



northern
beaches
council

URBAN DESIGN STUDY PHASE 1C BUILT FORM PRINCIPLES

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Tract

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Built Form Principles & Objectives

Based on the Literature Reviews and Place Based Analysis Phases, five guiding principles have been defined to inform the Built Form Controls that will be developed in Phase 2 of this project.

Below each overarching principle a list of more specific objectives are provided, followed by a list of relevant priorities from the Northern Beaches Council LSPS, and then a short list of examples of how built form controls might be used to implement these principles.

The intended use of the Built Form Principles & Objectives is as 'checks' during Phase 2, when the actual built form controls are established. The existing controls across the former LGAs of Manly, Warringah and Pittwater are to be used as the basis of new controls, to ensure continuity. Where differences across the three former LGAs are significant but not clearly place-based, the principles established in this Phase 1C will be used to help judge which is the most appropriate control. See Phase 1D for a more complete methodology outline.



Inclusive

Support diversity through design, encouraging the use of the built environment by all.



Liveable

Facilitate vibrant neighbourhoods that more people want to come to, more often, for longer.



Transition

Provide perceptible transitions between different scales and typologies of built form.



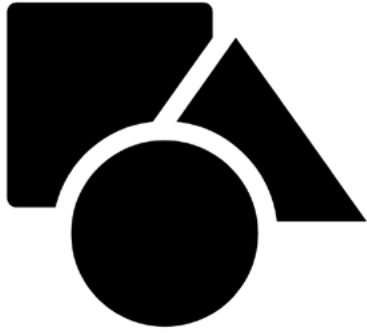
Preservation

Limit the extent of influence of higher intensity uses to a strategic and intentional footprint.



Resilience

Respond to a changing climate; designing to capitalise, avoid or adapt.



Inclusive

**Support diversity through design,
encouraging the use of the built
environment by all.**

OBJECTIVES

Design for social inclusivity, safety, universal accessibility and walkability;

Ensure built form integrates and enhances the public domain, protecting the use of open spaces by all users for a range of uses;

Provide housing designed for different resident needs, family structures, income levels and demographics;

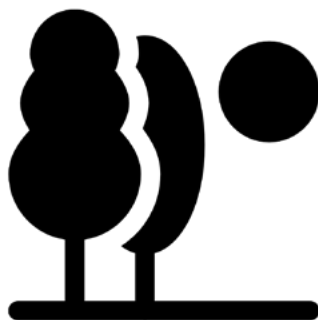
Provide price and space diversity in residential, retail and office spaces to support small, large, established businesses as well as work-from-home;

RELEVANT LSPS PRIORITIES

Priority 12	An inclusive, healthy, safe and socially connected community
Priority 15	Housing supply, choice and affordability in the right locations
Priority 16	Access to quality social housing and affordable housing
Priority 17	Centres and neighbourhoods designed to reflect local character, lifestyle and demographic changes
Priority 21	Redesigned road space and facilities to match changing community needs

EXAMPLE BUILT FORM CONTROLS

- Integration of features of Affordable Housing, Seniors Housing & Housing Diversity SEPPs.
- Maximum path gradients in semi-public area / transition / threshold areas.
- Minimum site area / amalgamation requirements to protect smaller isolated parcels from development intensity.
- Clarification of certain ADG controls to provide clearer approvals.



Liveable

**Facilitate vibrant neighbourhoods
that more people want to come
to, more often, for longer.**

OBJECTIVES

Design functional, usable places of appropriate bulk, scale and density;

Provide high levels of amenity for occupants of and visitors to buildings and surrounding public spaces;

Respond to the local character, site features, and natural environment of a place while ensuring aesthetically pleasing outcomes;

Support walkability for residents, workers, commuters and visitors;

Design always to a human scale.

RELEVANT LSPS PRIORITIES

Priority 1	Healthy and valued coast and waterways
Priority 5	Greener urban environments
Priority 12	An inclusive, healthy, safe and socially connected community
Priority 17	Centres and neighbourhoods designed to reflect local character, lifestyle and demographic changes
Priority 18	Protected, conserved and celebrated heritage
Priority 23	Frenchs Forest as a sustainable health and education precinct
Priority 24	Brookvale as an employment and innovation centre
Priority 25	Dee Why as a thriving cosmopolitan centre by the sea
Priority 26	Manly as Sydney's premier seaside destination
Priority 27	Mona Vale as the contemporary, urban heart of the north

EXAMPLE BUILT FORM CONTROLS

- Active frontage controls – fine grain response, glazing, transparency, interior uses, signage controls
- Limits on blank frontages, unarticulated frontages, opening distances
- Street wall heights, maximum wall lengths
- Public/private interfaces, transitional zone controls
- Definition of (non-active) contributory frontages
- Building setbacks including zero, north-facing, character dependent
- Through-site links paired to block length/depth



Transition

**Provide perceptible transitions
between different scales and
typologies of built form.**

OBJECTIVES

Acknowledge and respond to the character of the surrounding locality, including areas of consolidated height and density such as strategic, local and neighbourhood centres.

Acknowledge and control the tangible and prospective impacts of buildings on public open spaces;

Limit impact of built form on neighbouring properties;

Respect heritage adjacencies through built form transitions and an increased expectation of design excellence.

RELEVANT LSPS PRIORITIES

Priority 15	Housing supply, choice and affordability in the right locations
Priority 17	Centres and neighbourhoods designed to reflect local character, lifestyle and demographic changes
Priority 18	Protected, conserved and celebrated heritage
Priority 23	Frenchs Forest as a sustainable health and education precinct
Priority 24	Brookvale as an employment and innovation centre
Priority 25	Dee Why as a thriving cosmopolitan centre by the sea
Priority 26	Manly as Sydney's premier seaside destination
Priority 27	Mona Vale as the contemporary, urban heart of the north

EXAMPLE BUILT FORM CONTROLS

- Changed controls on land use zone boundaries.
- Changed controls within set distances of land use boundaries.
- Building envelope controls including height planes and upper-level setbacks.
- Increased/asymmetric setbacks on key boundaries and other side boundary interface controls.
- Privacy and overshadowing controls.
- Through-site links, laneways, pedestrian connections and green corridors.
- Maintenance of consistent built form outcomes within zoning typologies.



Preservation

Limit the influence of higher intensity uses to a strategic and intentional footprint.

OBJECTIVES

The protection of features of the natural environment, scenic and cultural landscapes, and elements of local character;

The protection and celebration of natural, built and intangible elements of Aboriginal and European Heritage;

The protection of existing Metropolitan Rural Areas (MRAs);

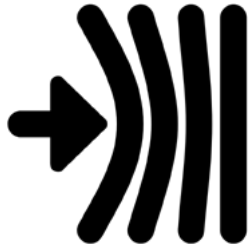
The safeguarding of designated employment lands for job-generating functions that may not otherwise be considered the highest and best use.

RELEVANT LSPS PRIORITIES

Priority 1	Healthy and valued coast and waterways
Priority 2	Protected and enhanced bushland and biodiversity
Priority 3	Protected scenic and cultural landscapes
Priority 4	Protected Metropolitan Rural Area
Priority 5	Greener urban environments
Priority 8	Adapted to the impacts of natural and urban hazards and climate change
Priority 28	Safeguarded employment lands

EXAMPLE BUILT FORM CONTROLS

- Definition of protected features and problematic adjacencies.
- Building height planes based on protection of natural features.
- Vista & view line protection.
- Green interfaces and increased tree canopy to mediate transitional areas.
- Increased WSUD and sustainability requirements around natural features.



Resilience

**Respond to a changing climate;
designing to capitalise, avoid or
adapt.**

OBJECTIVES

Acknowledge the risks of and respond appropriately to both existing natural hazards and climate change;

Implement WSUD strategies, energy & water efficiency measures, the sustainable sourcing of materials, and higher order sustainability strategies;

Minimise heat island effects through landscape and canopy coverage;

Response to changes and build in adaptability to future demographic changes, climate changes and mobility trends.

RELEVANT LSPS PRIORITIES

Priority 1	Healthy and valued coast and waterways
Priority 2	Protected and enhanced bushland and biodiversity
Priority 5	Greener urban environments
Priority 7	A low-carbon community, with high energy, water and waste efficiency
Priority 8	Adapted to the impacts of natural and urban hazards and climate change
Priority 20	Sustainable local transport networks
Priority 21	Redesigned road space and facilities to match changing community needs
Priority 29	A thriving, sustainable tourism economy

EXAMPLE BUILT FORM CONTROLS

- Tree canopy contribution requirements.
- Setbacks designed for tree health
- Protection and enhancement of environmentally sensitive areas.
- Development bonuses for sustainability features.
- Minimum sustainability features by site area.
- Protection of public/adjoining landowners' sustainability features.
- Limits on surface types and colouring/reflectivity.
- Minimum development standards for above ground parking.