Street and Old Pittwater Road.

14. Junction of Condamine Street and Pittwater Road

- A distinctive entry node is to be provided at the junction of Condamine Street and Pittwater Road which incorporates a high quality public space flanked by buildings, landscaping in scale with the building form and public art. The entry node will be the primary pedestrian entrance to the shopping centre.
- An illustrative example of possible future development outcomes at this location is shown at **Figure 4**.



Figure 4: Illustrative example of possible future development outcomes at the junction of Condamine Street and Pittwater Road

15. Pittwater Road

- Future development along Pittwater Road is to create a defined built form edge to address the street.
- The built form is to be setback from the street to allow for the provision of a soft landscaped strip to soften and screen non-active building facades.

- Any future development at the corner of Pittwater Road and Cross Street is to be designed to strongly define and reinforce the prominence of this “Gateway” site arrival point.
- An illustrative example of possible future development outcomes at this location is shown at **Figures 5 and 6**.



Figure 5: Illustrative example of possible future development outcomes along the Pittwater Road frontage.



Figure 6: Illustrative example of possible future development outcomes at the corner of Pittwater Road and Cross Street.

16. Corner of Cross Street and Green Street

- Future development at the corner of Cross Street and Green Street is to be designed to strongly and positively identify this location as a key “Gateway” entry to the centre. An illustrative example of possible future development outcomes at this location is shown at **Figure 7**.



Figure 7: Illustrative example of possible future development outcomes at the corner of Cross Street and Green Street.

Building Height

Objectives

- To provide street edge definition along the main eastern frontage of the site.
- To provide street edges which reinforce, improve or support the hierarchy and character of streets.
- To achieve comfortable street environments for pedestrians in terms of daylight, human scale, sense of enclosure and wind mitigation as well as a healthy and sustainable environment for street trees.
- To ensure solar access to residential properties and public spaces is protected.

Requirements

17. New development is to comply with the maximum building heights as shown at Figure 2 except where provided for in the following requirement.

18. Development may exceed the maximum height controls shown at Figure 2 only in the following circumstances:

(a) Architectural roof features

Architectural roof features may exceed the height controls but only if the consent authority is satisfied that the architectural roof feature:

- satisfies the objectives of the height control, and
- comprises a decorative element on the uppermost portion of a building, and
- does not include floor space area and is not reasonably capable of modification to include floor space area, and
- does not provide access for recreational purposes, and
- is not a structure designed specifically for signage or advertising, and
- is an integral part of the design of the building in its context, and
- will have minimal overshadowing impact, and
- does not add to the visual bulk of the building.

(b) Plant and equipment

Any ancillary plant, equipment or access point may exceed the height controls but only if the consent authority is satisfied that:

- The height of plant, equipment or access point does not exceed 3.0m.
- The total area of the equipment does not exceed 10% of the roof area.
- The plant, equipment and access point is integrated with the architectural design of the building/roof.
- The plant or access point is centrally located within the roof area to minimize the visibility of these structures when viewed from surrounding properties and the public domain.

Floor Space

Objectives

- To facilitate the provision of a wide range of retail, business, office, entertainment, community and other suitable land uses that service the needs of the local and wider community and a growing workforce and population.
- To facilitate the future growth of the shopping centre to support the role of Warringah Mall as a retail centre of sub-regional significance.

Requirements

19. The existing centre currently provides 127,878m² of Gross Leasable Floor Area (GLFA). The existing shopping centre may be expanded by 35,000m² GLFA subject to compliance with all other relevant planning objectives and requirements.

Amenity

Landscaping

Objectives

- To allow for existing landscaping to be retained and enhanced.
- To create landscaping zones along the eastern boundary of the site adjoining Pittwater Road and Condamine Street to soften views to the site.
- To ensure landscaping is integrated into the design of development.
- To ensure landscaping is in scale with and provides for the softening and screening of the building form.
- To ensure landscaping provides a high quality aesthetic.

Requirements

20. Landscaping is to be retained and enhanced and provided generally in the zones shown in **Figure 8**.

21. The existing mature landscaping at the junction of Pittwater Road/Condamine Street is to be retained where practical and functional for the future design of this precinct. An illustrative example of possible future development outcomes at this location is shown at **Figure 9**.

22. New development along Condamine Street and Pittwater Road is to incorporate landscaping that screens or softens non-active facades or building elements.

23. Landscaping treatments are to be integrated into the design of new entries to the centre.

24. Recycled water or harvested rainwater is to be used, where possible, to irrigate new landscaped areas.

25. Water efficient plants and/or, locally indigenous vegetation should be used to minimise water consumption.



Figure 8: Landscape Zones



Figure 9: Illustrative example of possible future development outcomes at the junction of Pittwater Road/Condamine Street

Amenity of Surrounding Residential Properties

Objectives

- To protect the amenity of surrounding properties.
- To ensure that development will not result in light overspill or glare from artificial illumination.

Requirements

26. The overspill from artificial illumination or sun reflection is to be minimised. A 'Lighting Strategy' is to be submitted with any development application incorporating new or modified roof top parking or for new development which is adjacent to existing residential areas. The 'Lighting Strategy' is to demonstrate that the development will not result in lighting glare or overspill from artificial illumination.

27. The development is to be designed and managed so that it does not result in an unreasonable adverse acoustic impact on surrounding and nearby residential properties.

Public Art

Objectives

- To encourage the use of quality public art to identify and highlight key site entrances.
- To integrate public art in the new developments on the site to enliven the public domain.
- To ensure public art is relevant to the site and the locality and draws upon the cultural, heritage and lifestyle themes in Warringah.

Requirements

28. Public art is to be integrated into the design of the primary pedestrian entry adjacent to the intersection of Pittwater Road and Condamine Street.

29. Public art is to be incorporated into new development where appropriate. It could include murals to blank walls, freestanding sculpture, pavement art and the like.

30. A 'Public Art Plan' is to be submitted with all future development applications which involve the creation of new public spaces at the interface of the shopping centre and the public domain. The plan is to identify opportunities for the integration of public art in the publicly accessible areas of Warringah Mall, themes for public art, relevance to the local area, durability, robustness and longevity. The public art concepts shall be prepared by a person with demonstrated expertise in public art.

Advertising and Signage

Objectives

- To encourage well designed and suitably positioned signs which contribute to the aesthetic, vitality and legibility of the shopping centre while respecting the amenity of the area and the safety of motorists and pedestrians.
- To ensure that all business identification signage achieves a high level of design quality in terms of graphic design, its relationship to the architectural design of buildings and the character of streetscapes.
- To promote signs that add character to the streetscape and assist with way finding and the pedestrian usability of the centre.
- To promote signs that complement the architectural style and use of buildings.
- To consider the amenity of residential development and the visual quality of the public domain in the design and illumination of signage.
- To avoid the proliferation of signage along public roads.
- To ensure the provision of signage is proportional to the size and scale of building facades and setbacks.

Requirements

31. A 'Signage Strategy' is to be submitted with all development applications proposing a significant increase in floor area or change to external façades of the building. A Signage Strategy must also be submitted with any development application for the provision of signs. The Signage Strategy shall identify the number and location of proposed signs, and demonstrate how the signs will be integrated into the design of the development.

32. All illuminated signs are to comply with any relevant Australian Standards.

Safety and Security

Objectives

- To provide a safe environment for users of Warringah Mall.
- To minimise opportunities for crime.
- To encourage the consideration and application of crime prevention through environmental design (CPTED) principles when designing and siting buildings and surrounding spaces and access ways.

Requirements

33. Development is to be designed to incorporate and/or enhance opportunities for effective natural surveillance by providing clear sight lines between public and private places, installation of effective lighting particularly in public spaces and carparks, and the appropriate landscaping of public areas.
34. The need for technical surveillance which is achieved through mechanical/electronic measures such as the provision of closed circuit television (CCTV), help points and mirrored building panels, is to be addressed in future developments.
35. New development is to be designed to remove any opportunities for the concealment of crime.
36. The incorporation of crime prevention measures in the design of buildings and spaces is not to detract from the quality of the urban design of the development and the streetscape.
37. The development is to be consistent with CPTED principles. A report providing an assessment of the proposal against CPTED principles is to be submitted with all development applications for additions to Warringah Mall.
38. A draft Operational Plan of Management that outlines the potential measures to be implemented to ensure the safety and security of the public is to be submitted with any development application involving a major expansion of Warringah Mall.

Social Impacts

Objectives

- To ensure that any potential social impacts resulting from the expansion of Warringah Mall are appropriately managed or mitigated.

Requirements

39. A Social Impact Assessment (SIA) is to be submitted with a development application where there is the likelihood that the proposed development may significantly impact on the following matters:

- Public Transport
- Child care
- Accessibility
- Health facilities
- Young people
- Facilities for children

Where an SIA is required, a targeted 'Community Stakeholder and Consultation Plan' LINK is to be developed and undertaken. The SIA is to identify opportunities to enhance existing community services or provide additional services to meet the community's needs.

Access & Movement

Road Infrastructure

Objectives

- To ensure that the growth of Warringah Mall does not adversely impact on the performance of the surrounding road network.
- To identify the need for potential traffic infrastructure works and management measures necessary to facilitate the growth of Warringah Mall.

Requirements

40. Significant additions to the floor area on the site will only be supported if traffic modeling is submitted with the development application which demonstrates that the surrounding road network can accommodate the additional traffic generated and that the network can continue to operate at a satisfactory level as determined by Council and the RTA.
41. New development applications for the significant expansion of Warringah Mall are to identify road upgrades and traffic management works in areas adjoining and nearby to the site to adequately accommodate growth in vehicle movements to and from the site.
42. Future development is to incorporate measures to improve vehicle circulation within the site, where relevant.
42. Future development is to incorporate measures to improve vehicle circulation within the site, where relevant.
43. Vehicle access points from surrounding roads shall be provided in accordance with Figure 10.
44. No additional vehicular entries are permitted from Pittwater Road or Condamine Street excluding any future access or egress arrangements for buses associated with the proposed new bus interchange.

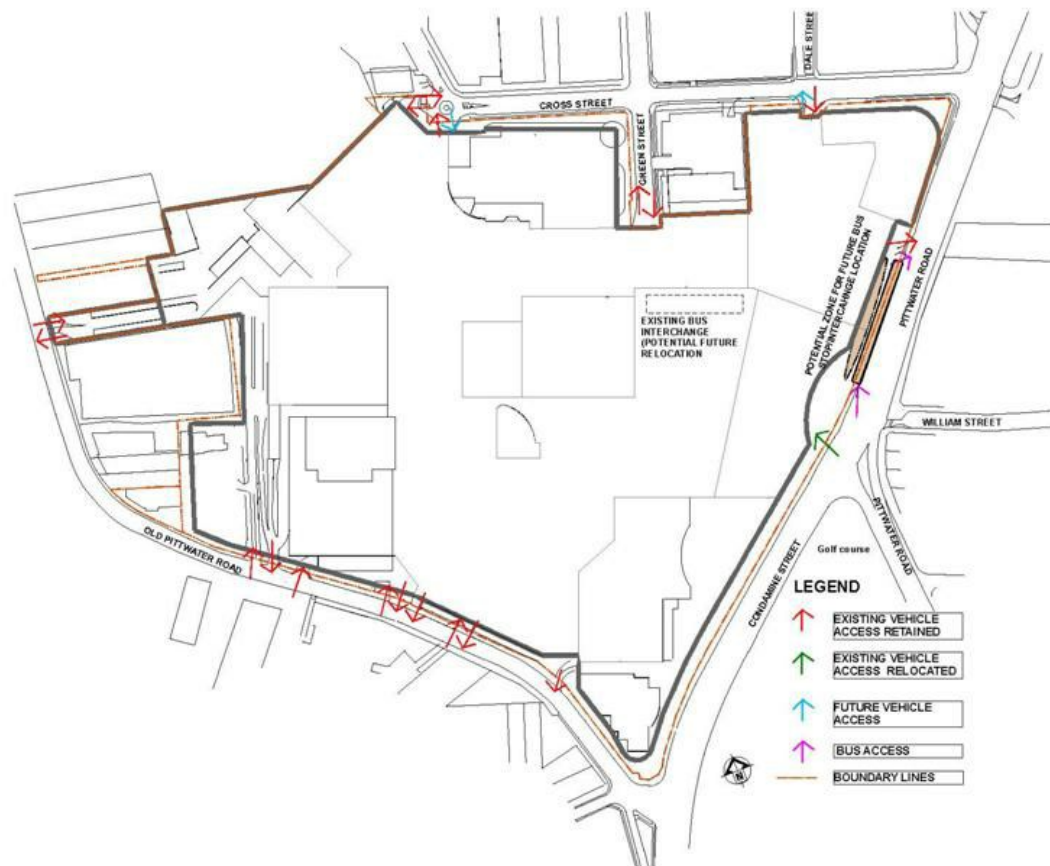


Figure 10: Vehicular Access Plan

Pedestrian Access

Objectives

- To improve pedestrian access to and from the centre through enhancing existing links and / or creating new links as redevelopment occurs.
- To enhance pedestrian connections to Warringah Mall from public transport.
- To provide clearly identifiable and safe pedestrian access.
- To ensure that any new development is designed to provide safe and equitable access to all, including older people, people with a disability and people with prams.
- To ensure that people who visit the centre are able to access and use all spaces, services and facilities through the creation of a barrier-free environment in all public spaces, premises and associated areas.

Requirements

45. Main building entry points are to be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve the clarity of a building's address and contribute to visitor and occupant safety and amenity.
46. New development is to ensure that existing pedestrian links from the surrounding area into the site are strengthened in the locations shown in Figure 11.
47. New development shall incorporate measures to achieve safe and continuous paths of travel from existing or proposed bus stops to the Shopping Centre and throughout Warringah Mall.
48. New development along the Cross Street / Green Street frontage shall incorporate enhanced pedestrian link(s) through to the existing centre.
49. Safe pedestrian access is to be provided through the car parks.
50. Where new development is proposed along the Old Pittwater Road frontage of the site, an improved pedestrian link is to be provided from the TAFE site to the pedestrian entrance of the centre.

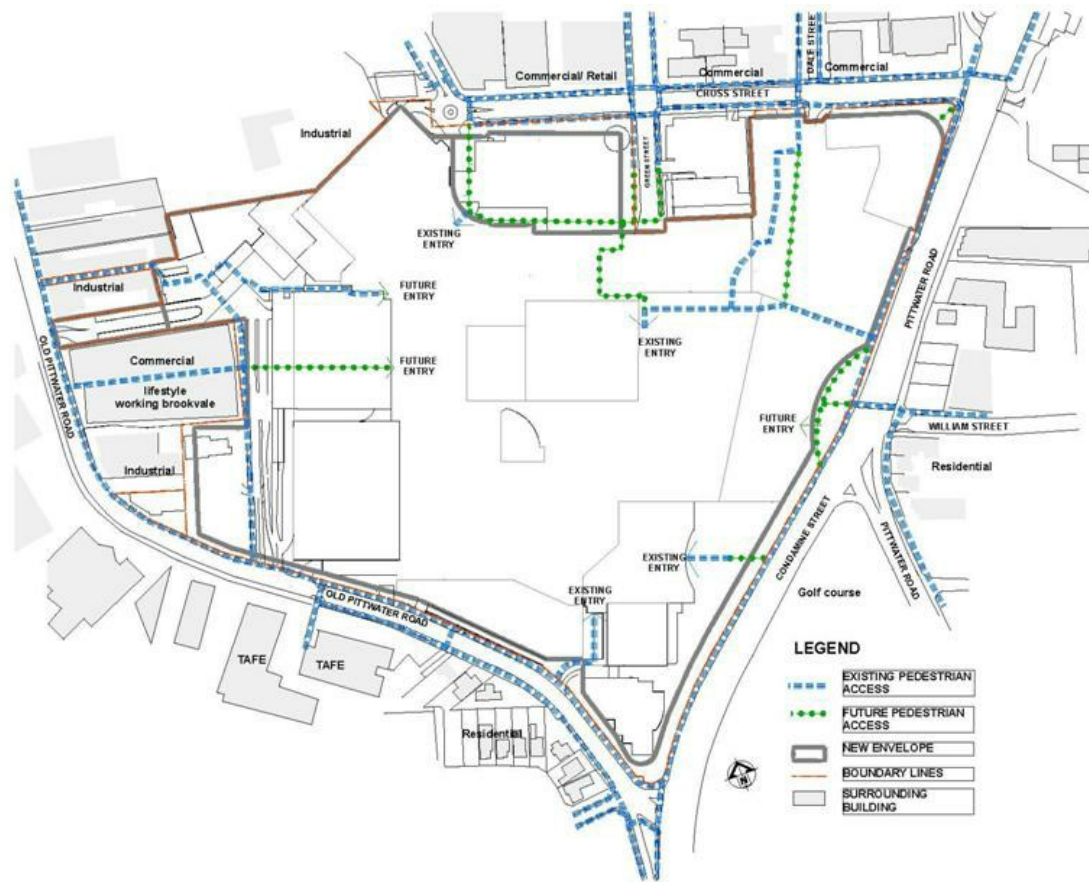


Figure 11: Pedestrian Access Plan

Public Transport

Objectives

- To encourage public transport use by improving / enhancing public transport support infrastructure.

Requirements

51. A single integrated bus interchange for the site is to be provided. The interchange is to be located on the eastern side of the site, generally north of the intersection of Pittwater Road and Condamine Street. The interchange is to be capable of accommodating both the existing local and commuter bus networks and growth in the number of bus services to the Mall. The indicative integrated bus interchange zone is illustrated in **Figure 11**.

The integrated bus interchange is to be provided in association with a related stage of development. The timing for the implementation of the integrated bus interchange is subject to the following considerations:

- a. The establishment of a clear physical nexus between the stage of works and the location of the proposed new bus interchange;
- b. The ability to properly integrate the future development with the new interchange.
- c. The agreement of the Roads and Traffic Authority (RTA) in respect to the design and location of the required works to the arterial road network necessary to support the interchange.
- d. Proposed extensions to the centre that would require the re-positioning of the existing internal bus interchange (currently located within the site) to a new location.
- e. The widening of Pittwater Road along the frontage of the site north of Condamine Street.

The final design of the interchange is to be accessible for both Warringah Mall customers and general bus users and is to be of a high quality design. The interchange is to provide a high level of amenity and functionality.

The final design of the integrated bus interchange must consider the views of Council, NSW Transport and Infrastructure, the RTA, the STA and private bus operators.

In the event that approval cannot be obtained for a new integrated bus interchange in the zone identified, the applicant must identify alternative options that will achieve a satisfactory upgrade of the existing bus facilities and capacities in accordance with these requirements.

Parking Facilities

Objectives

- To provide adequate parking facilities for staff and visitors to Warringah Mall.
- To provide adequate space for parking and manoeuvring of vehicles.
- To encourage the use of bicycles and motor bikes by people who work at Warringah Mall and visitors to Warringah Mall as an alternative mode of transport.

- To ensure bicycle parking and storage facilities and motor bike parking are designed and located to provide easy, convenient and safe access to Warringah Mall.
- To ensure adequate provision of end of trip shower and locker facilities for employees of Warringah Mall.

Requirements

52. Car parking is to be provided at the rate of 4.1 spaces per 100 square metres of Gross Leaseable Floor Area unless it can be demonstrated that a lesser rate can still achieve sufficient parking provision to meet the needs of the shopping centre.
53. Provision is to be made for the parking of motorcycles in easy to access and clearly visible locations.
54. Car and motorcycle parking space dimensions must comply with the relevant Australian Standard. Note. AS/NZS 2890.1:2004 Parking Facilities - Off-street car parking applied at the time this DCP was adopted.
55. Bicycle parking and storage facilities shall be provided for any additional floor area proposed to allow parking or storage of a minimum number of bicycles, in accordance with the following;
- Bicycle storage facility – 1 per 300sqm
 - Bicycle parking facility – 1 per 500sqm
- This required provision may be reduced having regard to:
- (a) The expected number of employees, and their likely or desired use of bicycles for travel to and from work.
 - (b) The expected number of visitors, and their likely or desired use of bicycles to visit the development.

56. Bicycle parking and storage facilities shall be designed in accordance with the relevant Australian Standard. **Note.** AS2890.3 - 1993 Parking facilities – Bicycle parking facilities applied at the time the DCP was adopted.

57. Adequate shower and change room facilities for staff shall be located close to secure bicycle storage facilities.

Environmental Management

Stormwater Management

Objectives

- To ensure that future development on the site conforms with the principles for the development of flood prone land set out in the NSW Government's Floodplain Development Manual, 2005.
- To safeguard the environment through the improvement of water quality and the control of overland flow through the site.
- To provide for the safe conveyance of overland flows through the site without unacceptable risk to human safety and property for floods up to the 100 year Average Recurrence Interval (ARI). The impacts of climate change are to be considered when determining the average recurrence intervals.

Requirements

58. Water quality control measures are to be provided in accordance with the adopted Northern Beaches Stormwater Management Plan and Council's *Water Sensitive Urban Design Policy*.
59. Ground level development is to be avoided in the locations of the proposed concept drainage augmentation system as conceptually illustrated in **Figure 12** and in accordance with Council policy *PAS – PL 130: Building Over or Adjacent to Constructed Council Drainage System and Easements*.
60. Ensure that all new development on the site does not adversely impact upon the stormwater drainage system and any overland flow path through the site.
61. Ensure that all new development on the site does not adversely affect flooding conditions in existing development located both internal and external to the site.
62. New buildings or extensions involving habitable areas are to be designed to prevent the entry of stormwater for floods up to 100 year ARI and all new habitable floor levels are to have a 500mm freeboard to the 100 year ARI flood.
63. Structural measures are to be implemented on the site as part of any significant alterations to existing buildings that will ensure affected habitable floor levels have a 300mm freeboard to the 100 year ARI flood.
64. Structural measures are to be implemented on the site that ensure that overland flows are conveyed through the site in a low hazard nature for floods up to 100 year ARI. All new structural measures are to be confined, as far as is deemed practicable, to the site.

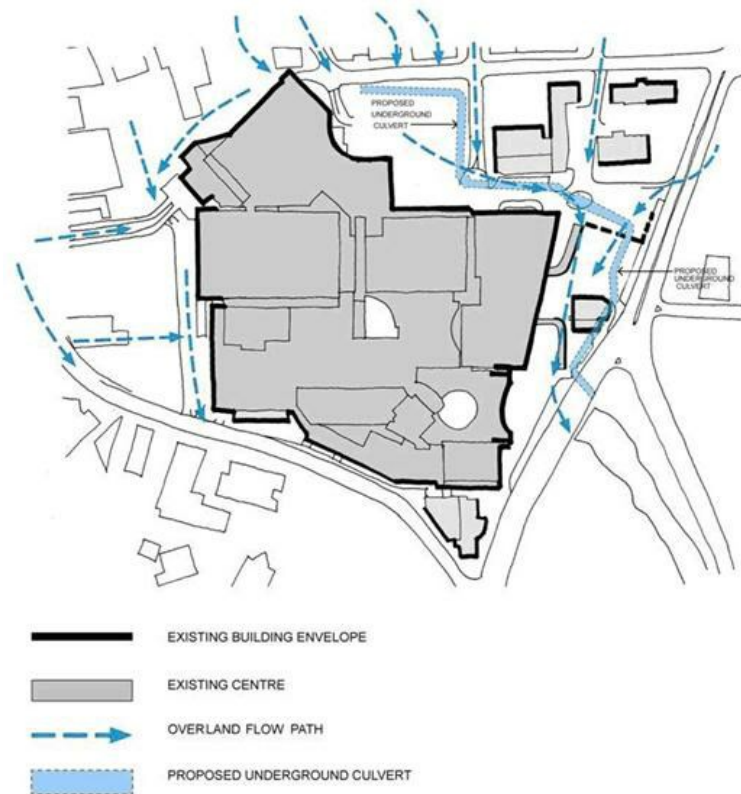


Figure 12: Overland Flow Path Site Constraints

Environmental Sustainability

Objectives

- To achieve Australian 'Best Practice' in environmentally sustainable design and construction.
- To minimise energy consumption in the construction and use of buildings
- To minimise water use and encourage water re-use.
- To minimise the need for the mechanical heating and cooling of spaces.

Requirements

65. Development involving an increase in floor space is to achieve a 'Green Star' rating (or equivalent) reflecting Australian 'Best Practice' in environmentally sustainable design and construction for retail centres.

66. Shading devices are to be incorporated where practical, to reduce solar energy loads.

67. Buildings are to be designed and oriented to maximise the use of daylight and solar energy for illumination. This may be achieved through the provision of light wells, skylights and voids.

68. The thermal performance of buildings is to be optimised by using efficient methods of heating and cooling such as insulation and passive solar access.

69. The following water saving measures are to be incorporated into all development:

(a) Water fixtures (low flow shower heads and taps, dual flush toilets, low flush/waterless urinals, etc) are to be 3 stars (WELS Scheme) or better rated.

(b) Stormwater capture and reuse, including water quality management to be in accordance with Council's Policy *Water Sensitive Urban Design*.

(c) Select water efficient plants and / or locally indigenous vegetation.

(d) Use recycled or harvested rainwater for watering new gardens and landscape features.

G5 Freshwater Village



Freshwater Village Context

History

Note: This historical background has been extracted from Gwen Gordon: Harbord Queenscliff and South Curl Curl 1788 – 1978 (1978)

The following are some key milestones with regards to the history of urban settlement of Freshwater:

- In 1818 the first land grant of 50 acres was made to Thomas Bruin, and in 1884 this 50 acres of land became known as the Freshwater Estate. The land was bounded by the beach, Evans Road, Albert Street, and Undercliff Road.
- Thirty years later, Duke Kahanamoku, the world sprint swimming champion from Hawaii, introduced surfboard riding to Australia at Freshwater Beach in December 1914 spurring some interest in Freshwater.
- In the mid to late 1920s there were about six shops in Lawrence Street and by the late 1930s Lawrence Street had a Post Office, fire station, and bank agencies. The Harbord Literary Institute was the 'centre of social and cultural life' in the area.
- Freshwater became Harbord in 1923, and reverted to Freshwater in 2008. Now a relatively quiet village away from the main roads of the peninsula, Freshwater services the local community with a variety of shops, offices and businesses.

Centres hierarchy

NSW planning policies place a high importance on the value of town centres.

The *NSW Draft North East Subregional Strategy* (2007) applies to Warringah, and in it, Freshwater (referred to as “Harbord – Lawrence Street”) is identified as a ‘small village’.

Under the *Metropolitan Plan for Sydney 2036* (2010), a village is identified as a group of shops and services for daily shopping with a walking catchment of 400 – 600m (see Map 1).

The *NSW Draft Centres Design Guidelines* (2011) states that centres are the focus of community life, and are places where people can easily go about their daily activities. Well-designed centres are safe and vibrant places where people enjoy spending time, and smaller centres typically provide retail and community facilities to meet the needs for the local population and workforce.

The *NSW Department of Planning Draft Centres Policy – Planning for retail and commercial development* (April 2009) refers to centres as follows:

A local centre will be expected to have low traffic impacts and could serve a largely walkable catchment and have retail that serves daily and weekly convenience shopping needs.

The centre typology has been designed as a descriptive tool to categorise the likely future function of centres, not a prescriptive tool to limit the growth of those or other centres in the future.

The categorisation of a centre as a particular typology is not intended to limit the future growth or diversity of that centre.

Planning policies should not be used to limit innovation in the development of different formats and the mix of uses in centres unless there is a public policy justification to do so. Centres should be able to respond when market and consumer preferences change.

The controls in the DCP aim for Freshwater to continue as a unique, vibrant and sustainable centre in accordance with the overarching principles for centres in NSW, and with its B2 Local Centre zoning under Warringah Local Environmental Plan 2011.

Note

This part of the DCP covers development control in Freshwater Village (see Map 2).

Part B Built Form Controls do not apply to Freshwater Village.

All other parts of the DCP apply to Freshwater Village.

In the event of any conflict between this part and other parts of the DCP, the provisions of this part shall prevail in relation to development in the Freshwater Village area.

Unless otherwise specified, ‘Exceptions’ apply only to the Requirements of the relevant control.

The Objectives of the control are still applicable, irrespective of any Exceptions.

1. Built form in Freshwater

Applies to land

Within area edged red in DCP Map 1 Freshwater Study Area

Objectives	Requirements
O1.To reinforce and enhance the role of Freshwater Village as a centre for the local community.	R1. Development is to evoke the coastal setting of the area through architectural expression and public art, eg murals or other external treatment of buildings
O2.To achieve high quality built form that enhances the streetscapes and coastal character of Freshwater Village	R2.Buildings, including balconies and carpark entry points, fronting any public place must not contain any utility service pipe or conduit that is visible from the public place. Utility services including service structures, plant and equipment are to be located below ground or be designed to be an integral part of the development and suitably screened from public places including streets.
O3. To maintain and enhance Freshwater as an attractive destination among Sydney’s coastal centres	R3.Locate residential uses so that noise, odour and any other adverse impacts are minimised from loading bays, garbage disposal and other service areas
O4. To ensure development responds to the low scale, narrow lot pattern of Freshwater	R4. Retail entries are to be no more than 10m apart A minimum floor to ceiling height of 3.3m for ground floor uses R5.A minimum floor to ceiling height of 2.7m for uses above the ground floor

O5. To achieve comfortable, functional and attractive buildings for residents, workers and visitors	R6. For any development with 10 or more shops or 500m ² or more retail floor space, accessible and well signposted toilet facilities complying with AS 1428 shall be provided. These facilities shall have the same minimum opening and closing hours as the proposed development. Residential entries are to be separate and clearly distinguished from business entries
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2. Number of storeys

Applies to land

This control applies to land shown coloured on the DCP Map Number of Storeys.

Objectives	Requirements
O1. To ensure a reasonable level of amenity and solar access is provided and maintained to adjoining and nearby properties	R1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum height measured in storeys identified on the map
O2. To complement the height of buildings control in the LEP with a number of storeys control.	
O3. To provide sufficient scope for innovative roof pitch and variation in roof design	

Note

Maximum height of buildings is determined by reference to the WLEP.

To measure the height in storeys:

The number of storeys of the building are those storeys which may be intersected by the same vertical line, not being a line which passes through any wall of the building; and

Storeys that are used for the purposes of garages, workshops, store rooms, foundation spaces or the like, that do not project, at any point, more than 1 metre above ground level (existing) are not counted.



3. Street activation

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To reinforce and enhance the main street character of Lawrence Street. O2. To ensure that all new development provides activation to the public domain including streets, lanes and public open space	R1. Ground floor uses are to provide active uses to streets, shareways, lanes, public areas and arcades R2. Ground floor uses are to have direct and convenient entries from streets, shareways, lanes, arcades or public areas R3. The glazed area of street frontage windows at ground floor level is to be maximised R4. Street frontage windows are to be wrapped around corners into side streets, shareways, lanes, and public areas to increase the area of active frontage R5. Shopfronts at any arcade entry are required to wrap around the corner into the arcade, maximising the glazed area of windows, to a minimum distance of 6 metres from the front building line

O3. To achieve attractive, interesting and welcoming street frontages	R6. Buildings are designed to overlook the street R7. Minimise the extent and visual impact of vehicle entrances and other building entries not associated with active uses
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Exception

Where a frontage is to a lane or other area dedicated to servicing uses and vehicle access only, active uses and high pedestrian amenity may not be required.

Note

Activation occurs where shopfronts and entrances address the street, where pedestrians circulate to access shops and services and where pedestrians can casually interact.

Activation encourages pedestrians and creates vitality.



4. Street facades and shopfront design

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To respond to the narrow lot pattern and smaller retail frontages with vertical proportions that carry through into the façade above	R1. The design and proportions of the façade elements are to continue and respect the narrow lot frontages R2. The maximum length of a shopfront is to be between 5 – 10m. Frontages greater than 10m must be broken into smaller vertical sections
O2. To reduce apparent bulk and scale	R3. Facades are to have a predominantly vertical emphasis
O3. To ensure that the articulation and fenestration of the proposed development reflects the character of Freshwater and its local beachside culture	R4. No blank walls are to be presented to any public domain area R5. Building fronts and entries are to be clearly visible from the street R6. Air conditioning units, exhaust vents, aerials, clothes lines, water heaters etc are not to be visible from streets or public areas
O4. To provide visual connection between the public domain and private development	R7. Glazed shopfronts that allow visual connection between the activities inside the development and the public domain are to be provided

5. Access and loading

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To improve amenity and safety for pedestrians	R1. Service and loading areas should improve the amenity of the streetscape and reduce any potential for vehicle / pedestrian conflict
O2. To minimise the impact of service vehicles and loading	R2. Locate all underground car park entries, service and loading as well as garbage collection areas away from the primary street frontage

O3. To relocate loading and servicing away from Lawrence and Albert Streets	R3. No additional vehicle or loading access is to be provided from Lawrence or Albert Streets R4. Rear or underground loading, garbage collection and access for vehicles is to be provided as part of any new development for lots fronting Lawrence and Albert Streets wherever possible via new connected laneways or through negotiation with Council for access via existing surface carparking areas
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6. Lighting

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To limit adverse impact on residents O2. To provide lit access	R1. Lighting is to be designed to not cause glare or unacceptable light spill to adjacent residential uses R2. Lighting is to be located on the underside of awnings or below awnings as wall lights to light the footpath R3. The use of exposed fluorescent batten lighting is not permitted.
O3. To supplement existing street lighting and 'spill' lighting from shop fronts	R4. Special effects lighting may be used to highlight key landscape design elements, major trees and significant buildings subject to compliance with other requirements of this control

7. Safety and security

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To reduce opportunities for crime	R1. Proposed development must incorporate the principles of Crime Prevention Through Environmental Design (CPTED), see www.police.nsw.gov.au/community_issues/crime_prevention/safer_by_design http://www.police.nsw.gov.au/__data/assets/pdf_file/0003/9390/duapguide_s79c.pdf R2. Development is to maximise casual observation of open space areas, access ways, car parks, entries, driveways and the like
O2. To discourage antisocial behaviour	R3. Provide lighting in areas intended for night use and/or areas accessed by pedestrians after dark

8. Signage

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To ensure signage is compatible with the low scale, coastal village character of Freshwater O2. To ensure that signage is compatible with the scale, proportion and other characteristics of the development	R1. Signage is to be appropriately located with no obscuring of architectural features
O3. To provide identification or information on the business being carried out	R2. Signage is to relate to the business being carried out in the building; third party signage is not permitted
O4. To minimise advertising and signage clutter	R3. No signage is to be located above awning level

Note

The building and amenity of the area may be improved through painted wall signs or murals

9. Awnings

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To provide weather protection for buildings and people	<p>R1. Provide continuous awnings along:</p> <ul style="list-style-type: none"> • Lawrence Street • Albert Street • Moore Road • Any new or upgraded pedestrian access within Freshwater <p>R2. To control sun access/protection, canvas blinds along the street edge may be permitted</p>
O2. To provide a safe and comfortable environment for pedestrians	<p>R3. The underside of awnings should not be less than 3.2m above the footpath</p> <p>R4. Awnings are to be provided over the public area of the footpath generally up to 600mm from the kerb</p>
O3. To ensure awnings are compatible with the development and its context	<p>R5. The design of awnings is to be integrated with the design of the building</p> <p>R6. Where the built form steps down the street, awnings are also to step with the building form to reveal the topography</p> <p>R7. Where a building is sited on a street corner, awnings are to be wrapped or continued around the corner for a minimum 6 metres</p>
O4. To ensure that there is no conflict with vehicles or urban design features	<p>R8. Awnings are to be setback generally 600mm from the kerb</p> <p>R9. The design and location of awnings is not to interfere with any existing or proposed street trees or other urban design features in the public domain</p>



10. Front setback

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To improve pedestrian and customer amenity	<p><u>Ground level and second storey</u></p> <p>R1. New buildings may be built to the boundary or may be set back a maximum of 3m, for outdoor seating, display of goods, etc</p>
O2. To expand publicly accessible areas at ground level	
O3. To help enliven street frontages	
O4. To maintain uninterrupted pedestrian circulation and flow	

O5. To create a sense of openness	<u>Third storey</u>
O6. To protect and enhance the visual quality of streetscapes and public spaces	R2. The third storey is to be set back a minimum of 5m from the property boundary
	R3. Landscaping or gardens within the 5m setback area of buildings are encouraged

11. Side and rear setbacks

Applies to land

Shaded in DCP Map 2 Freshwater - side and rear setbacks

Objectives	Requirements
O1. To provide a transition to any adjacent residential zones	R1. Where a side or rear boundary of the proposed development site adjoins land zoned for residential purposes, excluding roads, a minimum setback of 2m is required
O2. To provide landscaped screening of the built form	R2. This setback area is to be landscaped and densely planted
O3. To help protect the character, amenity and outlook of residential areas surrounding Freshwater Village	
O4. To help reduce any adverse impact from the business nature of the development on residential amenity	

Exception

This control does not apply where the residential zone is a road

12. Other side and rear setbacks

Applies to land

Hatched in DCP Map 2 Freshwater - lots where rear or side boundaries do not adjoin residential zones under WLEP Land Use Zoning Map, excluding roads

Objectives	Requirements
O1. To ensure that the scale and bulk of buildings is minimised	R1. Where a side or rear boundary of the proposed development site does not adjoin residential zoned land other than roads, the side and rear boundary setbacks will be determined on a merit basis and will have regard to:
O2. To provide adequate separation between buildings to ensure a reasonable level of amenity and solar access is maintained	<ul style="list-style-type: none"> streetscape amenity of surrounding properties setbacks of neighbouring development
O3. To provide reasonable sharing of views to and from public and private properties	
O4. To provide ample opportunities for deep soil landscape areas	R2. The setback area is to be landscaped, densely planted and free of any above or below ground structures, car parking or site facilities other than driveways and fences

13. Roofs and building form

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To retain and enhance the low scale built form of Freshwater	R1. Roof forms are to be an integral response to the building design
O2. To respond to the topography and the coastal context of Freshwater	R2. Step building and roof forms with the topography
O3. To maintain and enhance the aesthetic visual qualities of Freshwater	R3. Services, plant rooms and lift overruns are to be integrated into the design of the roof form and screened from the public domain
O4. To better reflect heat	R4. Lighter roof colours are preferred

Note

Development is encouraged to provide 'green' roofs for landscaped area and rainwater collection.



14. Building massing

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To respond to the original smaller lot subdivision, low scale coastal village character of Freshwater	R1. Ensure that the scale, massing and proportions respond to the narrow lot pattern of Freshwater R2. Buildings are not to exceed a maximum building length of 20m without the provision of separate cores and entry points



15. Building sustainability

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To maximise opportunities to achieve resource efficiency, reuse, recycling and reduced consumption O2. To achieve improved sustainability in the built environment, eg lower greenhouse gas emissions, reduced energy and water consumption, less waste, healthier working environments for workers, residents and visitors O3. To facilitate rainwater collection and reuse O4. To optimise the use of passive technologies in building design, construction, materials and operation O5. To reduce energy bills and the whole-of-life cost of energy services	R1. For development greater than 2,000 square metres the proposed development is to achieve a minimum 4 star rating under the Green Star rating system under the Green Building Council of Australia or equivalent R2. The principles and properties of thermal mass, glazing, insulation and solar energy are to be incorporated into the design of the development R3. Reduce reliance on artificial lighting, heating and cooling and minimise the areas of the building where such lighting, heating/cooling is required through the application of energy efficient passive design principles

Note

Council promotes integrated, whole-building design that is energy efficient in design, materials and function and which considers opportunities for energy generation as well as re-use of energy, water and materials.

The proposed development is to comply with the Building Energy Efficiency Disclosure Act 2010.

Non-residential development Class 5-9 must comply with the Building Code of Australia energy efficiency provisions.

See links below for additional information:

Building Energy Efficiency Disclosure Act 2010 <http://www.comlaw.gov.au/Details/C2010A00067>

Green Building Council Australia <http://www.gbca.org.au/>

Building Products Innovation Council www.bpic.asn.au

The National Australian Built Environment Rating System (NABERS) provides ratings for the broad environmental impacts of commercial buildings, ie energy, water, waste, indoor environment and site performance, see www.nabers.com.au

Commercial buildings greater than 2,000m² for sale, lease or sublease are likely to require a building energy efficiency certificate (BEEC). BEECs are valid for up to 12 months, must be publicly accessible on the online building energy efficiency register at www.cbd.gov.au and include:


- a National Australian Built Environment Rating System (NABERS) energy star rating for the building;
- an assessment of the energy efficiency of tenancy lighting in the area of the building that is being sold or leased; and
- general energy efficiency guidance.



16. Materials and colours

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To encourage materials and colours that are evocative of Freshwater and its coastal setting	<p>R1. Use textures, tones and different natural materials</p> <p>R2. Materials and colours should relate to the context of the proposed development.</p> <p>R3. Heavier materials such as stone should be mainly located at the base of buildings</p> <p>R4. Painted surfaces must be mid-tone or darker</p>
O2. To create visual interest and variation	<p>R5. Colours selected should fall into the spectrum of the preferred colour palette below:</p>  <p>Painted surfaces must be mid-tone or darker</p>

O3. To help express architectural elements and detail	R6. Other colours may be used in small amounts as feature elements
---	--

Note

Freshwater is made up of predominantly sandy-coloured development.

17. Active travel links

Applies to land

Within DCP Map 1 Freshwater Study Area edged red

Objectives	Requirements
O1. To improve pedestrian accessibility, safety and amenity through the maintenance or creation of functional, accessible, attractive links	R1. Where appropriate, sites adjoining lanes or parking areas are to maintain existing or incorporate new through-site links for residents, customers, workers and visitors travelling on foot or by bicycle
O2. The proposed development improves connectivity and contributes to an active and vibrant Freshwater Village	R2. Provide legible laneways, arcades and pedestrian / cyclist ways where appropriate
O3. To provide for permeability between buildings, community facilities and public transport	



18. Development in the vicinity of heritage items

Applies to land

Shaded transparent yellow on the map DCP Map 3 Freshwater – development in the vicinity of heritage items (being properties within 50m of items listed in Schedule 5 Environmental Heritage in WLEP 2011)

Objectives	Requirements
O1. To ensure that any proposed development within the vicinity of a heritage listed item does not have an adverse impact on and complements the heritage significance of the item(s)	<p>R1. Development must be designed to take into account the significance of the heritage listed item(s) and should outline the impact the proposed works will have on that significance in a statement of heritage impact.</p> <p>R2. The statement of heritage impact must take into account the provisions of any conservation plan of management or plan of management for the heritage listed properties</p> <p>R3. The measures proposed to mitigate any negative impacts on the heritage significance are to be detailed in the statement of heritage impact.</p>

Note

The Heritage Branch has a list of guidelines and fact sheets available at http://www.heritage.nsw.gov.au/03_index.htm



G6 Dee Why RSL Club

Preliminary

This part of the DCP is for future development and in particular the application of Stage 5 of the approved Masterplan over Lot 1, DP 706230, 932 Pittwater Road Dee Why.

Part B Built Form Controls do not apply to this land.

All other parts of the DCP apply to this land.

In the event of any conflict between this part and other parts of the DCP, the provisions of this part shall prevail in relation to development on this land.

Unless otherwise specified, 'Exceptions' apply only to the 'Requirements' of the relevant control.

The 'Objectives' of the control are still applicable, irrespective of any 'Exceptions'.

Design Principles extracted from the Masterplan Report for Dee Why RSL Club 930-932 Pittwater Road Dee Why prepared by Gary Shiels and Associates March 2001 are included as Notes where relevant to the DCP.

1. Masterplan

Applies to Land

This control applies to Lot 1, DP 706230, 932 Pittwater Road Dee Why.

Objectives and Requirements

Objectives	Requirements
O1. To deliver the Master Plan's aims and objectives.	R1. Development will be generally in accordance with the Dee Why RSL Club – Masterplan prepared by Altis Architecture Stage 4 Amendment, Issue 4, June 2011 comprising: <ul style="list-style-type: none"> • Summary sheet • MP01_Proposed Level B1 Carpark • MP02_Proposed Level 1 • MP03_Proposed Mezzanine Level 1A • MP04_Proposed Level 2 • MP05_Proposed Level 3 • MP06_Proposed Level 4

Note

1. The Masterplan is at Dee Why RSL Master Plan June 2011 and is copied at the end of this document for information.

2. The Masterplan identifies that Stage 5 works include 'Tourist Style Accommodation'.

The Masterplan was first adopted by Council in 2001 and, at the time, Warringah LEP 2000 allowed the land use as a Category Three development.

Under the LEP, the site is zoned R3 Medium Density Residential. 'Tourist Style Accommodation' is not a permitted land use in the zone. By referring to the Masterplan the DCP does not authorise this use as the LEP prevails in determining land use permissibility. All references on the Masterplan at the end of this document to 'Tourist Style Accommodation' are to be interpreted as 'Future expansion space'.

Stage 5 of the Masterplan continues to have relevance in the DCP to identify the built form parameters for the Stage 5 works. A range of land uses, including residential accommodation, are permitted on the site by the LEP. Hence, the Masterplan will continue to have relevance to control the built form of future development options that propose development permitted by the LEP.

2. Built Form

Applies to Land

This control applies to Lot 1, DP 706230, 932 Pittwater Road Dee Why.

Objectives and Requirements

Objectives	Requirements
O1. To complement the area surrounding the site. O2. To provide a transition to the scale of residential development. O3. To provide an urban design solution that respects the topography of the site.	R1. Development will step down to the north and east.
O4. To provide an urban design solution that respects the nature of surrounding development.	R2. Residential development will adopt the residential nature of the surrounding area.

Note

Design Principles

*To create an architectural image that enhances the landscape form of the surrounds.
To create an architectural form that enhances the entertainment image of the complex.
To provide high quality indoor / outdoor facilities adjacent to water and landscaping areas.*



3. Boundary envelope

Applies to Land

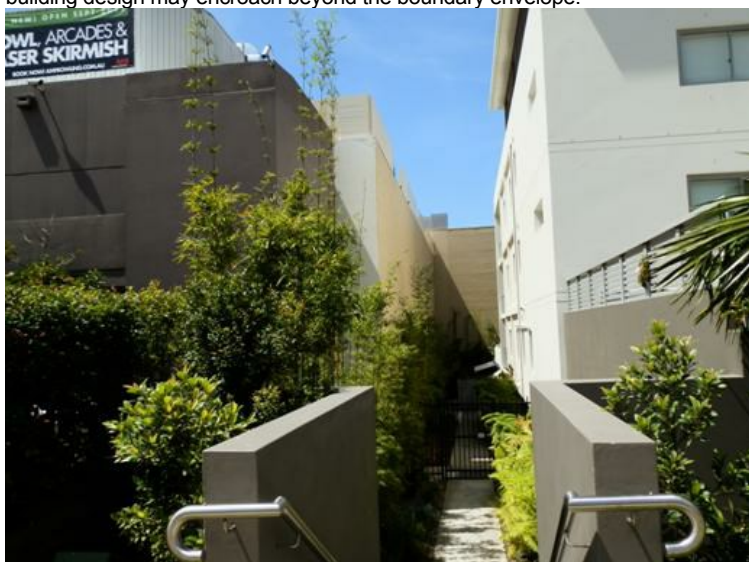
This control applies to Lot 1, DP 706230, 932 Pittwater Road Dee Why.

Objectives and Requirements

Objectives	Requirements
<p>O1. To ensure that development does not become visually dominant by virtue of its height and bulk.</p> <p>O2. To ensure adequate light, solar access and privacy by providing spatial separation between buildings.</p> <p>O3. To ensure that development responds to the topography of the site.</p>	<p>R1. Development on this land must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) of 5m at the southern and eastern boundaries.</p>

Exceptions

Balconies, eaves, fascias, gutters, downpipes, masonry chimneys, flue pipes or other services infrastructure provided it is integrated with the building design may encroach beyond the boundary envelope.



4. Boundary setbacks

Applies to Land

This control applies to Lot 1, DP 706230, 932 Pittwater Road Dee Why.

Objectives and Requirements

Objectives	Requirement
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<p>O1. To create a sense of openness.</p> <p>O2. To protect and enhance the visual quality of streetscapes and public spaces.</p> <p>O3. To maintain the visual continuity and pattern of buildings and landscape elements.</p>	<p>R1. Boundary setback areas are to be landscaped and generally free of any structures or site facilities other than driveways, letter boxes, garbage storage areas and fences.</p>
<p>O4. To provide a wide landscaped strip on the northern frontage of the site.</p>	<p>R2. Northern boundary: development with frontage to Hawkesbury Avenue must not extend at any point beyond the existing building.</p>
<p>O5. To ensure that the scale and bulk of buildings is minimised.</p> <p>O6. To provide adequate separation between buildings and adjacent land to ensure a reasonable level of privacy, amenity and solar access is maintained.</p> <p>O7. To ensure articulation and modulation of facades.</p>	<p>R3. Southern boundaries: development is to maintain a minimum setback of 5.0m from the southern boundaries.</p> <p>R4. Eastern boundary: development is to maintain a minimum setback of 6.5m from the Clarence Avenue boundary and is not to encroach at any point beyond the existing building.</p> <p>R5. Western boundary: development is to maintain a minimum setback of 6.5m from the Pittwater Road boundary and is not to encroach at any point beyond the existing building.</p> <p>R6. Any storey above the second storey is to be set back a minimum of 2.5m from the face of the second storey.</p> <p>R7. Residential development is to be articulated and varied in its setbacks generally in accordance with the Masterplan.</p>

Exceptions

E1. Light fittings, electricity or gas meters or other services infrastructure and structures not more than 1m above ground level (existing) (including steps, landings, pedestrian ramps and stormwater structures) may encroach into the setback up to 2m from a boundary.

E2. Entrance and stair lobbies at ground floor level may encroach into the setback up to 2m from a boundary.

E3. Basement car parking may extend:

- Up to 2m from the boundary, and
- No more than 1m above ground level (existing).

Note

Maximum height of buildings is determined by reference to the WLEP.

To measure the height in storeys:

The number of storeys of the building are those storeys which may be intersected by the same vertical line, not being a line which passes through any wall of the building; and

Storeys that are used for the purposes of garages, workshops, store rooms, foundation spaces or the like, that do not project, at any point, more than 1 metre above ground level (existing) are not counted.



5. Safety and security

Applies to Land

This control applies to Lot 1, DP 706230, 932 Pittwater Road Dee Why.

Objectives and Requirements

Objectives	Requirements
O1. To enhance the safety and security of public and private spaces.	R1. The built form and landscaping elements are to: <ul style="list-style-type: none"> • achieve casual observation of public domain, and • discourage vandalism.
O2. To incorporate appropriate lighting.	R2. Provide lighting in areas intended for night use and/or areas accessed by pedestrians after dark.

Note

See also DCP Clause D20 for general requirements for safety and security.

Design Principle

Provide a safe and friendly environment for all age groups.

6. Views

Applies to Land

This control applies to Lot 1, DP 706230, 932 Pittwater Road Dee Why.

Objectives and Requirements

Objectives	Requirements
O1. To retain the existing views to, from and through the site.	R1. Views from the site to the east (Dee Why coastline, Dee Why Lagoon and the South Pacific Ocean) are to be considered and retained.
O2. To promote a high quality outlook for surrounding residential areas.	R2. Development shall provide for the reasonable sharing of views.
O3. To achieve reasonable view sharing to and from public and private properties.	

Note

Assessment of applications will refer to the Planning Principle established by the Land and Environment Court in Tenacity Consulting v Warringah Council (2004) NSWLEC 140.



7. Landscaping and civic improvements

Applies to Land

This control applies to Lot 1, DP 706230, 932 Pittwater Road Dee Why.

Objectives and Requirements

Objectives	Requirements
O1. To provide high quality landscaping throughout the site including dedication of land to the public domain.	R1. Substantial landscaping is to be achieved on the site generally by the provision of • trees at 1/10m2, • shrubs and ground-covers at a rate of 4 plants/m2. R2. Opportunities for deep soil landscape areas are to be provided on the site. R3. The northern portion of the site is to be set aside for open spaces and civic improvements such as a war memorial.
O2. To contribute to the public domain.	
O3. To make an appropriate transition to the surrounding residential areas.	
O4. To soften and improve the built edge and façade.	R4. The northern and eastern boundaries of the site are to be landscaped appropriately utilising predominately local native species reflecting the character of the adjoining Dee Why Lagoon. Exotic species may be used in the context of memorial design and entry definition.
O5. To create a unique complex.	R5. Landscaping will provide a vegetative screen of the car park when viewed from adjacent streets. R6. Landscaping is to be used as part of the building fabric both internally and externally.

Note

Design Principle

Enhance the communities' awareness of the spirit of the ANZACs and the RSL movement.



8. Economic and social sustainability

Applies to Land

This control applies to Lot 1, DP 706230, 932 Pittwater Road Dee Why.

Objectives and Requirements

Objectives	Requirements
<p>O1. To upgrade the quality and quantity of services and amenities provided by the Club for the benefit of members, visitors and community groups supported by the Club.</p> <p>O2. To provide a variety of services that will achieve long term economic viability.</p>	<p>R1. Development will be undertaken in accordance with the approved Masterplan prepared by Altis Architecture and the applicable controls in this DCP.</p>

Note

Design Principles

*Provide a major high quality and unique entertainment complex for Dee Why.
Provide additional employment within the Dee Why district.*

9. Traffic generation, car parking and vehicular access

Applies to Land

This control applies to Lot 1, DP 706230, 932 Pittwater Road Dee Why.

Objectives and Requirements

Objectives	Requirements
<p>O1. To provide appropriate and well-considered traffic planning solutions.</p> <p>O2. To minimise the impact of the club activities and the surrounding road network.</p>	<p>R1. Vehicular access is to be restricted to Clarence Avenue with separate entry and exit driveways.</p>
<p>O3. To accommodate the demand for off-street car parking.</p> <p>O4. To provide adequate car parking facilities.</p>	<p>R2. The Club shall undertake patronage and user surveys of the existing Club facilities and similar club developments.</p> <p>R3. Additional peak traffic generation is to be assessed using the RMS <i>Guide to Traffic Generating Developments</i>, and surveys undertaken by the Club.</p>
<p>O5. To provide for safe and convenient pedestrian and vehicular movements within the site and in the car park.</p>	<p>R4. Design and layout of the carpark must demonstrate safe and convenient access for all users.</p>

Note

See also DCP Part C Siting Factors C2 Traffic, Access and Safety for general controls and C3 Parking Facilities.

Design Principle

Provide an improvement of pedestrian access to the complex from Pittwater Road.



Copy of Masterplan

DEE WHY RSL CLUB - MASTERPLAN 932 PITTWATER ROAD, DEE WHY

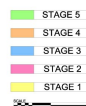
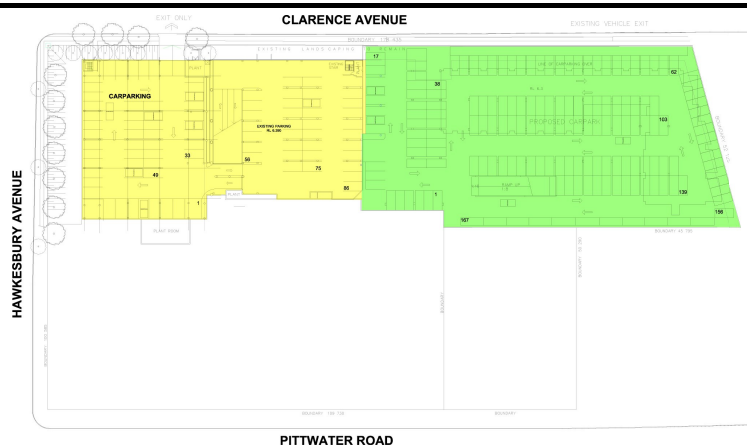
LEVEL B1	LEVEL 1	LEVEL 1A	LEVEL 2	LEVEL 3	LEVEL 4
STAGE 1 CARPARKING, AND CLUB EXTENSION					
EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
STAGE 2 CLUB FITOUT AND LANDSCAPING					
EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
STAGE 3 ALFRESCO GAMING & CLUB REFURBISHMENT					
EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
STAGE 4 FUNCTION ROOMS AND CLUB REFURBISHMENT					
EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
STAGE 5 TOURIST STYLE ACCOMMODATION AND CARPARKING					
CARPARKING	CARPARKING	CARPARKING	CARPARKING	CARPARKING	CARPARKING
EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING

GROSS FLOOR AREA & CARPARKING SUMMARY		
CARPARKING M2'S	APPROVED MP (2008)	AMENDED MP (2011)
STAGE 1	107	107
STAGE 2	74	74
STAGE 3	—	—
STAGE 4	—	—
STAGE 5	308	308
TOTAL	557	557
CLUB AREAS		
STAGE 1	8,043 sqm	8,043 sqm
STAGE 2	4,387 sqm	4,387 sqm
STAGE 3	199 sqm	199 sqm
STAGE 4	569 sqm	212 sqm (2,595 sqm)*
STAGE 5	569 sqm	569 sqm
SUB TOTAL	12,679 sqm	13,191 sqm
ACCOMMODATION AREAS		
STAGE 1	—	—
STAGE 2	—	—
STAGE 3	—	—
STAGE 4	—	—
STAGE 5	5,247 sqm	5,247 sqm
SUB TOTAL	5,247 sqm	5,247 sqm
TOTAL	18,226 sqm	18,438 sqm

* REFURBISH EXISTING CLUB AREA, NOT ADDITIONAL AREA

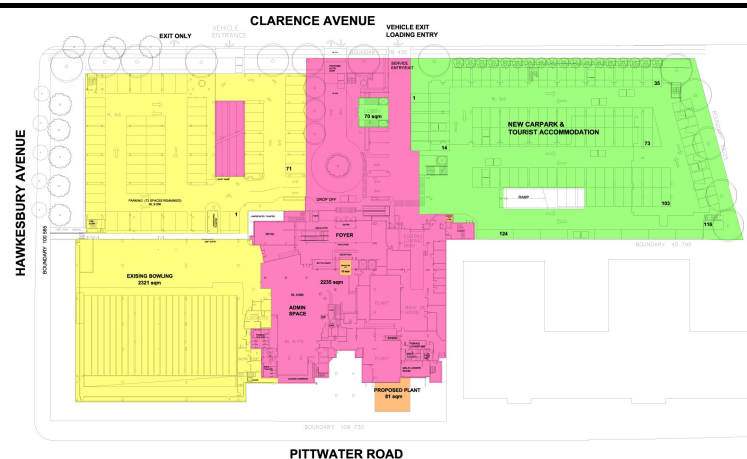
DEE WHY RSL CLUB MASTERPLAN - STAGE 4 AMENDMENT JUNE 2011
932 PITTWATER ROAD, DEE WHY

SUMMARY SHEET
ISSUE 4



DEE WHY RSL CLUB MASTERPLAN - STAGE 4 AMENDMENT JUNE 2011
932 PITTWATER ROAD, DEE WHY

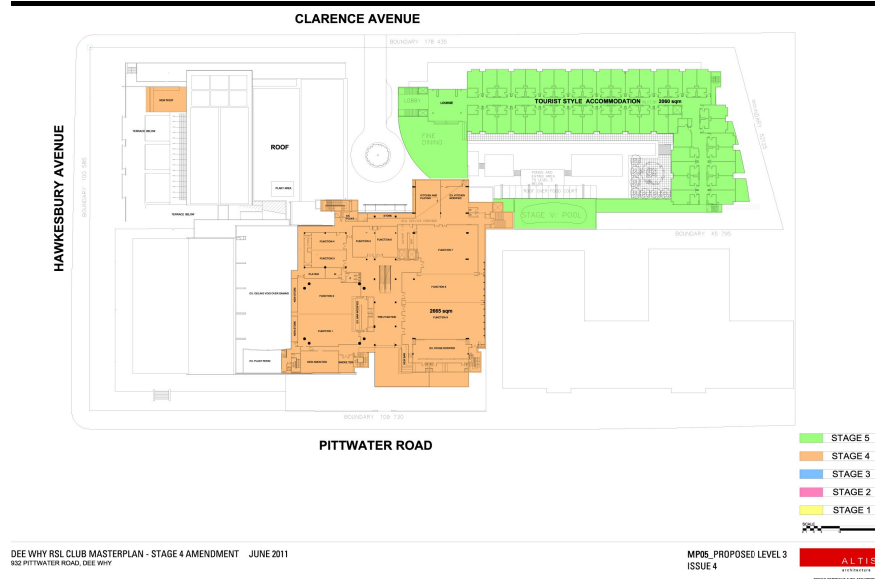
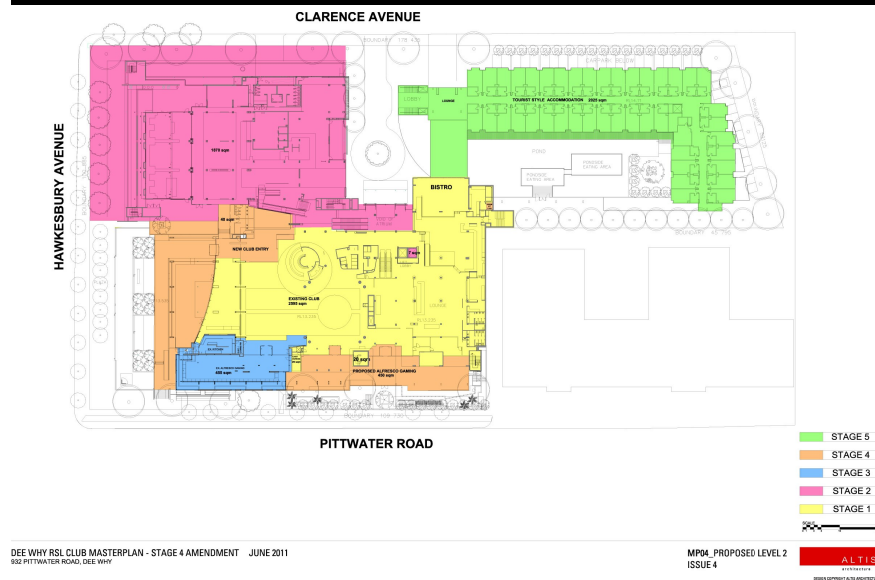
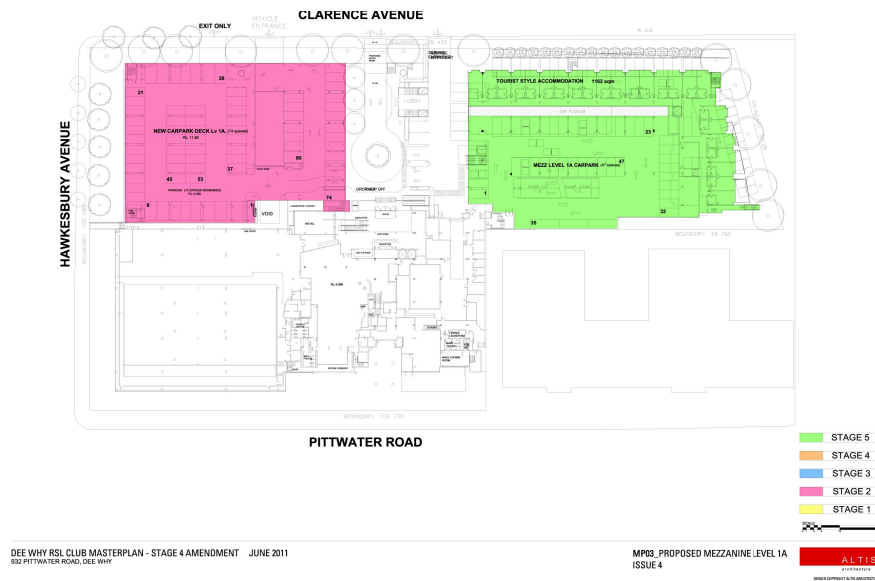
MP01_PROPOSED LEVEL B1 CARPARK
ISSUE 4

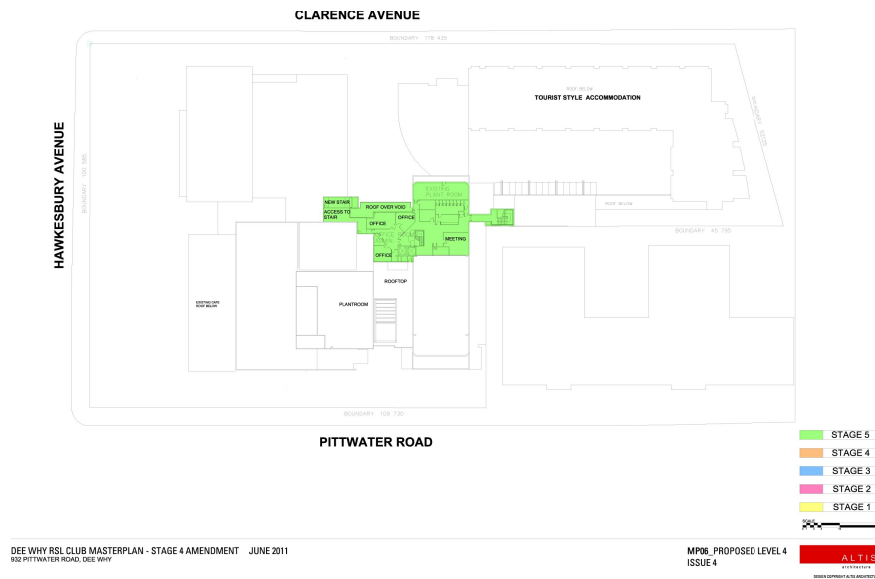


DEE WHY RSL CLUB MASTERPLAN - STAGE 4 AMENDMENT JUNE 2011
932 PITTWATER ROAD, DEE WHY

MP02_PROPOSED LEVEL 1
ISSUE 4







G7 - Evergreen

Introduction

This part provides specific controls for future residential development for small lot housing on the Evergreen Estate.

The following parts of the Warringah DCP do not apply to the Evergreen Estate:

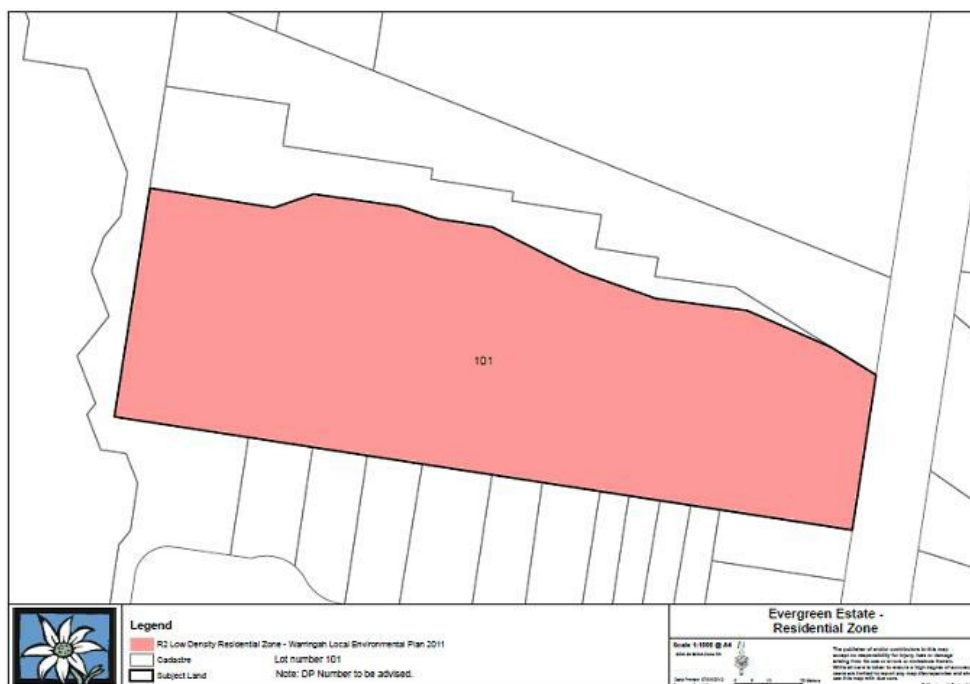
- Part B - Built Form Controls
- Part C1 - Subdivision (requirement 1 only)
- Part D2 - Private Open Space
- Part D6 - Access to Sunlight of Warringah Development Control Plan (DCP).

This is because part G7 includes site specific controls for the land. All other parts of the DCP apply to the land.

Applies to Land

This part applies to land Zoned R2 Low Density Residential in Warringah Local Environmental Plan 2011 and known as the Evergreen Estate at 26 Campbell Avenue Cromer shown outlined on Figure 1 Location of Evergreen Estate.

FIGURE 1 Location of Evergreen Estate



General Objectives

Objectives

1. To provide a residential layout that accommodates small lot, single dwelling and environmentally sustainable housing
2. To facilitate innovative high quality residential development that incorporates principles for good connectivity, access and amenity
3. To ensure development is compatible with the adjoining neighbourhood amenity and to provide an attractive living environment for its occupants
4. To ensure that development enhances and supports the character of the riparian landscape by ensuring that location and design is sensitive to the physical conditions and qualities of the land and its environs

General Requirements

Requirements

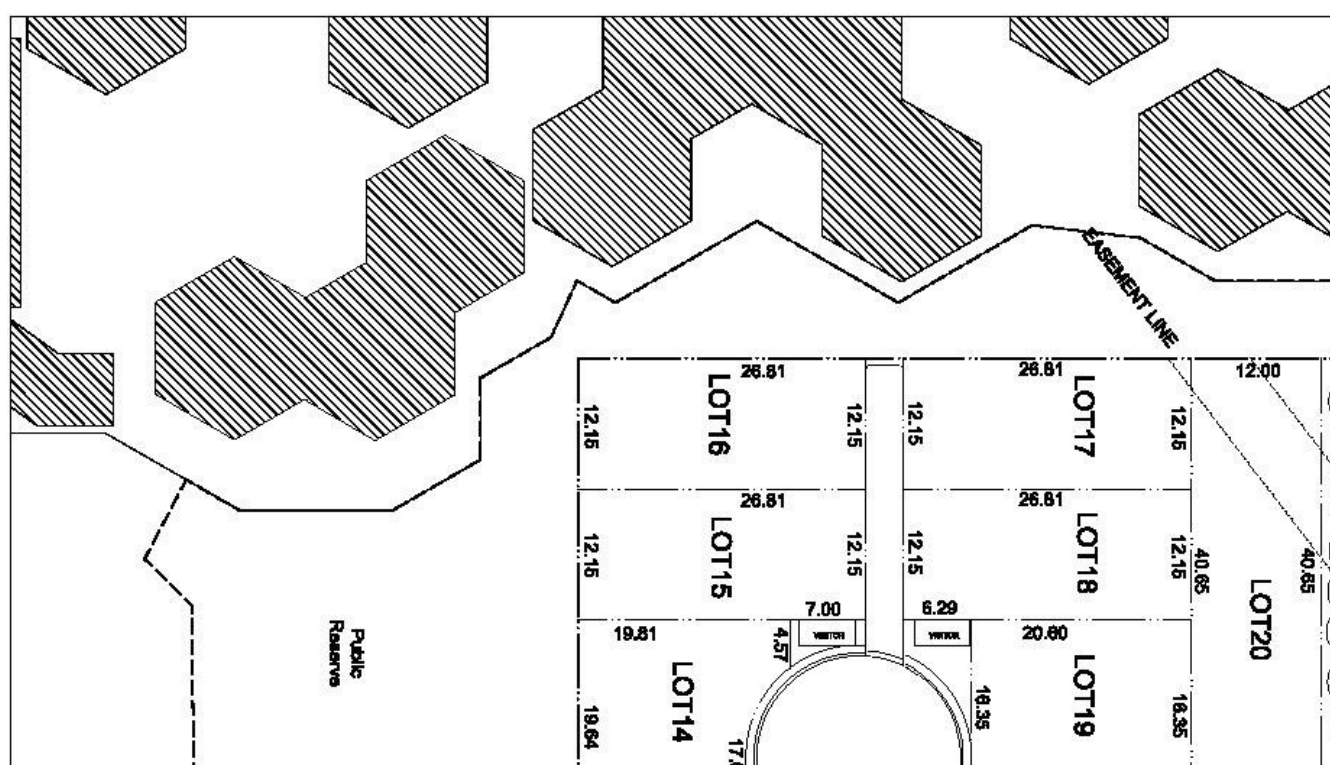
1. Future development will reflect the visual pattern, orientation and predominant scale of adjacent residential development
2. Development should minimise any impacts on the adjacent open space. It shall have regard to the values of the Dee Why Creek open space corridor identified in the Dee Why Creek and South Creek Corridor Plan of Management
3. The quality of the environment will be maintained by the planting of suitable native tree canopy and preserving the natural landscape, including natural watercourses
4. Materials that blend with the colours and textures of the natural landscape are to be incorporated.

Overall Development Layout

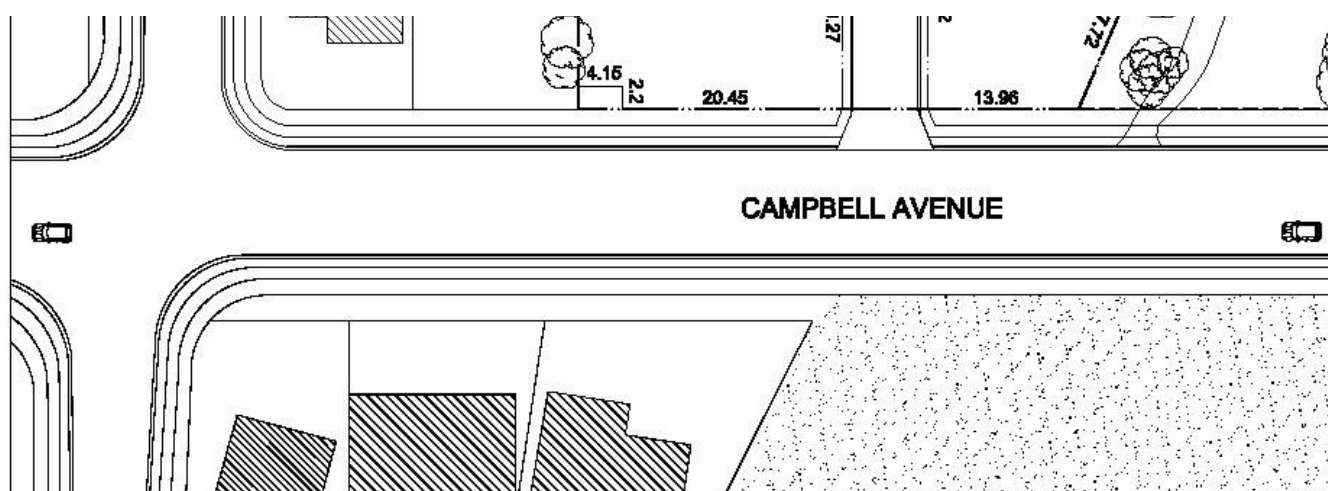
Pedestrian and Access Road Network

Requirements

Objectives	Requirements
O1 To establish a safe internal access road network that serves the development	R1.1 The road (private or public) and pedestrian network layout is to be generally in accordance with Figure 2 Road and Subdivision Layout, provided the relevant planning controls can be satisfied
O2 To provide appropriate access and egress points between the Evergreen Estate redevelopment and the existing road network	R2.1 There shall be a high level of internal accessibility and good external connection to Campbell Avenue for local vehicle, pedestrian and cycle movements
O3 To enhance transport access and safety	R3.1 As part of any future development application for subdivision, a traffic impact assessment is to be submitted to Council confirming compliance with relevant specifications, in particular, with respect to road geometry and gradients. The assessment is to: <ul style="list-style-type: none"> • address the impact of any additional traffic on local streets • incorporate traffic management measures that restrain vehicle speed and create safe conditions for all road users • allow for emergency access requirements • provide adequate means of efficient evacuation in emergencies







Natural Features

Landscaping

Requirements

Objectives	Requirements
O4 To provide appropriate landscaping within the Estate which allows for an attractive sense of amenity for occupants, as well as a suitable site interface with the natural features of the adjoining Dee Why Creek Corridor	R4.1 A Landscape Plan is to be submitted as part of any future residential subdivision development application. The Plan is to: <ul style="list-style-type: none"> • be prepared in accordance with Council's requirements • identify the location, type and condition of all existing trees. • be compatible with the recommendations of the Landscape Management and Rehabilitation Strategy (prepared by Woodlots and Wetlands Pty Ltd and Site Image Landscape, June 2012) for lots with an interface to the adjacent open space land to the north • demonstrate the provision of an attractive streetscape that reinforces the functions of the street, enhances the amenity of buildings and is sensitive to the built form, landscape and environmental conditions of the adjoining open space • be prepared in accordance with Biodiversity Management Plan Guidelines • use plants grown from local provenance seed and cuttings • include landscaping in front setback areas • include at least one "tall or low tree" from Appendix A is to be provided within the front setback area of every dwelling house. The mature height of these trees shall be between 5 and 8 metres
O5 To provide adequate protection of Dee Why Creek	R5.1 The northern boundary demarcates the southern extent of the riparian corridor along Dee Why Creek. The average 30 metre width of the riparian corridor includes both the core riparian zone and a riparian buffer. Development is to be designed and managed to minimise any potential impacts on the corridor
O6 To ensure development of the site does not adversely impact on the riparian corridor	R6.1 Any setback areas that encroach within the 30 metres of the top of the bank will be treated with increased planting densities. The proposed species, density and distribution of plantings are to be based on the recommendations of a Vegetation Management Plan prepared by a suitably qualified ecologist

Built Form Requirements

Subdivision Layout, Lot Yield, Lot Dimensions and Lot Size

Objectives and Requirements

Objectives	Requirements
O7 To achieve a residential development pattern that provides an opportunity for a small lot subdivision that offers a variety of housing choice	R7.1 The subdivision layout and lot dimensions are to be generally in accordance with Figure 2 Road and Subdivision Layout, provided the relevant planning controls can be satisfied
O8 To impose a maximum lot yield to limit the density of development	R8.1 The maximum number of residential lots to be created is 34
O9 To allow for a range of lot sizes to provide an efficient, orderly and sustainable subdivision layout	R9.1 The size of individual residential lots shall be no less than 300sqm and not more than 490sqm

Wall Height

Objectives and Requirements

Objectives	Requirements
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O10 To minimise the visual impact of development when viewed from adjoining properties and land zoned RE1 Public Recreation	R10.1 Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space)
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Front Building Setback

Objectives and Requirements

Objectives	Requirements
O11 To create a sense of openness and arrival	R11.1 Development is to maintain a minimum front building setback of 6.5 metres to Campbell Avenue, except for the provision of an Electricity Substation
O12 To provide an attractive streetscape and sense of amenity, to minimise the visual impact of development on the streetscape and to allow for adequate private open space	R12.1 Development is to maintain a 4 metre minimum front building setback to the internal access roads. A lesser setback may be considered for lots 13, 14, 15, 19, 33 and 34 (Figure 2 Road and Subdivision Layout) where the front setback objectives can be met. A greater setback may be required on lots south of the main access road to meet the private open space requirements in R23.1 – R23.3 inclusive
O13 To consider the treatment of corner allotments	R13.1 The setback from the secondary frontage for corner lots 23, 24 and 28 is to be a minimum of 2 metres
O14 To provide opportunities for casual surveillance of the street and provide visual interest	R14.1 The front building setback area is generally free of any structures or site facilities other than driveways, fences, landscaping and letter boxes R14.2 Buildings are to be oriented to the street

Rear Building Setback

Objectives and Requirements

Objectives	Requirements
O15 To provide opportunities for deep planting and planting of suitable and substantial native vegetation	R15.1 Development is to maintain a minimum rear building setback of 6 metres with the exception of: • Lots 3- 6 where a 10 metre rear building setback applies and • Lots 7-13 where an 8 metre rear building setback applies. A lesser setback may be considered for lots 21, 22, 23, 27 and 28 and adjacent land zoned RE1 Public Recreation where the rear setback objectives can be met
O16 To preserve the amenity of adjacent land, particularly relating to privacy between buildings	R16.1 The rear building setback area is to be open, landscaped and free of any structures other than ancillary development R16.2 The rear building setback may be encroached by ancillary development but only if the total area of all such development does not exceed 50% of the rear setback area. Any encroachments must comply with the rear setback objectives Definition: <i>Rear building setback is the distance measured perpendicular to the boundary furthest from a public street or the internal access road up to the any building on the allotment</i>

Side Boundary Setback

Objectives and Requirements

Objectives	Requirements
O17 To ensure that development does not become visually dominant	R17.1 Development is to maintain a minimum setback of 0.9 metres from side boundaries
O18 To ensure that the scale and bulk of buildings is minimised	R18.1 Side boundary setback areas are to be free of any above or below ground structures, car parking or site facilities other than fences
O19 To provide adequate separation between buildings and to ensure a reasonable level of privacy and amenity	R19.1 Overlooking between buildings must be minimised by the location and design of windows and balconies or screening devices

Side Boundary Building Envelope

Objectives and Requirements

Objectives	Requirements
O20 To ensure that development does not become visually dominant by virtue of its height and bulk	R20.1 To maintain an acceptable level of spatial separation buildings must be sited within a building envelope determined by projecting planes at 45 degrees from a height above existing ground level at the side boundaries of 4 metres. Where the natural ground levels slope from the front to the rear of an allotment a variation to the Side Boundary Envelope may be considered, where: # The Side Boundary Envelope of 4 metres is maintained at the front of the dwelling # The variation doesn't exceed 900mm for more than one-half the length of the dwelling's side wall R20.2 Fascias, gutters, downpipes, eaves (up to 450mm from the boundary), masonry chimneys, flues, pipes or other services infrastructure may encroach beyond the side boundary envelope (BCA requirements)

Landscaped Open Space

Objectives and Requirements

Objectives	Requirements
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O21 To ensure that the appropriate vegetation is planted and maintained within the Estate, and that there is a suitable interface with the land that adjoins the riparian corridor to the north	R21.1 The open space areas shall be planted and maintained in accordance with Council's requirements and compatible with the recommendations of the Landscape Management and Rehabilitation Strategy (prepared by Woodlots and Wetlands Pty Ltd and Site Image Landscape, June 2012) for the adjacent open space land to the north
O22 That landscape design must enhance personal safety and reduce potential for crime and vandalism by incorporating Crime Prevention Through Environmental Design (CPTED) principles LINK	R22.1 Ensure landscaping enables visibility along access ways to restrict opportunities for concealment R22.2 Height of landscaping on the front property boundary is to be maintained at a 1.2m maximum height at a depth of 1 metre. R22.3 Tree location and species selection must accommodate vehicle and pedestrian sight lines R22.4 Ground cover should stabilise the site but not excessively increase bushfire hazard risk

Private Open Space

Objectives and Requirements

Objectives	Requirements
O23 To provide functional and well located areas of private open space	R23.1 Dwellings are to provide the following amount of private open space: <ul style="list-style-type: none"> • 1 or 2 bedrooms - 35 sq m with a minimum dimension in any direction of 3 metres; • 3 or more bedrooms – 60 sq m with a minimum dimension in any direction of 5 metres R23.2 Private open space is to: <ul style="list-style-type: none"> • be directly accessible from a living area • be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play • be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development • have useable proportions for residents and provide space for functions such as clothes drying R23.3 Private open space is to be located to maximise solar access. On lots south of the main internal access road (that connects to Campbell Avenue) half of the required private open space (see R23.1) is to be provided at the front of the building to maximise solar access. Private open space for Lot 14 shall be provided on the eastern side of the lot.

Dwelling Design

Objectives and Requirements

Objectives	Requirements
O24 To encourage innovative and contemporary building designs which result in a high quality and attractive residential environment	R24.1 Building facades are to be articulated. Front facades must be suitably articulated. Elements for articulation may include: <ul style="list-style-type: none"> • verandahs • porches • windows • awnings • eaves • garage doors • wall line variation. R24.2 Eave overhangs are to provide sun shading and protect windows and doors and provide aesthetic interest. Eaves should have an overhang of 450mm (BCA requirements) R24.3 Proposed dwelling colours, materials and finishes are to be from a neutral palette of colours. Highly reflective colours are not acceptable

Access and Parking

Objectives and Requirements

Objectives	Requirements
O25 To reduce the visual impact of garages, carports, driveways and parking areas on the streetscape of the internal access roads	R25.1 Garages are an important element of the dwelling façade. They are to be integrated with and complementary to the dwelling design R25.2 The maximum width of a driveway at the kerb is to be 4m R25.3 The maximum width of the driveway at the garage is 5.5 metres

Fencing

Objectives and Requirements

Objectives	Requirements
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O26 Fencing is to be suitable to the conditions of the site and is to improve the streetscape amenity.	R26.1 Concept details of all fencing are to be submitted as part of the residential subdivision development application R26.2 The fence along the northern boundary of the land is to utilise high quality materials, should be of sufficiently robust construction to limit vandalism/prevent damage or creation of any unapproved access points directly into the adjacent RE1 Public Recreation zone R26.3 Fencing is to meet Council's requirements with particular reference to the hydrological characteristics of the land
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Servicing

Objectives and Requirements

Objectives	Requirements
O27 To ensure that site facilities are integrated, functional, unobtrusive, accessible and easy to maintain	R27.1 Utility services including service structures, plant and equipment are to be: <ul style="list-style-type: none"> • located underground or be designed to be an integral part of the development • suitably screened from public places or streets • provided in a common trench where possible • to each separate lot R27.2 Waste receptacle storage areas and mailboxes are to be integrated with the overall design of buildings and/or landscaping

Appendix A: Suitable Plant Species List

Requirements

Appendix A: Suitable Plant Species List

Canopy / Trees Shrubs

Banksia serrata Acacia floribunda
 Glochidion ferdinandi Acacia longifolia
 Melaleuca linearifolia Actinotus helianthi
 Tristaniopsis laurina Banksia ericifolia var. ericifolia
 Banksia oblongifolia
 Banksia robur
 Banksia spinulosa var. spinulosa
 Breynea oblongifolia
 Callicoma serratifolia
 Callistemon citrinus
 Correa alba
 Dodonaea triquetra
 Goodenia ovata
 Grevillea sericea
 Kunzea ambigua
 Lambertia formosa
 Leptospermum polygalifolium
 Macrozamia communis
 Westringia fruticosa

Part H Appendices

Appendix 1 Car Parking Requirements

Residential	
Use	Requirement
Backpackers' accommodation, Boarding house, Group home	Comparisons must be drawn with developments for a similar purpose.
Bed and breakfast accommodation	Comparison must be drawn with developments for a similar purpose.
Caravan park	1 space per caravan site.
Dwelling house and dual occupancy	2 spaces per dwelling, except for land known as Belrose Corridor (see Part G4) which has a maximum of 2 car spaces.
Hotel or motel accommodation	1 space per unit, plus 1 space per 2 employees, plus if a restaurant is included, add the greater of: <ul style="list-style-type: none"> • 15 spaces per 100 m² GFA of restaurant or function room, or • 1 space per 3 seats
Multi-dwelling housing, Residential flat buildings, Serviced apartments (including holiday flats), Shop-top housing (residential component)	<ul style="list-style-type: none"> • 1 space per 1 bedroom dwelling • 1.2 spaces per 2 bedroom dwelling • 1.5 spaces per 3 bedroom dwelling • 1 visitor space per 5 units or part of dwellings

Note

Studies, lofts, or other such rooms capable of being used as bedrooms will also be calculated as a bedroom.

Community title subdivisions are to include provision for one visitor parking space per five dwellings or part thereof. These spaces are to be located within the neighbourhood property lot.

Office and Business	
Use	Requirement
Business park	Apply rates for component uses, i.e. Industry/warehouse or distribution centre component at industry rate; Office premises at office rate (Where office premises is a component of a factory/warehouse distribution centre development, the first 20% of office premises floor area is calculated at the industry rate).
Business premises	1 space per 40 m ² GFA excluding customer service/access areas, plus for customer service/access areas 1 space per 16.4 m ² GFA.
Office premises	1 space per 40 m ² GFA.

Retail and Commercial	
Use	Requirement
Bulky goods premises	Comparisons must be drawn with developments for a similar purpose.
Drive-in liquor store	Refer to design principles for drive-in liquor stores in the Roads and Traffic Authority's Guide to Traffic Generating Developments.
Home business	No additional carparking is required.
Landscape and garden supplies	Whichever is greater of: · 15 spaces, or · 0.5 spaces per 100 m ² of site area.
Markets	2.5 spaces per stall (customers only) plus separate provision for stall holders vehicles
Pub	Comparisons must be drawn with developments for a similar purpose, noting the existing supply of, and demand for, parking in the area and the peak parking periods of individual facilities within the hotel. When the proposed hotel development includes a function room for live music performances or a nightclub, particular attention must be paid to parking requirements to meet peak demands.
Registered club	Comparisons must be drawn with developments for a similar purpose.
Restaurant	Whichever is the greater of: 15 spaces per 100 m ² GFA, or 1 space per 3 seats. The above rate may be reduced if there is, in the consent authority's opinion, suitable available parking in the vicinity during the operating hours of the proposed development.
Roadside stall	4 spaces.

Service station	6 spaces per service bay, plus 5 spaces per 100 m ² GFA of convenience store. (If restaurant present, then greater of 15 spaces per 100 m ² GFA, or 1 space per 3 seats).
Sex service premises	1 space per 2 suites for employees plus 1 space per 2 suites for clients. Additional car parking spaces must be provided where other discrete uses (such as function rooms etc) are provided in the premises, at a rate appropriate to the particular use.
Shop (includes retail / business component of shop top housing, retail premises and neighbourhood shop)	1 space per 16.4 m ² GLFA (6.1 spaces per 100 m ² GLFA). The above rate may be varied in shopping centre complexes, such as shopping malls, where multi-purpose trips predominate, in accordance with the following: <ul style="list-style-type: none"> for 0-10,000 m² GLFA - 6.1 spaces per 100 m² GLFA for 10,000-20,000 m² GLFA - 5.6 spaces per 100 m² GLFA for 20,000-30,000 m² GLFA - 4.3 spaces per 100 m² GLFA for more than 30,000 m² GLFA - 4.1 spaces per 100 m² GLFA
Take away food and drink premises	Drive-in take-away food outlet with no on-site seating: 12 spaces per 100 m ² GFA Drive-in take-away food outlet with on-site seating: 12 spaces per 100 m ² GFA or greater of: <ul style="list-style-type: none"> 1 space per 5 seats (internal and external), or 1 space per 2 seats (internal) Drive-in take-away food outlet with on-site seating and drive through facilities: greater of: <ul style="list-style-type: none"> 1 space per 2 seats (internal), or 1 space per 3 seats (internal and external) plus queuing area for 5 to 12 cars
Timber and building supplies	Comparisons must be drawn with developments for a similar purpose.

Recreational and tourist facilities	
Use	Requirement
Bowling alley	3 spaces per alley.
Bowling green	30 spaces for the first green and 15 spaces per additional green.
Entertainment facility	Comparisons must be drawn with developments for a similar purpose.
Gymnasium	4.5 spaces per 100 m ² GFA.
Marina	If a survey of similar existing developments has not been undertaken, the following figures may serve as a general guide: <ul style="list-style-type: none"> 0.6 spaces per wet berth 0.2 spaces per dry storage berth 0.2 spaces per swing mooring 0.5 spaces per marina employee If a survey of similar existing developments has been undertaken, regard must be had to the survey.

Squash court	3 spaces per court.
Tennis court	3 spaces per court.

Industry and transport	
Use	Requirement
Car tyre retail outlet	Whichever is greater of: · 3 spaces per 100 m ² GFA, or · 3 spaces per work bay
Depot	Surveys must be taken of developments for a similar purpose.
Industry	1.3 spaces per 100 m ² GFA (including up to 20% of floor area as office space component. Office space component above 20% determined at office rate).
Road transport terminal	Surveys must be taken of developments for a similar purpose.
Truck stop	1 truck parking space per motel unit plus 1 car space per 2 employees plus for restaurant facilities, the greater of: 15 spaces per 100 m ² GFA, or 1 space per 3 seats
Vehicle repair station	1.3 spaces per 100 m ² GFA.
Vehicle sales or hire premises	0.75 spaces per 100 m ² site area plus 6 spaces per work bay for vehicle servicing facilities.
Warehouse or distribution centre	1.3 spaces per 100 m ² GFA (including up to 20% of floor area as office premises space component. Office premises component above 20% determined at office premises rate).

Health and community services	
Use	Requirement
Child care centre	1 space for every 4 children, having regard to the maximum number of children authorised to be cared for at any particular time.
Community facility	Comparisons must be drawn with developments for a similar purpose.
Educational establishment	1 space per staff member in attendance, plus as relevant, adequate pickup/setdown area on site, plus · adequate provision of bicycle racks, plus · adequate provision for student parking, plus provision of bus standing and turning area
Health consulting rooms	3 spaces per room used to see patients. This may be reduced if not all rooms will be in concurrent operation, or if convenient on-street parking is available, providing that the use of such parking does not adversely affect the amenity of the adjacent area.
Hospital	Comparisons must be drawn with developments for a similar purpose.
Medical centre	4 spaces per 100 m ² GFA.
Place of public worship	Comparisons must be drawn with developments for a similar purpose. The need for additional parking for church halls must also be addressed in relation to proposed uses and hours of use.
Veterinary hospital	Comparisons must be drawn with developments for a similar purpose.

Appendix 2 Belrose Corridor

Scientific Name	Common Name	Habit
Acacia Longifolia	Sydney Golden Wattle	Tall shrub
Acacia parramattensis	Parramatta Green Wattle	Low tree
Acmena smithii	Lilly Pilly	Low tree
Allocasuarina distyla	Scrub She-oak	Medium shrub
Allocasuarina littoralis	Black She-oak	Low tree
Angophora costata	Sydney Red Gum	Tall tree
Angophora hispida	Dwarf Apple	Medium shrub
Banksia ericifolia	Heath-leaved Banksia	Tall shrub
Banksia oblongifolia	Rock Banksia	Low shrub
Banksia robur	Swamp Banksia	Low shrub
Banksia serrata	Old Man Banksia	Low tree
Banksia spinulosa	Hairpin Banksia	Medium shrub
Callistemon citrinus	Crimson Bottlebrush	Medium shrub
Corymbia gummiifera	Red Bloodwood	Tall tree
Eucalyptus capitellata	Brown Stringybark	Tall tree
Eucalyptus haemasioma	Broad-leaved Scribbly Gum	Medium tree
Eucalyptus punctata	Grey Gum	Tall tree
Eucalyptus sieberi	Silvertop Ash	Tall tree
Grevillea speciosa	Red Spider-flower	Medium shrub
Lambertia Formosa	Mountain Devil	Medium shrub

Appendix 3 Garbage Chute and Service Room Design

The following provisions apply to Garbage Chute and Service Room Design.

Garbage Chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use.

Access to the Garbage Chute is provided by an inlet hopper which must be located within designated Service Rooms. The Service Room must also provide interim disposal facilities for the temporary storage of recyclables. Ongoing management of these waste storage and collection facilities must be detailed in Section 2 of the Waste Management Plan.

Applies to Land

For more information, refer to the Better Practice Guide for Waste Management in Multi-Unit Dwellings (Department of Environment and Climate Change, 2008).

Garbage Chutes

Garbage chutes must be constructed in accordance with the requirements of the Building Code of Australia (BCA).

Chutes, service openings and charging devices must be constructed of material (such as metal) which is smooth, durable, impervious and non-corrosive.

Chutes must be cylindrical and should have a diameter of at least 500mm.

There must not be any bends (or sections of reduced diameter) in the main shaft of the chute.

Internal overlaps in the chute must follow the direction of waste flow.

Chutes must deposit rubbish directly into a bin or compactor located within a designated waste/recycling storage room.

A cut-off device must be located at or near the base of the chute so that the bottom of the chute can be closed when the bin or compacting device at the bottom of the chute is withdrawn or being replaced.

The service opening (for depositing rubbish into the main chute) on each floor of the building must be located in a dedicated service room.

The charging device for each service opening must be self closing and must not project into the main chute.

Branches connecting service openings to the main chute are to be no more than 1m long.

Service room design

Service Rooms must be ventilated to external air by natural or mechanical means complying with the relevant Australian Standard. Mechanical ventilation systems servicing Waste/Recycling Storage Rooms must be isolated from mechanical ventilation systems servicing any other part of the building.

Note

Australian Standard AS 1668.2-2002 'The use of ventilation and airconditioning in buildings - Ventilation design for indoor air contaminant control' applied at the time the DCP was adopted.

The internal walls of the service rooms must be cement rendered or tiled with glazed tiles fixed in accordance with the relevant Australian Standard, and coved at the floor/wall intersection.

Note

Australian Standard AS 3958.1-2007 'Ceramic tiles - Guide to the installation of ceramic tiles' applied at the time the DCP was adopted.

The floor of any Service Rooms:

- is to be graded and appropriately drained to a Sydney Water approved drainage connection located upon the site
- must have an impervious, non slip and non abrasive finish with no protrusions that would prevent easy cleaning or manoeuvring of bins.

Service Rooms must be serviced by a cold water tap. The hose cock must be protected from the waste containers and must be located in a position which is easily accessible when the area is filled with waste containers. The tap must not obstruct aisles and access ways.

No other service infrastructure or services bays are to be located in the Service Rooms. This includes and is not limited to air conditioning ducts, pipes gas or water meters, swimming pool pumps or electrical installations.

Appendix 4 Waste service vehicle access to community title roadways and private roads associated with residential subdivisions

Where it is proposed that bins associated with new developments are to be serviced from a private road the following minimum requirements are to be met.

Access and turning circle

The service area, access driveways and internal roads must be designed in accordance with Council's engineering design specifications 'Auspec 1', and the relevant Australian Standard.

Note

Australian Standard AS 2890.2-2002 'Parking Facilities - off-street commercial vehicle facilities' applied at the time the DCP was adopted.

The shape of a cul-de-sac head is to be either a bowl, 'T' or 'Y' shaped arrangement to allow collection vehicles to turn and exit the private roadway in a forward direction.

Trucks should only be expected to make a three-point turn to complete a U-turn.

Roadways and turning circles

Roadways must have:

- a) A maximum desirable longitudinal gradient of 10% for turning heads; and
- b) A maximum longitudinal gradient of 15%.

Kerbs must have:

- a) A minimum radius of 9.0m at the outside of turn where there is to be no kerbside collection; or
- b) A minimum radius of 10.0m at the outside of turn if there is to be a kerbside collection

Pavements must be:

- a) A minimum width of 6.0m where on-street parking bays are provided; and
- b) A minimum width of 7.5m where on-street parking bays are not provided; and

Where bin collection points are immediately in front of each allotment

Kerbside waste collection vehicles must be able to access bins at a minimum distance of 300mm, and a maximum distance of 1500mm from the left side of the vehicle to the bin.

Adequate space behind the kerb must be provided for the occupant of each of the premises to present the allocated number of standard waste/recycling containers for residential premises (as indicated in Appendix 13).

The location for kerbside presentation must provide a minimum 4 metres overhead clearance for the operation of the collection vehicle (e.g. no trees or transmission lines overhanging the bins).

Note

Consideration must be given to the presence of parked cars on access roads, and collection vehicle overhangs and possible interference with bins, road furniture and landscaping features.

Appendix 5 Species suitable for removal without consent

1. Acacia baileyana Cootamundra Wattle
2. Acacia saligna W A Glory Wattle
3. Acer negundo Box Elder
4. Albizia lophantha Crested Wattle
5. Alnus jorullensis Evergreen Alder
6. Ailanthus altissima Tree of Heaven
7. Araucaria bidwillii Bunya Bunya Pine
8. Archontophoenix alexandrae Alexander Palm
9. Archontophoenix cunninghamiana Bangalow Palm
10. Brachychiton acerifolius Illawarra Flame
11. Cassia spp. Cassia
12. Chamaecyparis spp. Cypress Pine
13. Cinnamomum camphora Camphor Laurel
14. Cotoneaster glaucophyllus Cotoneaster
15. Cupressus spp. Cypress Pine
16. Erythrina spp. Coral Tree
17. Eucalyptus nicholii Peppermint Gum
18. Eucalyptus scoparia Willow Gum
19. Ficus benjamina Weeping Fig
20. Ficus elastica Rubber Tree
21. Gleditsia triacanthos Honey Locust
22. Grevillea robusta Silky Oak
23. Harpephyllum caffrum Kaffir Plum
24. Lagunaria patersonii Norfolk Island Hibiscus
25. Liquidambar styraciflua Liquidambar
26. Morus spp. Mulberry
27. Olea africana Wild Olive
28. Persea gratissima Avocado
29. Pinus radiata Radiata Pine

30. *Pittosporum undulatum* Sweet Pittosporum
31. *Populus* spp. Poplars
32. *Pyracantha angustifolia* Orange Fire Thorn
33. *Raphiolepis indica* Indian Hawthorn
34. *Robina pseudoacacia* Black Locust
35. *Salix babylonica* Weeping Willow
36. *Schefflera actinophylla* Umbrella Tree
37. *Syagrus romanzoffiana* Cocos Palm
38. *Washingtonia* spp. Fan Palm
39. Any species identified as noxious weeds under Appendix 7 – Noxious weeds

Appendix 6 Environmental Weeds

Botanical Name	Common Name
<i>Acetosa sagittata</i>	Turkey rhubarb
<i>Ageratina</i> spp	Crofton weed, Mist flower
<i>Aristea ecklonii</i>	Blue Stars
<i>Arujia sericifolia</i>	Moth Plant/Vine
<i>Cinnamomum camphora</i>	Camphor Laurel
<i>Cotoneaster glaucophyllus</i>	Cotoneaster
<i>Genista monspessulana</i>	Cape Broom
<i>Impatiens balsamina</i>	Impatiens
<i>Jasminum polyanthum</i>	Jasmine
<i>Lonicera japonica</i>	Honeysuckle
<i>Myrsiphyllum asparagoides</i>	Bridal Creeper
<i>Nephrolepis cordifolia</i>	Fishbone Fern
<i>Paspalum quadrifarium</i>	Tussock paspalum
<i>Senna pendula</i>	Cassia
<i>Tradescantia fluminensis</i>	Wandering Jew

Appendix 7 Noxious Weeds

Botanical name	Common name
<i>Pennisetum macrourum</i>	African feathergrass
<i>Sisymbrium runcinatum</i>	African turnipweed
<i>Sisymbrium thellungii</i>	African turnipweed
<i>Alternanthera philoxeroides</i>	Alligator weed
<i>Eichornia azurea</i>	Anchored water hyacinth
<i>Ambrosia artemisiifolia</i>	Annual Ragweed
<i>Sagittaria montevidensis</i>	Arrowhead
<i>Cynara cardunculus</i>	Artichoke Thistle
<i>Asparagus densiflorus</i>	Asparagus fern
<i>Tamarix aphylla</i>	Athel tree
<i>Cardiospermum grandiflorum</i>	Balloon Vine
<i>Chrysanthemoides monilifera</i> subspecies <i>rotunda</i>	Bitou Bush
<i>Centaurea nigra</i>	Black knapweed
<i>Rubus fruticosus</i>	Blackberry
<i>Chrysanthemoides monilifera</i> subspecies <i>monilifera</i>	Boneseed
<i>Asparagus asparagoides</i>	Bridal creeper

<i>Cytisus scoparius</i>	Broom English /Scotch
<i>Orobanche</i> spp excluding <i>O.cernua</i> variety <i>australiana</i> & <i>O.minor</i>	Broomrapes
<i>Ambrosia confertiflora</i>	Burr ragweed
<i>Cabomba caroliniana</i>	Cabomba
<i>Delairea odorata</i>	Cape ivy
<i>Ricinus communis</i>	Caster oil plant
<i>Macfadyena unguis-cati</i>	Cat's claw creeper
<i>Stachytarpheta cayennensis</i>	Cayenne snakeweed
<i>Nassella neesiana</i>	Chilean needlegrass
<i>Asystasia gangetica</i> subspecies <i>micrantha</i>	Chinese violet
<i>Asparagus plumosus</i>	Climbing Asparagus fern
<i>Gaura lindheimeri</i>	Clockweed
<i>Gaura parviflora</i>	Clockweed
<i>Sonchus arvensis</i>	Corn sowthistle
<i>Cuscuta</i> spp excluding <i>C. australis</i> , <i>C. tasmanica</i> , <i>C. Victoriana</i>	Dodder
<i>Hygrophila polysperma</i>	East Indian hygrophila
<i>Arundo donax</i>	Elephant grass/Giant reed
<i>Achnatherum brachychaetum</i>	Espartillo
<i>Myriophyllum spicatum</i>	Eurasian water milfoil
<i>Cenchrus brownii</i>	Fine-bristled burr grass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Cenchrus biflorus</i>	Gallon's curse
<i>Carthamus glaucus</i>	Glaucous starthistle
<i>Scolymus hispanicus</i>	Golden thistle
<i>Cestrum parqui</i>	Green cestrum
<i>Harrisia</i> species	Harrisia cactus
<i>Hieracium</i> species	Hawkweed
<i>Equisetum</i> species	Horsetail
<i>Hygrophila costata</i>	Hygrophila
<i>Hymenachne amplexicaulis</i>	Hymenachne
<i>Acacia karroo</i>	Karoo thorn
<i>Bassia scoparia</i>	Kochia
<i>Lagarosiphon major</i>	Lagarosiphon
<i>Lantana</i> species	Lantana
<i>Lantana camara</i>	Lantana
<i>Ludwigia longifolia</i>	Long-leaf willow primrose
<i>Ludwigia peruviana</i>	Ludwigia
<i>Anredera cordifolia</i>	Madeira vine
<i>Nassella tenuissima</i>	Mexican feather grass
<i>Argemone mexicana</i>	Mexican poppy

Miconia spp	Miconia
Mimosa pigra	Mimosa
Ipomea cairica	Morning glory coastal
Ipomea indica	Morning glory blue
Cenchrus echinatus	Mossman River grass
Ochna serrulata	Ochna
Romulea species excluding R. rosea var australis	Onion grass
Excluding O. chnoodes, O. exilis, O perennans, O. radicata, O. rubens, O. thompsoniae	Oxalis
Cortaderia species	Pampas grass
Parthenium hysterophorus	Parthenium weed
Parietaria judaica	Pellitory
Annona glabra	Pond apple
Acacia nilotica	Prickly acacia
Opuntia species excluding O. ficus-indica	Prickly pear
Cylindropuntia species	Prickly pear
Ligustrum lucidum	Privet broad leaf
Ligustrum sinense	Privet narrowleaf/chinese
Oryza rufipogon	Red rice
Phyllostachys species	Rhizomatous bamboo
Toxicodendron succedanea	Rhus tree
Cryptostegia grandiflora	Rubbervine
Sagittaria platyphylla	Sagittaria
Salvinia molesta	Salvinia
Avena strigosa	Sand Oat
Gymnocoronis spilanthoides	Senegal tea plant
Nassella trichotoma	Serrated tussock
Chromolaena odorata	Siam weed
Brassica barrelieri sub species oxyrrhina	Smooth stemmed turnip
Picnemon acarna	Soldier thistle
Centaurea maculosa	Spotted knapweed
Hypericum perforatum	St John's wort
Helianthus ciliaris	Texas blueweed
Acetosa sagittata	Turkey rhubarb
Paspalum quadrifarium	Tussock paspalum
Trapa species	Water caltrop
Eichornia crassipes	Water hyacinth
Pista stratiotes	Water lettuce
Stratiotes aloides	Water soldier
Salix spp excluding S. babylonica, S. x reichardtii, S. x calodendron	Willows
Striga spp excluding native spp and S. parviflora	Witchweed

Limnocharis flava	Yellow burrhead
Cyperus esculentus	Yellow nutgrass

Appendix 8 Removal of Tree Tests

1. The Unacceptable Risk Test

This is an assessment of whether the tree poses an unacceptable risk that cannot be adequately or appropriately managed by arboricultural treatment, fencing, signage, or other risk management measures. The level of risk is to be assessed and reported by a suitably qualified arborist. Other possible methods to manage the risk other than tree removal are to be considered prior to issuing consent for the removal of a tree.

2. The Diseased Condition Test

This is an assessment of whether the tree is in a diseased condition that cannot be corrected by pruning or other arboricultural treatment. The diseased condition of the tree must be confirmed in a report by a suitably qualified arborist. Options for managing the diseased condition are to be considered prior to issuing consent for the removal of a tree.

3. Remaining Life Expectancy Test

This assessment identifies the remaining life expectancy of the tree. If this is less than 5 years, consent for the removal of the tree subject to replacement planting may be issued. The remaining life expectancy of the trees is to be determined and confirmed in a report by a suitably qualified arborist.

4. Property Damage Test

This is an assessment of whether public or private property is being significantly affected by the presence/location or growth of a tree. Permission for the removal of the tree may be issued if it is shown that removal of the tree is the only option to avoid further conflict, having regard to all other abatement options. Assessment of the damage is to be carried out and reported by a suitably qualified person (e.g. road/civil engineer) in consultation with a suitably qualified arborist.

5. Public Infrastructure Works Test

If a tree is likely to succumb to major injury as a result of public infrastructure work, permission for the removal of the tree may be granted. Other alternatives such as relocation or reconfiguration of the works are to be considered. An assessment of this is to be performed by a suitably qualified person (e.g. infrastructure designer/ public works staff) in consultation with a suitably qualified arborist. A major injury is considered to be an injury that is likely to result in death of the tree, in the tree posing an unacceptable risk, or a reduction in the life expectancy of the tree to less than 5 years.

6. Proposed Driveway Crossings, Private Structures or Works Affecting Public Land Test

Permission for the removal of a tree may be granted where the tree would prevent the installation and function of a proposed driveway crossing, street awning, street balcony, or other private structure. It needs to be demonstrated that:

- the removal of the tree would maximise public benefit,
- that there is no reasonable alternative to removing the tree, and
- the Council is satisfied that the proposal would not have any adverse heritage, pedestrian, streetscape or traffic impacts.

Appendix 9 Tree Retention Assessment

The purpose of the Tree Retention Assessment is to provide a clear method to assess the contribution of individual trees and groups of trees to amenity and the natural and built environments. Through doing so, a balance between the economic imperatives of land development and the preservation of natural features can be achieved.

Step 1. Assess the Sustainability of the tree.

The tree or group of trees are to be categorized into the following groups:

Greater than 40 years
from 15 to 40 years
from 5 to 15 years
less than 5 years
Dead or hazardous

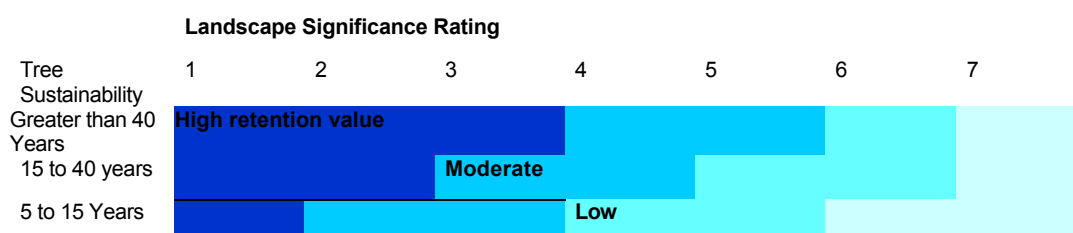
Figure 1 demonstrates how a tree's sustainability is to be determined.

Step 2. Identifying landscape significance

This step involves allocating each tree to be removed or retained a Landscape Significance rating. This is to be obtained through the categories and identifiers contained within Table 1 ahead. This rating is to then be contrasted against the Sustainability rating of the tree as shown in Figure 2 ahead, resulting in a retention value of each tree.

Step 3. Categorise each tree on its Retention value

Through the use of Figure 2 and the Landscape significance rating and tree sustainability rating, each tree to be removed or impacted upon by development is to be allocated a Retention Value.



Less than 5
Years
Dead or
Hazardous

		Very low retention value

Table 1: Landscape Significance

1. Significant

The tree is listed as a Heritage Item within the WLEP 2009 with a local, state or national significance; or
 The tree forms part of the curtilage of a Heritage Item and has a known or documented association with the item; or
 The tree is a Commemorative Planting having been planted by an important historical person(s), or to commemorate an important historical event; or
 The tree is scheduled as a Threatened Species or is a key indicator species of an Endangered Ecological Community as defined under the *Threatened Species Conservation Act 1995* (NSW) or the *Environmental Protection and Biodiversity Conservation Act (1999)*; or
 The tree is a locally indigenous species, representative of the original vegetation of the area and is known as an important food, shelter, or nesting tree for an endangered or threatened fauna species; or
 The tree is a remnant tree, being a tree in existence prior to development of the area; or
 The tree has a very large live crown size exceeding 300m² with 70-100% foliage cover, is visible against the skyline, exhibits very good form and habitat typical of the species and makes a significant contribution to the amenity and visual character of the area by creating a sense of place or creating a sense of identity; or
 The tree is visually prominent in a view from surrounding areas, being a landmark or visible from a considerable distance.

2. Very High

The tree has a strong historical association with a heritage item within or adjacent to the property and/or exemplifies a particular era or style of landscape design associated with the original development of the site; or
 The tree is a locally-indigenous species and representative of the original vegetation of the area and the tree is located within a defined Wildlife Corridor or has known wildlife habitat value; or
 The tree has a very large live crown size exceeding 200m², a crown density exceeding 70% Crown Cover, is very good representative of the species in terms of its form and branching habitat or is aesthetically distinctive and makes a positive contribution to the visual character and the amenity of the area.

3. High

The tree has a suspected historical association with a heritage item or landscape supported by anecdotal or visual evidence; or
 The tree is a locally-indigenous species and representative of the original vegetation of the area; or
 The tree has a large crown size exceeding 100m², and
 Is a good representative of the species in terms of its form and branching habitat with minor deviations from the normal (e.g. crown distortion/suppression) with a crown density of at least 70% Crown Cover, and

4. Moderate

The subject tree is visible from the street and surrounding properties and makes a positive contribution to the visual character and the amenity of the area.

The tree has a medium live crown size exceeding 40m², and

The tree is a fair representative of the species, exhibiting moderate deviations from typical form (e.g. distortion/suppression) with a crown density of more than 50% Crown Cover, and

The tree makes a fair contribution to the visual character and amenity of the area, and

The tree is visible from surrounding properties, but is not visually prominent – view may be partially obscured by other vegetation or built forms, or
 The tree has known or suspected historical association

5. Low

The tree has a small live crown size of less than 40m² and can be replaced within the short term with a new tree planting; or

The tree is a poor representative of the species, showing significant deviations from the typical form and branching habit with a crown density of less than 50% Crown Cover; and

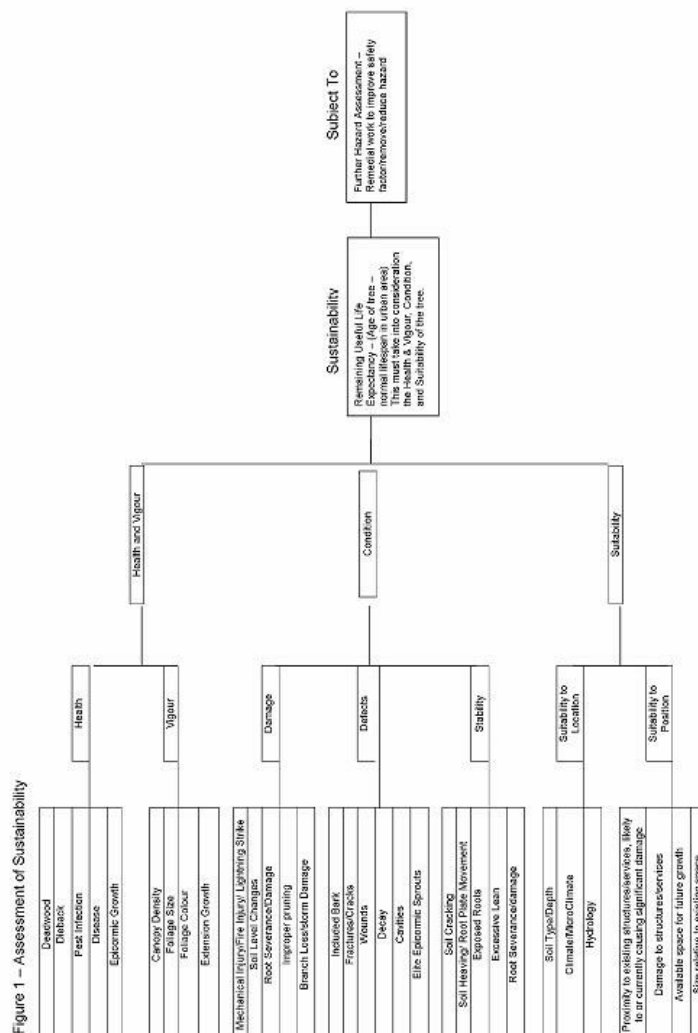
The tree is not visible from the surrounding properties and makes a negligible contribution or has a negative impact on the amenity and visual character of the area.

6. Very Low

The subject tree is listed as an Environment Weed Species in the relevant Local Government Area, being invasive, or a nuisance species; or
The subject tree is of a species listed in Appendix 5; or

7. Insignificant

The tree is a declared Noxious Weed under the *Noxious Weed Act 1993 (NSW)*; or
The tree poses a threat to human life or property.



Appendix 10 Details to be contained within an Arborist's Report

The following details are to be contained within any arborist report submitted to Council: The report is to be in accordance with the Australian Standard AS4970 – 2009 Protection of trees on development sites.

- Species of tree(s) affected
- Whether the tree(s) is planted, self sown, or remnant vegetation
- If the tree(s) has any special significance such as Aboriginal, Commemorative, Habitat, Historic, Memorial, Rare, Unique form.
- The age of the tree(s) and its life expectancy
- The height of the tree(s) and its average crown diameter
- The condition of the crown of the tree(s)

- g) The extent of the root zone of the tree(s)
- h) The likelihood of the failure of the tree(s) or parts of the tree due to structural defect(s). This is to include the size and location of possible defective parts and their potential threat to life and property.
- i) The trees proximity to services or adjacent structures. This includes dwellings, overhead wires, underground services, signage, and street lights.
- j) Reasons for the removal and/or pruning of the tree(s). How the removal of the tree satisfies the tests identified in Appendix 9 if applicable.

Appendix 11 Class 2-9 Buildings

All of the below reports and plans are to be undertaken by a suitably qualified person such as an arborist with the appropriate qualifications.

Pre-site Assessment Report

A pre-site assessment report is to show the following:

- a) Trees on and adjacent to the site to be retained or pruned
- b) Trees to be removed
- c) Protection measures to be used during construction
- d) Present condition of trees within the site, i.e. Life expectancy, retention value, hazard assessment
- e) Soil assessment may be required at this stage, where significant excavation is to take place where the exposing of sub grade soils may result in a negative impact upon the existing trees and vegetation located on the site

Impact Assessment Report

An impact assessment report is to identify and discuss the following:

- a) Location of building footprints, underground services and structures in relation to existing trees and any new trees to be planted.
- b) Site access
- c) Site establishment
- d) Temporary services
- e) Stockpiling areas
- f) Likely impact of the development on the long term conditions of trees identified in the pre-site assessment
- g) Estimated quantities (%) of loss of canopy
- h) Estimated quantities (%) of loss of roots
- i) Alterations to ground levels
- j) Protection measures to be used during construction

Tree Management Plan

A tree management plan is to show the following:

- a) Protection measures to be used during construction
- b) Approximate life cycle of the existing trees and those to be planted
- c) When and where replacement trees are to be planted
- d) How long term management of trees on the site will be achieved.

Appendix 12 Tree Protection Plan

A Tree Protection Plan is to detail how trees to be retained are to be protected from injury and damage during construction and development works.

A Tree Protection Plan is to:

- Be clear and readable
- Be prepared by a suitably qualified arborist
- Include an inventory in tabular form of the trees to be protected.

Specifically, a Tree Protection Plan is to consist of:

a) A composite base plan – The purpose of this is to aid Council in its assessment of the feasibility of the protective measures and to inform the installation process on site. The plan is to be prepared on a composite base of the land survey with the layout superimposed to allow for the relationship between new and old to be clearly seen. The composite base plan must show:

- All trees to be removed and their details such as survey numbers
- All trees to be retained (nominated trees) and their details in tabular form including survey number, common name, species, DBH, height, and condition
- Crown spread of all nominated trees
- Proposed root protection area and treatment to be used

Grading and trenching details where applicable

b) A tree protection statement – This is to detail measures to ensure the future health and stability of the nominated trees. This is to include details of manual and machine excavation, vehicle access, site controls on waste disposal, storage of materials, root and crown pruning, and installation of utilities.

The Tree Protection Plan is also to identify any trees located on adjoining sites that may be impacted upon by the development. If these trees will be impacted upon, details of how they are to be protected are to be provided

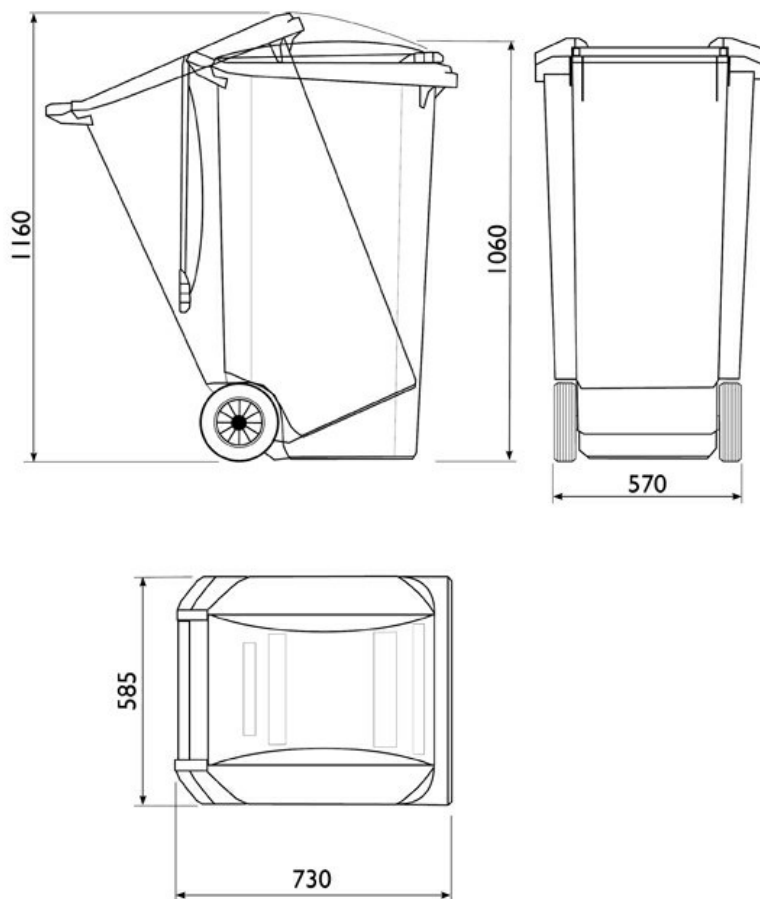
Appendix 13 Council's allocated number of waste/recycling containers for residential premises

The following table outlines the number of bins to be allocated for residential development according to the number of dwellings. This table is to be used to determine the area required for the storage of waste/recycling containers. In the event that the exact amount of residential dwellings have not yet been determined (e.g. for Stage 1 developments), Council will require storage areas to be large enough to accommodate the maximum amount of residential dwellings applicable.

Waste storage requirements - Domestic waste in residential buildings

SCHEDULE OF BINS REQUIRED

Number of dwellings	240 litre bins to be accommodated	Number of dwellings	240 litre bins to be accommodated
1	3 x 120 L & 1 x 240 L	51	39
2	6 x 120 L & 2 x 240 L	52	40
3	3	53	41
4	4	54	41
5	5	55	41
6	5	56	44
7	5	57	44
8	7	58	44
9	7	59	45
10	8	60	46
11	9	61	47
12	10	62	48
13	11	63	48
14	12	64	48
15	12	65	51
16	12	66	51
17	15	67	51
18	15	68	52
19	15	69	52
20	16	70	54
21	16	71	54
22	18	72	54
23	19	73	55
24	19	74	56
25	19	75	57
26	20	76	58
27	21	77	59
28	22	78	59
29	23	79	59
30	23	80	62
31	24	81	62
32	26	82	62
33	26	83	63
34	27	84	64
35	27	85	65
36	28	86	66
37	29	87	66
38	30	88	66
39	30	89	67
40	30	90	68
41	33	91	69
42	33	92	70
43	33	93	70
44	34	94	72
45	34	95	73
46	34	96	73
47	35	97	74
48	36	98	75
49	37	99	75
50	38	100	76



Dimension details of 240 litre wheelie bin (height 1060mm, width 585mm, depth 730mm)

Appendix 14 Development that will not be notified

For development not to be notified (refer to section A.7 of this DCP), works must meet the pre-conditions detailed for each type of works detailed here under:

Note

For development not to be notified (refer to section A.7 of the DCP), works must meet the pre-conditions detailed for each type of works detailed here under:

1. Demolition

General

The demolition does not involve any part of a heritage building or any demolition work on contaminated land.

2. Front boundary fences

General

A front fence (on or within the vicinity of the front boundary) not exceeding 1.5m in height above ground level (existing) and not less than 30% transparent for the length of the fence that is above 1.2m in height; and

All work being contained within the subject property and being set out by survey; and

No construction over any watercourse, Council pipeline or drainage easement.

3. Internal alterations to multi dwelling housing and residential flat buildings (excluding balcony enclosures and other devices which are externally visible).

4. Construction of carports, garages, and outbuildings associated with multi dwelling housing and residential flat buildings.

Streetscape

Carports and garages facing a public street or accessway are not more than 7m wide or 50% of the width of the lot at the minimum front setback

building line, whichever is the lesser. Maximum width of garage door opening 6.0m; and
Carports and garages are set behind the required numerical front setbacks; and

Bulk and scale and location

All carports, garages, and outbuildings associated with but separated from, a Residential Flat Building, to have a maximum overall height of 3.5 metres; and external wall height no more than 3.0 metres (not including gables); and
The ground floor level of the structure at any point is no more than 600mm above ground level (existing); and
Balconies or decks associated with any structure no more than 600mm above ground level (existing); and
The external wall or facade of any structure is at least 900mm from a side boundary; and
The eaves and roof gutter of any structure are a minimum distance from the boundary of 675mm; and
The maximum area of any detached carport, garage or outbuilding, shall be 50m² with a maximum wall length (or length of structure, excluding eaves), of 7m; and

The use of any outbuilding must be clearly stated and not be used for any industrial, commercial or habitable purposes; and

No roof decks / roof terraces permitted; and

There is no net increase in the impervious area of the site; and

Must not be burdened by a watercourse, or within 3m of a Council pipeline or drainage easement; and

Water, Drainage and Soil Management

Development must collect stormwater; provide the necessary drainage works pertinent to the development proposed and dispose of it to an approved, operational drainage system constructed in accordance with Councils technical specifications, Policies and relevant Australian Standards. All work being certified as adequate to perform its intended function. Additionally all low level properties (i.e. land that falls away from the street) are to drain to an approved drainage easement, containing a pipeline of sufficient capacity to cater for flows from the new development; and
Collected roof and surface waters may flow to, or via energy saving water devices or stormwater harvesting and reuse systems complying with the exempt or complying development provisions contained within this plan, prior to being disposed of in accordance with this clause; and
No structure is constructed within 2.0 metres of a sewer/ sewer manhole/water main without the prior approval of the relevant service authority; and
The total impervious area for all development is less than 35% of the total site area plus 50m² or the total impervious area of a proposed addition is less than 50m². For additions where the existing impervious area exceeds 35% of the site area, a "one off" addition of 50m² only is permitted; and

Note

*Total impervious area means existing and proposed roofed areas, built upon areas, paved surfaces and hardstand areas.
Cut and /or fill is not to exceed 900mm from ground level (existing); and*

Car parking

Existing approved carparking spaces, including garages and carports, remain available for carparking as approved; and

Any increase in carparking demand, resulting from additions or alterations is met with the corresponding additional carparking provided on site in accordance with the requirements of C2 Traffic, Access and Car Parking in the DCP.

Note

The provisions of State Environmental Planning Policy (Building Sustainability Index BASIX) 2004 must be complied with.

5. Swimming pools

General

The development complies with the applicable development standards in the LEP and Built Form Controls in the DCP; and Ancillary to a dwelling for private use only; and

Note

Applicants/owners should be aware that private Section 88B Instruments may require greater setbacks or constraints than those mentioned in this Policy;

Streetscape

The pool is not to be located within the front building setback; and

Bulk, scale and location

The pool and all associated coping and decking around the pool, at any point is no more than 600mm above ground level (existing), and the coping located no more than 900mm below ground level (existing); and

The pool, including any associated coping and decking, is set back a minimum of 900mm from the side and rear boundaries and 1.2m minimum setback to waterline; and

Must not be within 3m of a Council pipeline or drainage easement; and

Amenity

The noise level of any filtration equipment or pumps does not exceed 5dB(A) above the ambient background level measured at the nearest property boundary; and

The location of any filtration equipment or pumps not within 5m of adjoining residential dwelling; and

Where the pool is located more than 400 mm out of the ground and within 2m of a boundary, the area between the pool and that boundary is to be provided with suitable screen landscaping; and

Installation, construction and drainage

Development must collect stormwater runoff; provide the necessary drainage works pertinent to the development proposed and dispose of it to an approved, operational drainage system constructed in accordance with Councils technical specifications and Policies for drainage. All work being certified by a suitably qualified person. Collected surface waters may flow to or via, energy saving water devices or stormwater harvesting and reuse systems complying with the exempt or complying development provisions, prior to being disposed of in accordance with this clause; and
All swimming pool water including overflow water shall be drained to the sewer where the property is serviced by Sydney Water; and
No structure is constructed within 2.0 metres of a sewer/ sewer manhole/water main without the prior approval of the relevant service authority; and

6. A different use resulting from a change of use from one type of approved industrial or warehouse use to another type of industrial or warehouse use.

7. Alterations to approved industrial and warehouse buildings**General**

The development complies with the applicable planning controls; and
No reduction in the fire safety measures for the building required to be provided in accordance with the Building Code of Australia and relevant Australian Standards; and
There is no net increase in the impervious area of the site; and
Must not be within 3m of a Council pipeline or drainage easement; and
No structure is constructed within 2.0 metres of a sewer/ sewer manhole/water main without the prior approval of the relevant service authority; and
Must not extend the existing approved hours of operation; and
Must not result in the use of the premises for potentially hazardous or offensive industry as defined in SEPP No 33- Hazardous and Offensive Development; and

Streetscape

All required carparking is provided on site behind the required front setback; and
Existing landscaping is not reduced; and
All works are within the existing envelope of the building; and
No alterations to the external cladding of the building unless the work faces internally to the site and is not viewed from another property or public place except where the alterations relate to energy efficiency devices, photovoltaic cell installations and energy saving water devices or stormwater harvesting and reuse systems. In such case such systems and devices must not cause any unacceptable impact on the environment or interference with the amenity of the surrounding area (unacceptable impact will be at the discretion of Council); and
No increase in the number or the width of vehicle footpath crossings; and

Floor Space

There is no increase in the gross floor area of the currently approved building; and
There is no decrease to the gross floor area used for pedestrian access paths or decrease in access to fire exits; and

Carparking

Existing approved carparking spaces, including, garages and carports, remain available for carparking as approved; and
Existing approved loading and unloading areas, remain available as approved; and
Any increase in carparking demand, resulting from change of use, is met with the corresponding additional carparking provided on site in accordance with the requirements of the of C2 Traffic, Access and Car Parking in the DCP; and
Adequate manoeuvring area is provided to ensure that vehicles are able to enter and exit the site in a forward direction; and
Design of carparking areas is in accordance with the most recent Guide to Traffic Generating Developments (NSW Roads and Traffic Authority).

8. A different use resulting from a change of use from one type of approved business, office or shop to another type of business, office or shop use.**9. Internal alterations to business premises, offices and shops****General**

No reduction in the fire safety measures for the building required to be provided in accordance with the Building Code of Australia and relevant Australian Standards; and
Must not be burdened by a Council pipeline or drainage easement located within the building footprint; and
Must not extend the existing approved hours of operation; and
Must not result in the use of the premises for potentially hazardous or offensive business as defined in SEPP No 33- Hazardous and Offensive Development; and

Streetscape

All work is contained within the previously approved envelope of the building; and
New entrances directly face the street or pedestrian thoroughfares; and

Floor space

There is no increase in the gross floor area of the currently approved building; and
There is no decrease to the gross floor area used for pedestrian access paths or for access to fire exits; and

Food shops

If the shop is a food shop, then it must comply with all objective standards imposed on the proposed development by the current Food Act, Regulations, relevant Standards and codes.