northern beaches council

URBAN DESIGN STUDY
PHASE 2A1
RESIDENTIAL BUILT FORM CONTROLS

ISSUE 2

MAY 2022

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Tract

ALLEN JACK+COTTIER ARCHITECTS AND TRACT CONSULTANTS

Residential Built Form Objectives

1.1 Inclusive

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

Support options for working from home, and home-based businesses.

Promote safe residential and urban street environments by encouraging active street frontage and passive surveillance within and around residential areas.

1.2 Liveable

Ensure that the design of housing and streetscapes are for people.

Support housing that is accessible and walkable for residents, workers, commuters and visitors.

Promote a physical environment that is universally accessible for all people, regardless of age, disability or other factors.

Encourage building design excellence, innovative architectural elements, and contextually appropriate landscaping that improves the urban environment.

1.3 Transition

Provide for a variety of housing types and densities that acknowledge and respond to the character of the surrounding locality, including the provision of low-medium density residential suburbs and areas of consolidated height and density (such as strategic, local and neighbourhood centres).

Encourage additional landscaping and allow for greater flexibility of design in new development and renovations that would improve the quality of residential areas.

1.4 Preservation

Protect the existing character of Metropolitan Rural Areas (MRAs) and facilitate their expansion in a rationale and strategic manner.

Protect and celebrate the unique natural and cultural heritage of the Northern Beaches.

Ensure that residential building forms, including alterations and additions, do not degrade the amenity, solar access, privacy and views of surrounding residences or public spaces, nor impact upon the Northern Beaches aesthetic qualities.

Acknowledge and control the tangible and intangible impacts of buildings and development on the natural environment and public open spaces.

Prescribe limits to urban development regarding to the potential impacts of development on the natural environment, natural hazards, and the provision, capacity and management of infrastructure.

Ensure that residential buildings are designed to respond to the natural characteristics of the site.

1.5 Resilience

Conserve and enhance the environment through the retention and incorporation of natural features within residential developments.

Acknowledge the risks of and respond appropriately to natural hazards such as bushfires, floods and inundation.

Encourage Environmentally Sustainable Design such as the implementation of Water Sensitive Urban Design (WSUD) and Passive House concepts.

Ensure that development has regard for the principles of ecologically sustainable development.

Build in adaptability within buildings to allow for future mobility trends, changing climate conditions, and the progressive worsening of natural hazards due to climate change.

Minimise contributions to heat island effects in the LGA / beyond.

Maximise tree canopy coverage.

Practice Guide

1 Typology Examples

Examples of contemporary buildings (defined here as being completed in approximately the last 10 years) for each of the Residential land use zone used in the Northern Beaches are shown here. These are included to confirm the proposed building typology controls address current development trends.

8a Coral St. Balgowlah

Land Use Zoning: R1 General Residential
Estimated Year Completed: 2011

Typology Control: Detached Dwelling, Battleaxe Block

16 Kareema St. Balgowlah

Land Use Zoning: R1 Low Density Residential
Estimated Year Completed: 2019

Typology Control: Detached Dwelling

21 Iluka Ave. Manly

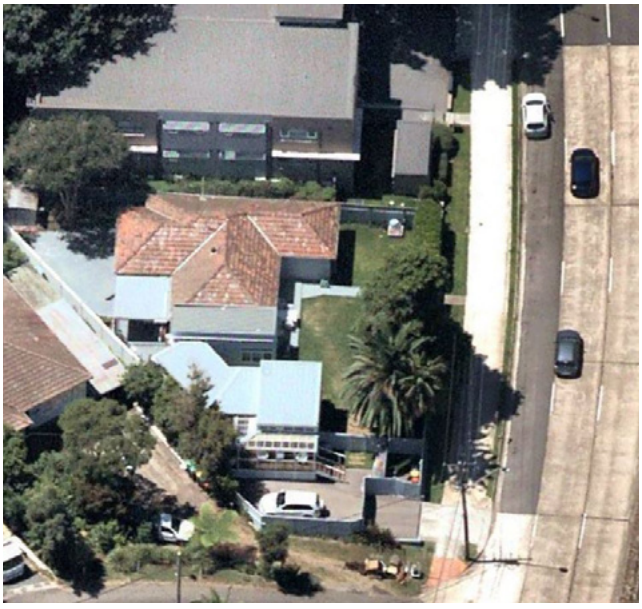
Land Use Zoning: R1 General Residential
Estimated Year Completed: 2017

Typology Control: Semi-Detached Dwelling

44 Alma St. Fairlight

Land Use Zoning: R2 Low Density Residential
Estimated Year Completed: 2017

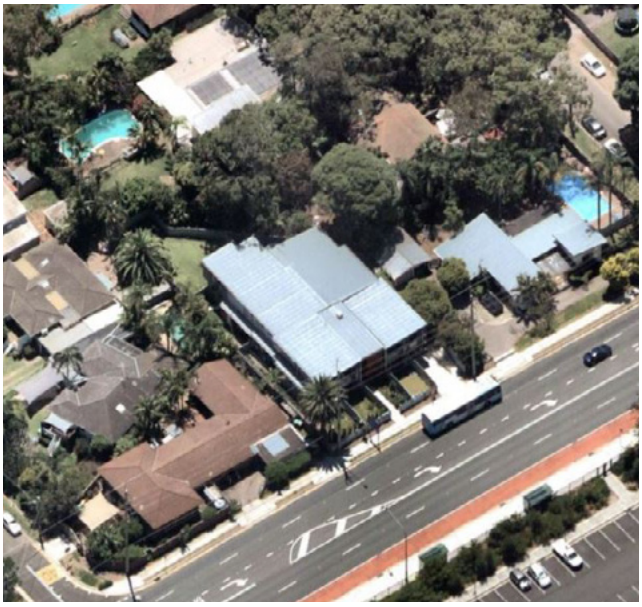
Typology Control: Detached Dwelling, Driveway



436 Pittwater Rd. North Manly

Land Use Zoning: R2 Low Density Residential
Estimated Year Completed: 2018

Typology Control: Secondary Dwelling



130 Frenchs Forest Rd. Frenchs Forest

Land Use Zoning: R2 Low Density Residential
Estimated Year Completed: 2019

Typology Control: Boarding House

605 Pittwater Rd. Deewhy

Land Use Zoning: R2 Low Density Residential
Estimated Year Completed: 2015

Typology Control: Multi-Dwelling Housing

88 Evans Street, Freshwater

Land Use Zoning: R2 Low Density Residential
Estimated Year Completed: 2015

Typology Control: Multi-Dwelling Housing

40-42 Brookvale Ave. Brookvale

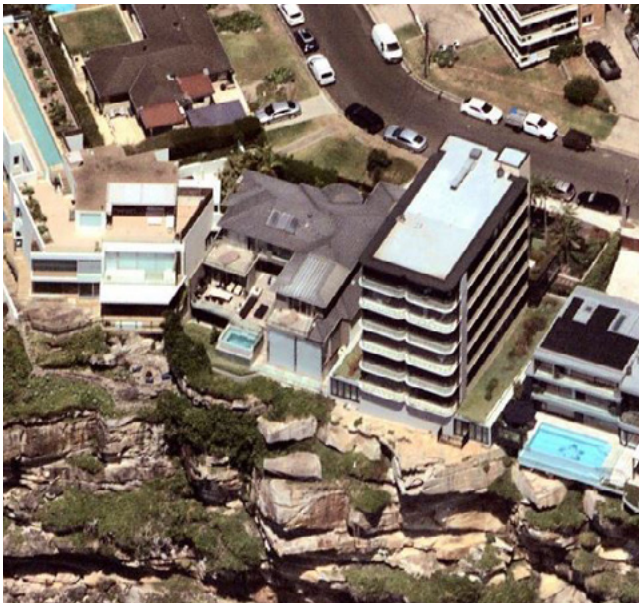
Land Use Zoning: R3 Medium Density Residential
Built 2012

Typology Controls: Multi-Dwelling Housing

18 Francis St. Dee Why

Land Use Zoning: R3 Medium Density Residential
Estimated Year Completed: 2013

Typology Controls: Residential Flat Building



5 Pavilion St. Queenscliff

Land Use Zoning: R3 Medium Density Residential
Built 2019

Typology Controls: Residential Flat Building

9 Barkala Rd. Bayview

Land Use Zoning: R5 Large Lot Residential
Estimated Year Completed: 2020

Typology Control: Detached Dwelling House, Large Lot

11 Monash Crescent. Clontarf

Land Use Zoning: C3 Environmental Management
Estimated Year Completed: 2014

Typology Control: Detached Dwelling, Waterfront

103 Florence Terrace, Scotland Island

Land Use Zoning: C3 Environmental Management
Estimated Year Completed: 2010

Typology Control: Detached Dwelling, Waterfront

25 Walter Rd. Ingleside

Land Use Zoning: RU2 Rural Landscape
Estimated Year Completed: 2012

Typology Control: Detached Dwelling, Large Lot

31 Fairlight Cres. Fairlight

Land Use Zoning: C4 Environmental Living
Estimated Year Completed: 2015

Typology Control: Detached Dwelling, Scenic View Protection

113 Mccarrs Creek Rd. Church Point

Land Use Zoning: C4 Environmental Living
Estimated Year Completed: 2017

Typology Control: Detached Dwelling, Canopy

2 Examples of Poor Practice

Examples of poor building outcomes are shown here, to indicate the aims of the built form controls that follow.

All examples are from the Northern Beaches LGA.

Insufficient landscaped area with little contribution to tree canopy.

This building extends built form along all boundaries with a serpentine driveway running between. High parking requirements for a large number of dwellings result in the majority of the unbuilt area occupied by vehicular requirements, with little tree canopy or other landscaping.

Pictured: 605 Pittwater Rd. Deewhy (zoned R2)

Tall, opaque boundary fencing blocking visibility into front yards, reducing activation along street.

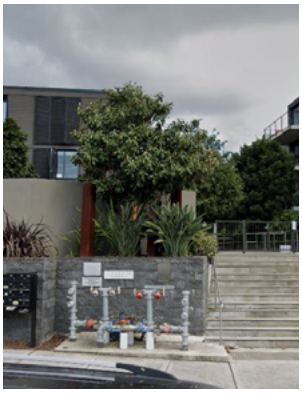
Pictured: 122 Ocean Street Narrabeen (zoned R2)

Identical issues commonly established by hedge planting instead of opaque front fences, or nominally transparent fencing that nevertheless creates a solid barrier by design.

Pictured, left: 118 Ocean St. Narrabeen (zoned R2)
Pictured, right: 59 Lauderdale Ave. Fairlight (zoned C4)

Lack of centralised waste storage areas and on-site pick-up in multi-residential dwellings creates issues with consolidated bins every pick-up.

Pictured: 205 Woodland St N. Balgowlah (zoned R1)



Services facing and accessed directly from public streets.

Pictured, left: 2 Ashley Pde. Fairlight (zoned R1)
Pictured, right: 2-10 Mooramba Rd. Dee Why (zoned R3)

Dominant access driveway design that breaks up public street network to provide internal access to Seniors Living development

Kerb cuts impact walkability and pedestrian safety while emphasising car dominance. This row of detached homes and apartments have used their full street frontage for garages, with manoeuvring happening on the street and so requiring kerb cuts along their entire garage length.

Pictured: 23-31 Fairlight Crescent, Fairlight (zoned C4)

Wide street-facing garages built to property lines, with excessive driveways and kerb cuts across large street-facing garages.

Pictured: 23-31 Fairlight Crescent, Fairlight (zoned C4)

3 Examples of Good Practice

Examples of good building outcomes are shown here, to indicate the aims of the built form controls that follow.

All examples are from the Northern Beaches LGA.

Design of front set back as usable private open space, encouraging activity and eyes on the street.

Pictured: 50 Ocean St. Narrabeen (zoned R3)

Medium-density boarding house typology presenting similarly to low-density residential when viewed from the street.

Pictured: 428 Pittwater Rd. North Manly
(zoned R2 [noting R3 would be more appropriate zoning for this area])

Roof-lines set down to maintain views from public domain to waterfront, with solid portion of fencing stopping below eye level.

Pictured: 3A King Ave. Balgowlah (zoned C4)

Small scale retail interspersed within residential zones.

Pictured, left: The Corner Store, 30 Bangaroo St, North Balgowlah (zoned R2)
Pictured, right: Clareville Kiosk, 27 Delecta Ave, Clareville (zoned C3)

Tall, dense perimeter planting to provide visual privacy from and screening of the built form of medium-density dwelling types from surrounding residential properties.

Pictured: 428 Pittwater Rd. North Manly
(zoned R2 [noting R3 would be more appropriate zoning for this area])

Continuation of landscaping across necessary car parking and service frontages.

Pictured: 13-10 Montpelier Place, Manly (zoned R2)

Minimisation of car park entry/exit points in medium and high density residential typologies.

This 2014 development provides a single car park entry to access 201 units, with a single lane entry and single lane entry. All navigation and queueing requirements occur within the basement/site.

Pictured: 2-10 Mooramba Rd. Dee Why (zoned R3)

Built Form Controls

4 General Recommendations

4.1 Recommended Changes to LEP Controls

Although this chapter generally recommends DCP-level controls (as described in the next sub-section), certain LEP changes are also recommended for consideration:

2. Review of height of building limits to reflect existing neighbourhood character.

Certain areas, particularly portions of R1 zoned land in the former Manly LGA, are allocated height of building limits designed for single family homes, despite a predominance of tall residential flat buildings. HOB limits should be revised to reflect the existing character.

2. Alignment of land use zones across the consolidated Northern Beaches LGA, and the reconsideration of zones to better reflect existing neighbourhood character.

As part of the creation of a consolidated LEP and DCP for the Northern Beaches LGA, land use zones should be made consistent. This will require changes to zoning in each of the former Manly, Warringah and Pittwater LGAs. For example, the C3 and C4 zones in the former Manly LGA are completely different environments than those in the former Pittwater LGA. Within the former Manly LGA, the C3 and C4 zones are also inconsistently used.

We recommend the work undertaken by Northern Beaches Council with Tract Consulting be used to inform land use zoning that consistently matches the different characters across the LGA.

3. Introduction of the R4 High Density Residential zone

Where areas are predominantly occupied by residential flat buildings (such as the Manly beach foreshore), we recommend they be identified as R4 zones. This refers to RFBs outside of local or strategic centres, which should be B1, B2 or B4. These areas are currently zoned R1, R2 or R3 Medium Density Residential.

If R4 is not viewed as supportable due to the 'High Density' nomenclature, the R1 General Residential zone should be used instead. However, this requires the current R1 areas, which are dominated by low-density residential with height limits designed for single family homes, transition to R2 to differentiate.

The R3 Medium Density could then be used for areas where medium density is specifically supported (i.e. townhouses, boarding houses, manor houses and low-rise residential flat buildings), which may better justify their current effective prohibition across the rest of the LGA.

4.2 Recommended Changes to DCP Controls

Each Building Typology, Component Modifier and Context Modifier sheet are designed to define DCP-level controls. These deal only with issues of built form and are not intended to be complete sets of controls. They will be complemented by the wider DCP. Review the Methodology Chapter for further details.

In addition to the building-specific controls, we also recommend a number of broader changes to the Northern Beaches DCPs be considered:

1. Avoid any indirect use of DCP controls to impose constraints on built form.

For example, the Residential Density Areas Map in the Manly DCP uses a sliding scale minimum lot size requirement calibrated to existing properties so as to effectively prohibit medium density typologies. Permitted land uses should be controlled transparently through the intended statutory tool only.

2. Reconsideration of parking controls to align with availability of public transport.

There is currently little acknowledgement of improved public transport in the Northern Beaches in historical parking rates. This could be reconsidered, such as using the Dee Why Strategic Centre parking rates for all other properties within a similar catchment of B-Line stops / Pittwater Road.

3. Reconsideration of parking controls to support medium density.

Currently parking controls do not differentiate medium density typologies, which could be expected to have a lower rate of car ownership . At a minimum, parking controls should be set by bedroom rather than by dwelling.

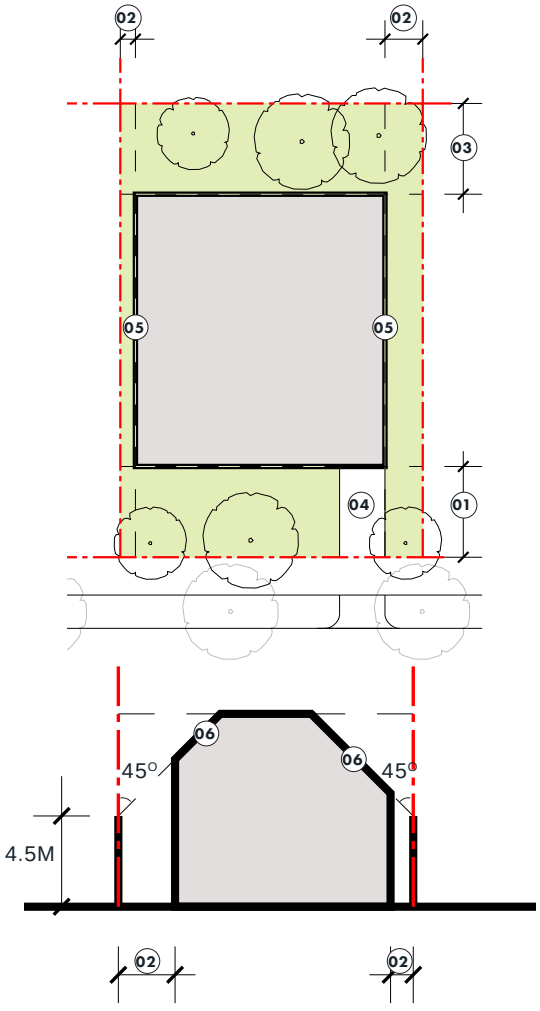
Building Typology Sheets

Base Requirements for Low-Rise Residential Buildings

All residential buildings typologies controlled by the NBC statutory framework should have the same base requirements for setbacks, envelopes and landscaped area. Proposed base requirements are shown on this page. Provided that they meet these requirements, we recommend that any low-rise low-to-medium-density typologies (e.g. dwelling houses, terraces, manor houses of 1-3 storeys) be held to similar standards, with any typology-specific modifications proposed in the relevant sheet.

Controls

1	Front setback	6.5m or predominant front building setback, demonstrating compatability with local character.
2	Side setback	1m one side, 2.5m the other side (P), demonstrating compatability with local character. New primary widows to habitable rooms in existing neighbouring buildings must maintain minimum 4.5m separation to living and dining rooms, or 2.5m to kitchens and bedrooms, to maintain acoustic and visual privacy.
3	Rear setback	Min 6m, demonstrating compatability with local character.
4	Driveway	Driveways are to be setback a minimum of 1m from side boundaries and physical obstructions (e.g. trees / signposts etc) to allow for landscaping, appropriate separation and pedestrian safety. The width of any driveway as measured at the kerb must not exceed 3.5m for a low-density residential development.
5	Wall length & height	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%. (W)
6	Side boundary envelope	Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a 4.5m height above ground level (existing) at the side boundaries. Wedding cake or pyramid forms are to be avoided and building forms to side boundaries should incorporate only one step in built form. Side Boundary Envelope controls do not apply on steeply sloping sites (>30% gradient).
-	Landscaped area	40% in R- zones; 60% in C zones; 30% in E / MU / SP- zones. 60% of the area between the front boundary and any built structures shall be landscaped to screen the buildings from the street (P)
-	Tree Planting	Tree planting shall be provided within the front and rear setbacks, with either two in the front and 1 in the rear or vice-versa. No structures or parking within front setback area. (W)
-	Private Open Space	Principle area of the private open space is to be min 16m² with min dimension 4m grade <=5% (P) Private open space directly accessible from living areas (P / W). A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. Min. width 2.4m. First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties. (P)



Notes

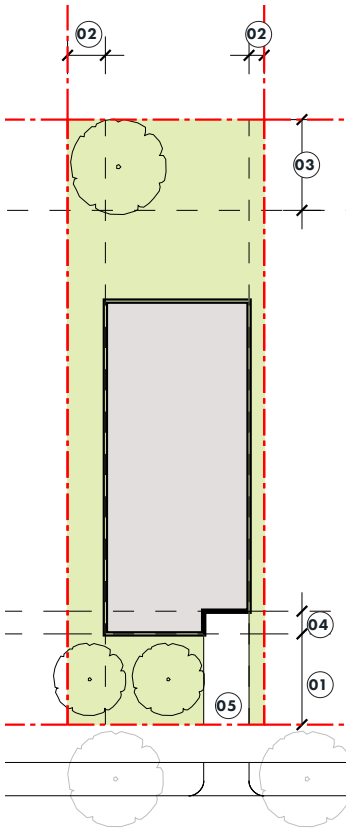
R	Recommended New Control
P, W, M	Existing Pittwater, Warringah, Manly DCP / LEP Controls

Building Typology Control: Detached Dwelling Houses

Definition: a building containing only one dwelling. (Standard Instrument - LEP)

Controls

1	Front setback	*Refer to Base Requirements for Low-Rise Residential*
2	Side setback	*Refer to Base Requirements for Low-Rise Residential*
3	Rear setback	*Refer to Base Requirements for Low-Rise Residential*
	Side boundary envelope	*Refer to Base Requirements for Low-Rise Residential*
4	Carport / garage setback	Garages are to be set back 1m from the front building line.
5	Driveway width	*Refer to Base Requirements for Low-Rise Residential*
-	Landscaped Area	*Refer to Base Requirements for Low-Rise Residential*
-	Private open space	*Refer to Base Requirements for Low-Rise Residential* Min 80m^2 with min dimension 3m (P) Private open space shall not be located in the primary front building setback (W) 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. (W) Private open space is to be located and design to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development (W)



Notes

R Recommended New Control

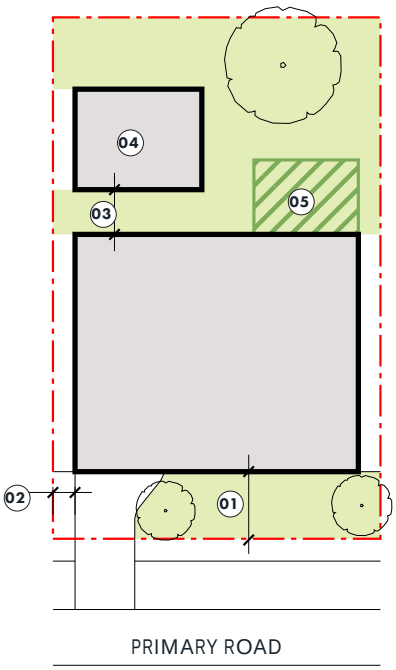
P, W, M Existing Pittwater, Warringah, Manly DCP / LEP Controls

Building Typology Control: Secondary Dwellings

Definition: a self-contained dwelling that— (a) is established in conjunction with another dwelling (the principal dwelling), and (b) is on the same lot of land as the principal dwelling, and (c) is located within, or is attached to, or is separate from, the principal dwelling. (Standard Instrument - LEP)

Controls

-	Min. Lot Size / Frontage	The secondary dwelling is located within, or attached to a principal dwelling on a lot that is at least 450m². For a lot other than a battle-axe lot—has a boundary with a primary road, measured at the building line, of at least the following— (i) if the lot has an area of at least 450m² but not more than 900m²—12m, (ii) if the lot has an area of more than 900m² but not more than 1,500m²—15m, (iii) if the lot has an area of more than 1,500m²—18m, and for a battle-axe lot—has an access laneway of at least 3m in width and measuring at least 12m by 12m, excluding the access laneway. (HS)
1	Front setback	*Refer to Base Requirements for Low-Rise Residential*
2	Side setback	*Refer to Base Requirements for Low-Rise Residential* Required side setbacks can be averaged across each boundary, provided the minimum width on either side is 0.9m and the total width remains 3.5m.
-	Rear setback	Min 3m setback if the height of building does not exceed 5.5m or cause issues with overlooking.
	Side boundary envelope	*Refer to Base Requirements for Low-Rise Residential*
3	Building separation	For secondary dwellings detached from the principal dwelling they must maintain a minimum separation of 6.0m between habitable windows. Secondary dwellings must be integrated within the existing principal dwelling in C3 and C4 zones in the Manly LEP land zoning map.
-	Max Building Height	Where the secondary dwelling is separate from the principal dwelling, only one storey will be allowed with a maximum height of 5.5m. (P, modified)
4	Max Floor Area	Detached maximum 75sqm (W&M) or 25% of the total floor area of the principal dwelling (P)
-	Unit Layout	A secondary dwelling contains not more than two (2) bedrooms and not more than one (1) bathroom. (P)
-	Landscaped Area	*Refer to Base Requirements for Low-Rise Residential*
5	Private open space	For a Secondary dwelling informal sharing arrangement for open space for occupiers is encouraged. (P)



Lot Size
Total Landscaped Area
Minimum Private Open Space Area

Notes

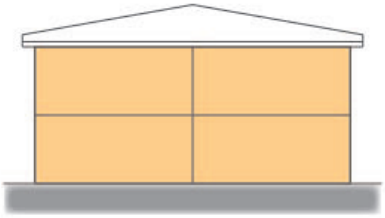
R	Recommended New Control
P, W, M	Existing Pittwater, Warringah, Manly DCP / LEP Controls
HS	Housing SEPP

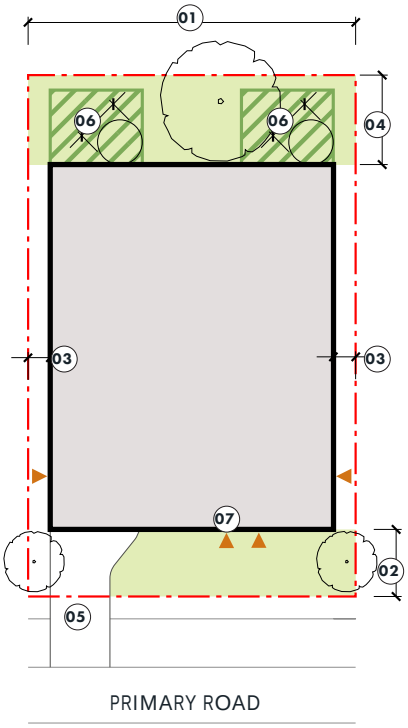
Building Typology Control: Manor Homes

Definition: a building containing 3 or 4 dwellings where: each dwelling is attached to another dwelling by a common wall or floor, and at least 1 dwelling is partially or wholly located above another dwelling, and the building contains no more than 2 storeys (excluding any basement). (Codes SEPP)

Controls

1	Min. Lot Size	600m² (CS)
-	Min. lot width	15m (measured at the building line) (CS)
2	Front setback	*Refer to Base Requirements for Low-Rise Residential*
3	Side setback	*Refer to Base Requirements for Low-Rise Residential* Required side setbacks can be averaged across each boundary, provided the minimum width on either side is 0.9m and the total width remains 3.5m.
4	Rear setback	*Refer to Base Requirements for Low-Rise Residential*
	Side boundary envelope	*Refer to Base Requirements for Low-Rise Residential*
5	Driveway width	*Refer to Base Requirements for Low-Rise Residential*
-	Landscaped Area	*Refer to Base Requirements for Low-Rise Residential*
6	Private open space	*Refer to Base Requirements for Low-Rise Residential* The minimum area of principal private open space provided for each dwelling is at least 12m². (M) Ground floor dwellings are to have a minimum area of 30m² and with no dimension less than 4m. (P) POS may be located within the front setback. In such instances a combination of low fencing and hedging is to provide privacy for residents while also ensuring that the site makes a positive contribution to the landscaped character of the street. (S)
7	Entrances	Development must be designed and sited so that it addresses the street and must have a clearly identifiable entry. Individual dwelling entries must be designed to ensure safe pedestrian access and easy wayfinding (S) with building entries well lit and clearly identifiable from the street.





Total Landscaped Area
Total Private Open Space Area
Minimum Private Open Space Dimension
Private Open Space Alternative Location
Indicative Entrance Location

Notes

R	Recommended New Control
P, W, M	Existing Pittwater, Warringah, Manly DCP / LEP Controls
S	Sutherland Shire DCP / LEP Controls
CS	Codes SEPP

Building Typology Control: Dual Occupancies & Semi-Detached

Definition: either a dual occupancy (attached) or a dual occupancy (detached). Detached dual occupancy refers to 2 detached dwellings on one lot of land, but does not include a secondary dwelling. Attached refers to 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling. (Standard Instrument - LEP)

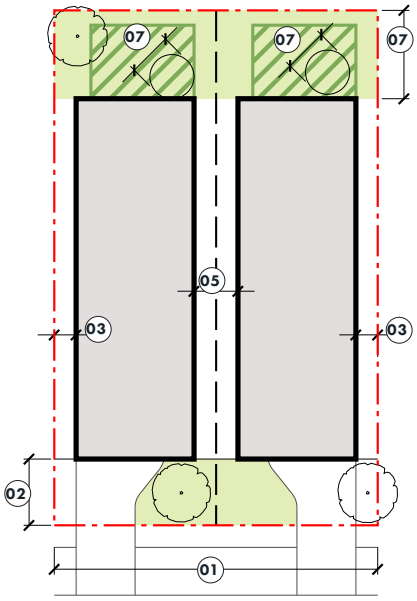
Controls

-	Minimum Lot Size	500m² (250m² + 250m²=500m²) for detached. No minimum for attached one above the other.
1	Minimum Lot Width	No requirement for Detached One In Front 18.5m Attached Side By Side and Attached One Above Another 20m Detached Side By Side
-	Maximum Building Height	Rear building 5.5m (W) if Detached One In Front.
2	Front Setback	*Refer to Base Requirements for Low-Rise Residential*
3	Side Setbacks	*Refer to Base Requirements for Low-Rise Residential* Required side setbacks can be averaged across each boundary, provided the minimum width on either side is 0.9m and the total width remains 3.5m.
	Side boundary envelope	*Refer to Base Requirements for Low-Rise Residential*
4	Rear Setback	*Refer to Base Requirements for Low-Rise Residential*
	Driveway	*Refer to Base Requirements for Low-Rise Residential* Multiple driveways permitted where minimum front landscaping is maintained. Max one driveway per 7.5m of frontage.
5	Building Separation	Minimum separation between habitable and non-habitable rooms across occupancies to match those established by the ADG for residential flat buildings.
6	Building Envelope	*Refer to Base Requirements for Low-Rise Residential*
7	Private Open Space	Dual Occupancy with 1 or 2 bedrooms must have a total of 35m² with minimum dimensions of 3m (W) Dual Occupancy with 3 bedrooms or more must have a total of 60m² with minimum dimensions of 5m (W)

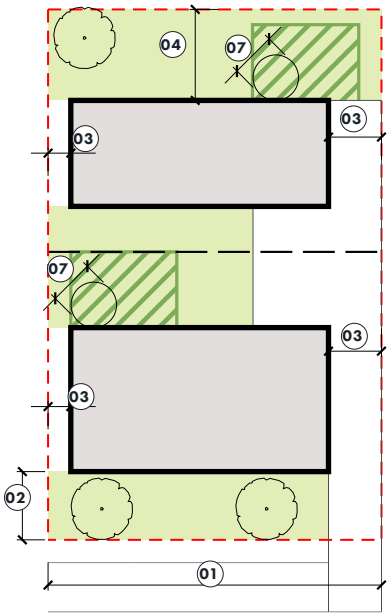
Notes

R	Recommended New Control
P, W, M	Existing Pittwater, Warringah, Manly DCP / LEP Controls

DETACHED SIDE BY SIDE



DETACHED ONE IN FRONT



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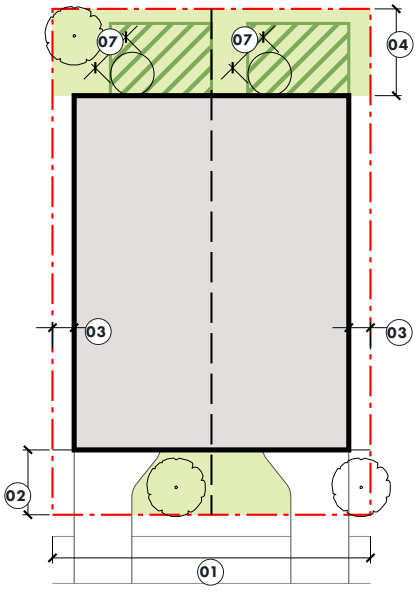
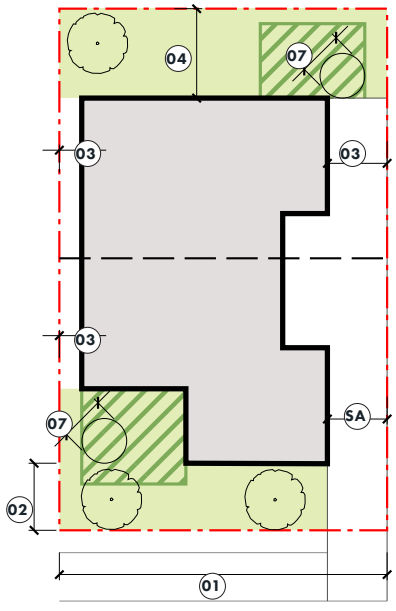
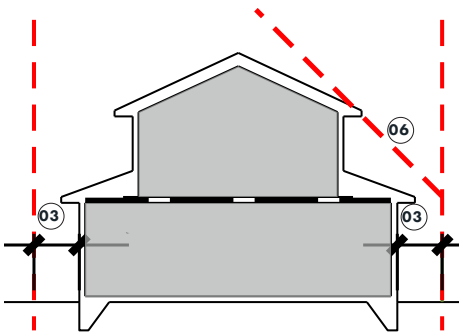


ATTACHED ONE IN FRONT



ATTACHED ONE ABOVE ANOTHER



Total Private Open Space Area

Total Landscaped Area

SA Shared Access-way

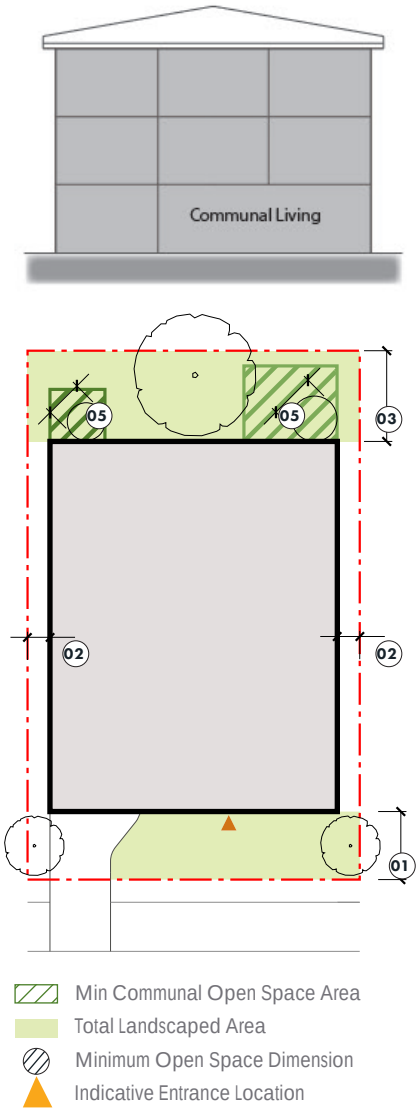
Minimum Private Open Space Dimension

Building Typology Control: Boarding Houses & Co-Living

Definition: boarding houses and co-living buildings similarly provide residents with a principal place of residence for at least 3 months; and that contains shared facilities, such as a communal living room, bathroom, kitchen or laundry; and that contains rooms, some or all of which may have private kitchen and bathroom facilities (LEP). Boarding houses refer to affordable housing, while co-living can provide market housing.

Controls

-	Min. Lot Size	600sqm (HS)
1	Front setback	*Refer to Base Requirements for Low-Rise Residential*
2	Side setback	*Refer to Base Requirements for Low-Rise Residential* Required side setbacks can be averaged across each boundary, provided the minimum width on either side is 0.9m and the total width remains 3.5m. Min. 4.5m setback to living / dining / communal room windows facing the side boundary. Min. 2.5m setback to bedroom windows facing the side boundary.
	Side boundary envelope	*Refer to Base Requirements for Low-Rise Residential*
3	Rear setback	*Refer to Base Requirements for Low-Rise Residential*
4	Max Floor Area	*Refer to Housing SEPP.*
-	Unit Layout	Maximum of 12 boarding rooms per development in R2, C3 and C4 zones.
-	Landscaped Area	*Refer to Base Requirements for Low-Rise Residential* Medium-to-large trees and large shrubs to be provided along all boundaries faced by habitable rooms, including side boundaries. Tall screening planting can be provided where tree planting is not feasible.
5	Private open space	Minimum area of 20sqm with a minimum dimension of 3m for the use of the lodgers. (M) If accommodation is provided on site for a Boarding House manager – 1 area of at least 8sqm with a minimum dimension of 2.5m is to be provided adjacent to that accommodation. (M) The area is to receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter. (M) *Refer also to Housing SEPP requirements.*



Notes

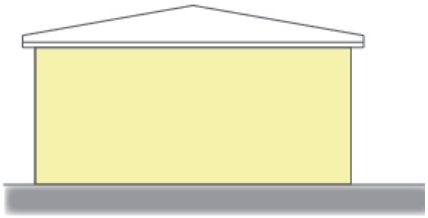
R	Recommended New Control
P, W, M	Pittwater, Warringah, Manly DCP / LEP
HS	Housing SEPP

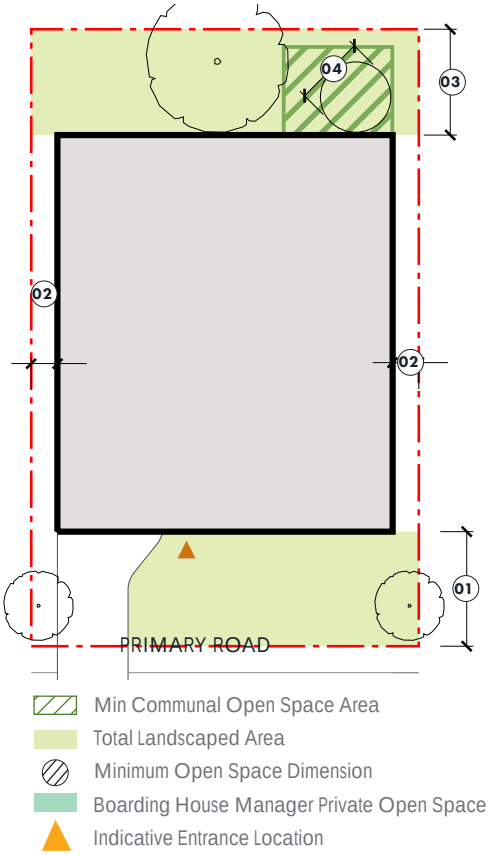
Building Typology Control: Group Homes

Definition: group homes refer to dwellings that are occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and are used to: provide permanent household accommodation for people with a disability or people who are socially disadvantaged, provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people. (LEP)

Controls

-	Min. Lot Size	450sqm (HS)
1	Front setback	*Refer to Base Requirements for Low-Rise Residential*
2	Side setback	*Refer to Base Requirements for Low-Rise Residential* Required side setbacks can be averaged across each boundary, provided the minimum width on either side is 0.9m and the total width remains 3.5m. Min. 4.5m setback to living / dining / communal room windows facing the side boundary. Min. 2.5m setback to bedroom windows facing the side boundary.
	Side boundary envelope	*Refer to Base Requirements for Low-Rise Residential*
3	Rear setback	*Refer to Base Requirements for Low-Rise Residential*
	Max Floor Area	Refer to Housing SEPP for minimum and maximum room sizes.
-	Unit Layout	Maximum of 10 bedrooms on site. (HS)
-	Landscaped Area	*Refer to Base Requirements for Low-Rise Residential* Medium-to-large trees and large shrubs to be provided along all boundaries faced by habitable rooms, including side boundaries. Tall screening planting can be provided where tree planting is not feasible.
4	Private open space	Minimum 24 square metres and accessible from a habitable room, at least 4 metres wide and a gradient not steeper than 1:50. (HS)





Notes

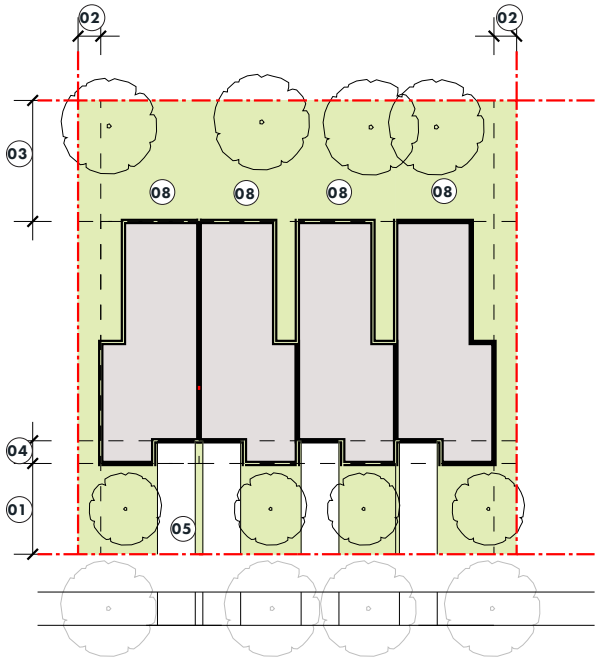
R	Recommended New Control
P, W, M	Pittwater, Warringah, Manly DCP / LEP
HS	Housing SEPP

Building Typology Control: Multi-Dwelling Attached Housing

Definition: multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building. (LEP). This control sheet refers to attached dwellings only.

Controls

-	Min. lot size and frontage	Min. 600m² lot size and 21m frontage (CS)
1	Front setback	*Refer to Base Requirements for Low-Rise Residential*
2	Side setback	*Refer to Base Requirements for Low-Rise Residential* Required side setbacks can be redistributed across each boundary, provided the minimum width on either side is 0.9m and the total width remains 3.5m. Min. 4.5m setback to living / dining / communal room windows facing the side boundary. Min. 2.5m setback to bedroom windows facing the side boundary.
3	Rear setback	*Refer to Base Requirements for Low-Rise Residential*
4	Carport / garage setback	*Refer to Base Requirements for Low-Rise Residential*
5	Driveway width	*Refer to Base Requirements for Low-Rise Residential*
-	Landscaped open space	*Refer to Base Requirements for Low-Rise Residential*
8	Private open space	The private open space to each dwelling may be provided as a maximum of 2 separate spaces only if the Primary private open space is a minimum 16m² in area, and meets all the criteria below. The remaining Secondary private open space is to have a minimum internal dimension of 2m. Ground floor units are to have a minimum area of private open space of 30m² and with no dimension less than 4m. (P) Ground floor units are to have a consolidated paved area of 12.0m² and a minimum width of 3.0m to accommodate a table and 6 chairs directly accessible from the living / dining area. Min. 15% of the floor area of the dwelling (not including the floor area of garages) no dimension less than 2.5m for elevated balconies and terraces. Private open space directly accessible from living area (P / W) Limit overlooking to adjoining residences. Avoid overhanging public property (P)



Notes

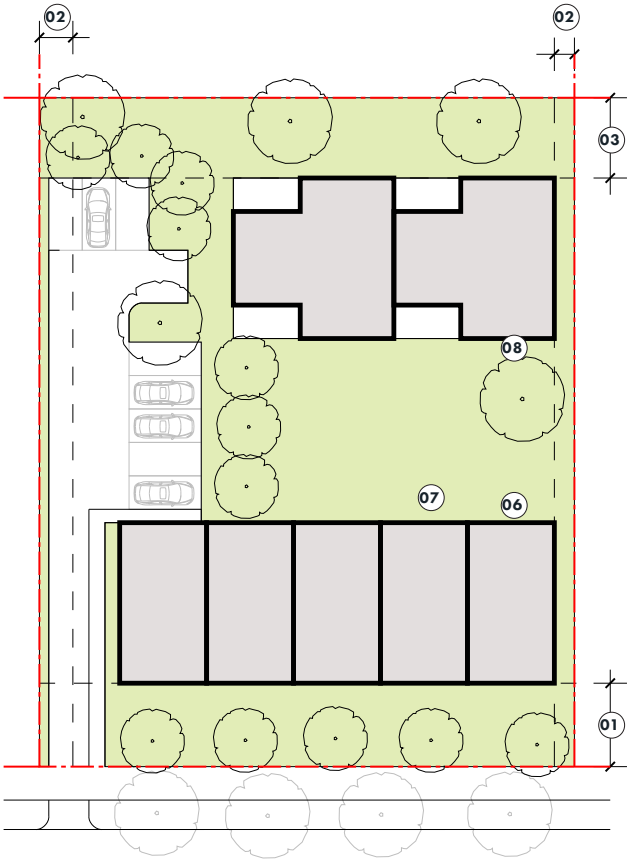
R	Recommended New Control
P, W, M	Existing Pittwater, Warringah, Manly DCP / LEP Controls
CS	Codes SEPP

Building Typology Control: Senior Housing - Independent Living

Definition: seniors housing here refers to a group of independent living units that is, or is intended to be, used permanently for seniors or people who have a disability, or people who live in the same household with seniors or people who have a disability, or staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place. (LEP)

Controls

-	Min. lot size and frontage	Min. 1,000m2 and the frontage of the site area is at least 20m measured at the building line. (HS)
1	Front setback	*Refer to Base Requirements for Low-Rise Residential*
2	Side setback	*Refer to Base Requirements for Low-Rise Residential* Required side setbacks can be redistributed across each boundary, provided the minimum width on either side is 0.9m and the total width remains 3.5m. Min. 4.5m setback to living / dining / communal room windows facing the side boundary. Min. 2.5m setback to bedroom windows facing the side boundary.
3	Rear setback	*Refer to Base Requirements for Low-Rise Residential*
-	Driveway / carpark	*Refer to Base Requirements for Low-Rise Residential* Separation of 1.2m should be achieved between habitable rooms and driveway or carparks of other dwellings
-	Landscaped area	Min landscaped area per residential care facility bed / hostel bed as per the Housing SEPP. For self-contained dwellings a minimum 35m^2 of landscaped area per dwelling is to be provided if developed by a social housing provider. In any other case—a minimum of 30% of the area of the site is to be landscaped. (HS) Landscaped area definition as per the Housing SEPP: " Landscaped area means that part of the site area that is not occupied by any building and includes so much of that part as is used or to be used for rainwater tanks, swimming pools or open-air recreation facilities, but does not include so much of that part as is used or to be used for driveways or parking areas."
-	Deep Soil Zone	For self-contained dwellings, min 15% of site area with min dimension of 3m (HS)
-	Private open space	In the case of a single storey dwelling or a dwelling that is located, wholly or in part, on the ground floor of a multi-storey building, not less than 15m^2 of private open space per dwelling is provided and, of this open space, one area is not less than 3m wide and 3m long and is accessible from a living area located on the ground floor, and In the case of any other dwelling, there is a balcony with an area of not less than 10m^2 (or 6m^2 for a 1 bedroom dwelling), that is not less than 2m in either length or depth and that is accessible from a living area. (HS)



Notes

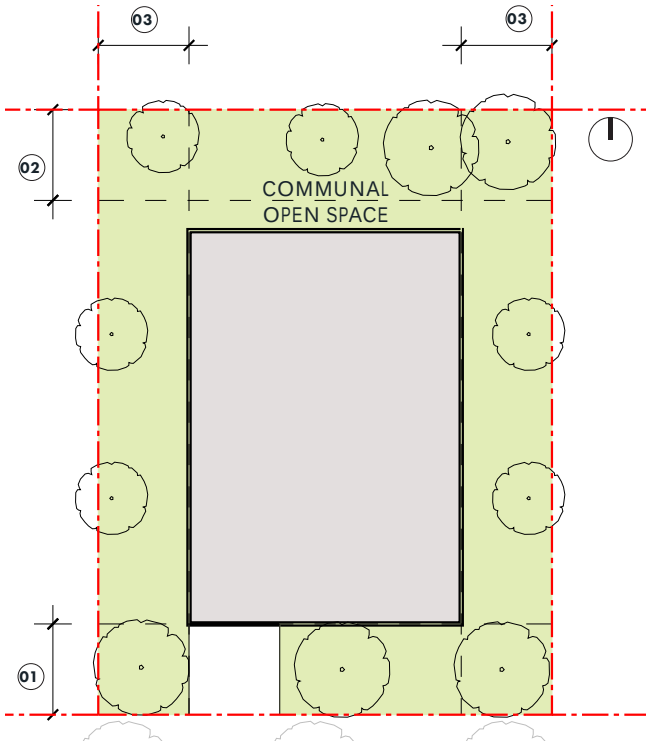
R	Recommended New Control
HS	Housing SEPP

Building Typology Control: Residential Flat Buildings

Definition: means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing. (LEP)

Controls

	The following are required for all residential flat buildings:	
1	Front setback	6m
	Noting the ADG overrides the controls below:	
2	Rear setback	6m (W)
3	Side setback	*Refer to Base Requirements for Low-Rise Residential for RFBs of 1- to 2- storeys.* Required side setbacks can be redistributed across each boundary, provided the minimum width on either side is 0.9m and the total width remains 3.5m. Min. 4.5m setback to living / dining / communal room windows facing the side boundary. Min. 2.5m setback to bedroom windows facing the side boundary. RFBs 3-storeys or taller should follow the ADG.
-	Landscape Area	40%
-	Deep soil	Min. 15% with min. 3m dimension.
-	Communal Open Space	Provide a communal area for children's play. (P)
-	Private Open Space	The private open space to each dwelling may be provided as a maximum of 2 separate spaces only if the Primary private open space is a minimum 20m^2 in area, and meets all the criteria above. The remaining Secondary private open space is to have a minimum internal dimension of 2m. Minimum area of 15% of the floor area of the dwelling (not including the floor area of garages), with no dimension less than 2.5m for elevated balconies and terraces. Ground floor units are to have a minimum area of private open space of 30m^2 and with no dimension less than 4m. (P) Ground floor units are to have a consolidated paved area of 12.0m^2 and a minimum width of 3.0m to accommodate a table and 6 chairs directly accessible from the living / dining area.



Notes

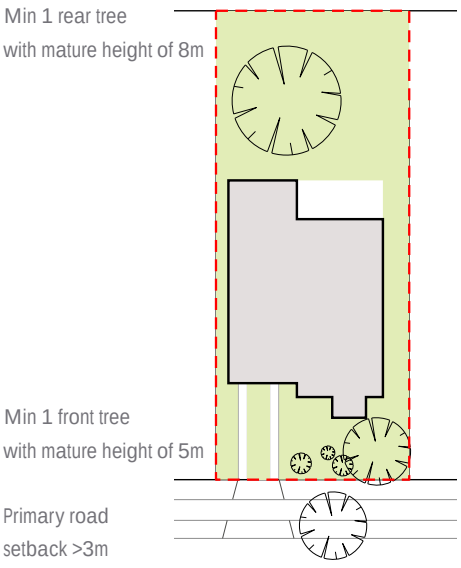
R	Recommended New Control
P, W, M	Existing Pittwater, Warringah, Manly DCP / LEP Controls
K	Ku-ring-gai DCP

Component Modifiers

Component Modifier: Tree Planting

Objectives

- To promote additional vegetation to support the urban tree canopy for healthy and diverse, high-quality landscaping, in alignment with the Sydney Green Grid and as proposed in the Northern Beaches Urban Tree Canopy Plan (Draft).
- To identify and protect mature trees and vegetation at risk of being removed by private landholders.



Controls

Minimum tree number	Refer to table below
Soil depth on structure (min)	For landscapes on structure, soil depth should be min 1m. Min soil volume for varying tree and planting types are: Small Trees (6-8m high, up to 4m crown spread at maturity), min soil volume = 9m³ (ADG) Medium Trees (8-12m high, up to 8m crown spread at maturity), min soil volume = 35m³ (ADG) Large Trees are not recommended on structure.
Species	All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. (P) (LRHDG)
Position	Trees should be positioned in locations that minimise significant impacts on neighbours in terms of: blocking winter sunlight to either living rooms, private open space or solar collectors; or where the proposed location of the Tree may be otherwise positioned to minimise any significant loss of views. (M)
Retention	Mature trees are retained, particularly those within front and rear setbacks, and along common side boundaries wherever feasible

Site Area	Minimum Tree Planting
Whichever is great of the minimum requirements under the Base Requirements for Low-Rise Residential or:	
up to 850sqm	1 medium tree per 50sqm of landscaped area (LRHDG)
850-1500sqm	1 large tree or 2 medium trees per 90m² of landscaped area (LRHDG)
above 1500sqm	1 large tree or 2 medium trees per 80m² of landscaped area (LRHDG)

Component Modifier: Building Colours & Materials

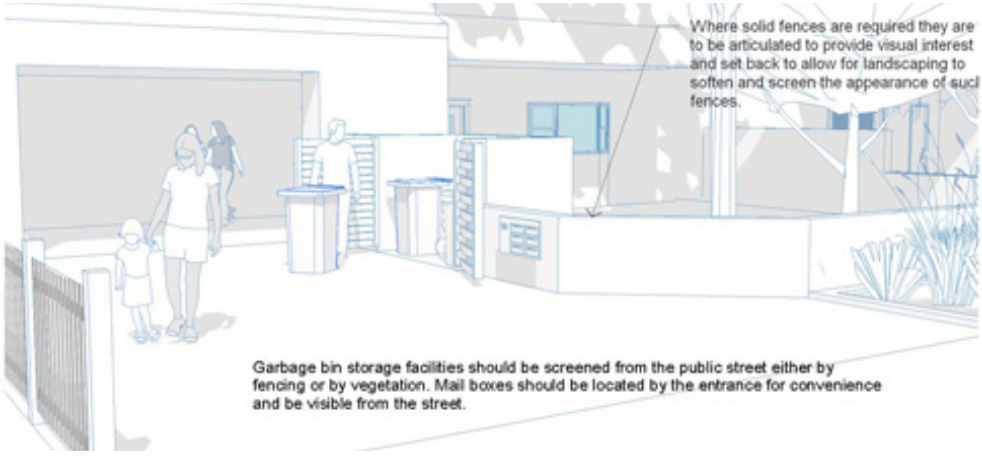
Objectives	Controls		
• To ensure environmentally sound building materials. (M) • To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment. (W)	1	Sustainability	Where possible, reuse existing site materials and materials with a low embodied energy. (M) Building materials should be selected to increase the energy efficiency of the building, and to minimise damage to the environment. (M)
	2	Colour	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. (W, modified) 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. (W) The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade. (W) Since different Council areas require different colour tones, it is proposed that the DCP remains broad as per Warringah, and individual colour samples are assessed on a case by case basis.
	3	Style	Finishes are to be of a low reflectivity. (P)

Component Modifier: Walls & Fencing

Objectives	Controls		
• To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain. (W) • To avoid a 'walled in' streetscape. (W) • To achieve an open streetscape that allows casual surveillance of the street. (P) • To provide safe sight distances and clear view of the street (including to and from driveways) for motorists and pedestrians. (P)	1	Style	Fences, including side Fences, located within the street setback area are to be compatible with the existing streetscape character. (W) (P) Fences should complement the architectural period of the building. (W) Front fences and landscaping should allow people in their homes to view street activity (P) except where these is excessive noise (W) 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. No solid front Fences or front walls will be permitted on flood prone land. (W) Note: there are further variations refer to existing DCPs Fences must be setback at least 1m from the lip of any retaining wall unless the combined height of the fence and retaining wall is contained within the maximum fence height required in this plan. (M) Forward of building line, fence must be open for at least 20% of the area that is >400mm above ground, min aperture of 25mm (Codes SEPP)
	2	Height (Forward of Building Line) max	1.2m, or 1.5m for public reserve, 2.1m for classified road (Codes SEPP) for discussion (also refer to Main Roads modifier)
	3	Height (Behind Building Line) max	Rear and side fences (other than within the front setback) shall not exceed 1.8m. (P) (Codes SEPP) For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped. (W)
	4	Materials	All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or ~~broken glass~~ is not permitted. (W, modified) Landscaping is to screen the fence on the roadside, trimmed to ensure clear view of pedestrians and vehicles travelling along the roadway, for vehicles and pedestrians existing the site. (P) Original stone fences or stone fence posts shall be conserved. (P)
	5	Gates	Gates are not to encroach over the property boundary when opening or closing. (W + M)

(W) - Diagram of front fences and walls

(W) - Diagram of articulated fences along the street



(W) - Diagram of site facilities

Component Modifier: Parking Structures

Objectives

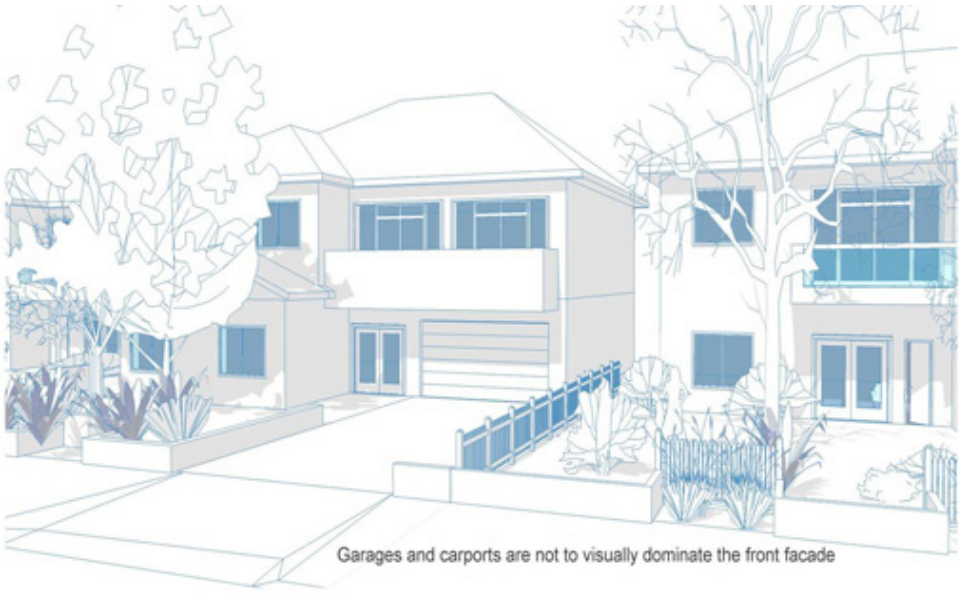
- To ensure garage doors and carports are integrated into the house design and do not dominate the facade. (W)
- The design and location of all garages, carports or hard-stand areas must minimise their visual impact on the streetscape and neighbouring properties and maintain the desired character of the locality. (M)

Controls

1	Style & Materials	Roof form, material choice and detailing should be subservient to the associated dwelling (M)
2	Location	Parking structures should be located behind the front building line, set back further than the primary building where achievable (P, modified). Laneways are to be used to provide rear access to parking areas where possible. (W) Parking is to be located so that views of the street from front windows are not obscured. (W)
3	Width (max)	Where garages and carports face the street, the opening should not exceed 6m or 50% of the building width, whichever is lesser. (W)

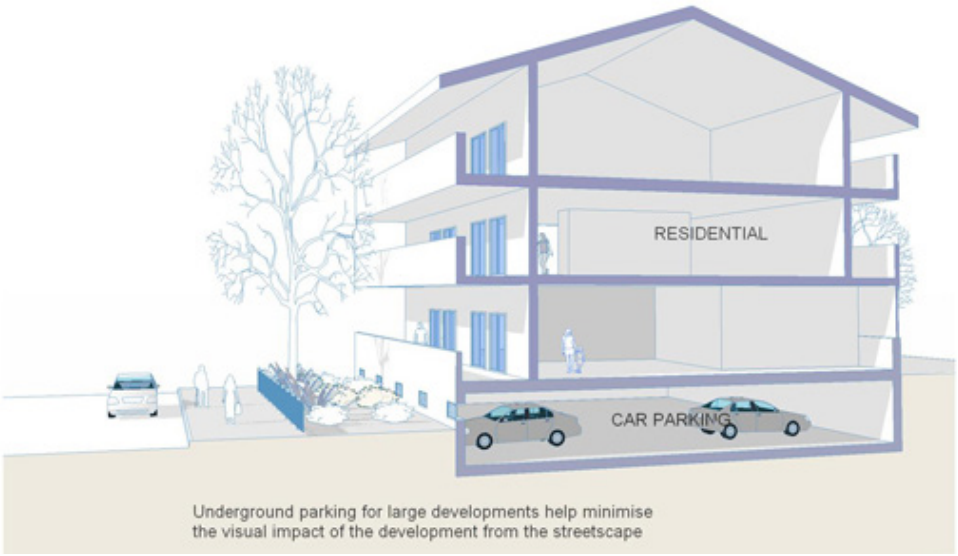
Lot width	Road Type	Max Width of Garage Door Openings (Codes SEPP 3B.18)
>15-20m	Primary/Secondary	6m
>20-25m	Primary/Secondary	9.2m
>25m	Primary/Secondary	12m
12-15m	Parallel	6m
>15-20m	Parallel	9.2m
>20m	Parallel	12m

(Codes SEPP)



(W) - Diagram of garage parking

(W) - Diagram of carport parking

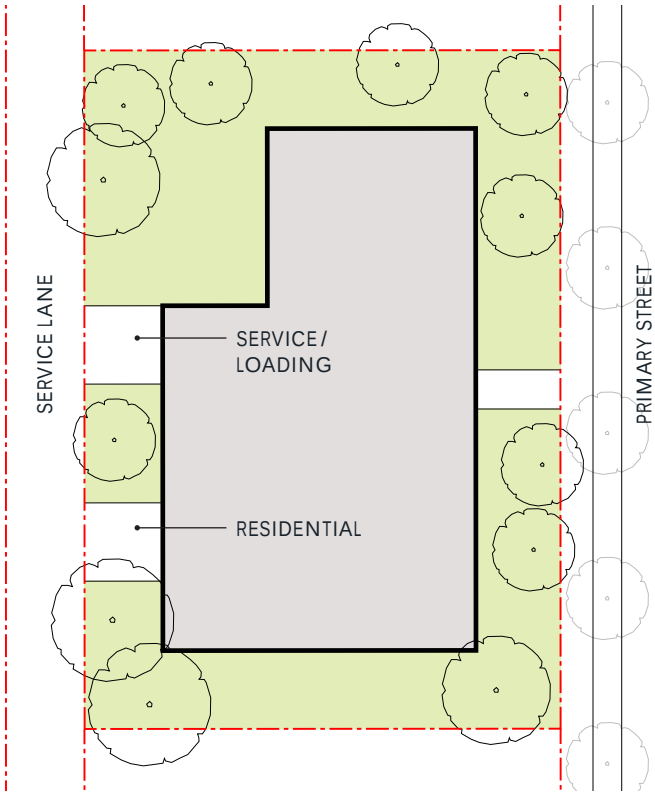


(W) - Diagram of basement parking facilities for larger developments

Component Modifier: Parking, Loading & Service Frontages

Controls

-	Vehicle access location / configuration	Vehicle access is to be obtained from minor streets and lanes where available and practical. (W) Access Driveways providing access for service vehicles to loading docks shall, where practical, be located on a rear public road frontage providing separation from pedestrian activity. (P) Facilities for service, delivery and emergency vehicles are to be designed so that vehicles may enter and leave in a forward direction (W)
-	Visual quality	Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: • Appropriate to the size and nature of the development; and • Screened from public view. (W)
-	Number of access points	Driveway crossings shall be limited to one crossing per allotment in a residential area except on merit assessment for constrained sites. Additional crossings may be permitted at Council's discretion for non-residential sites.



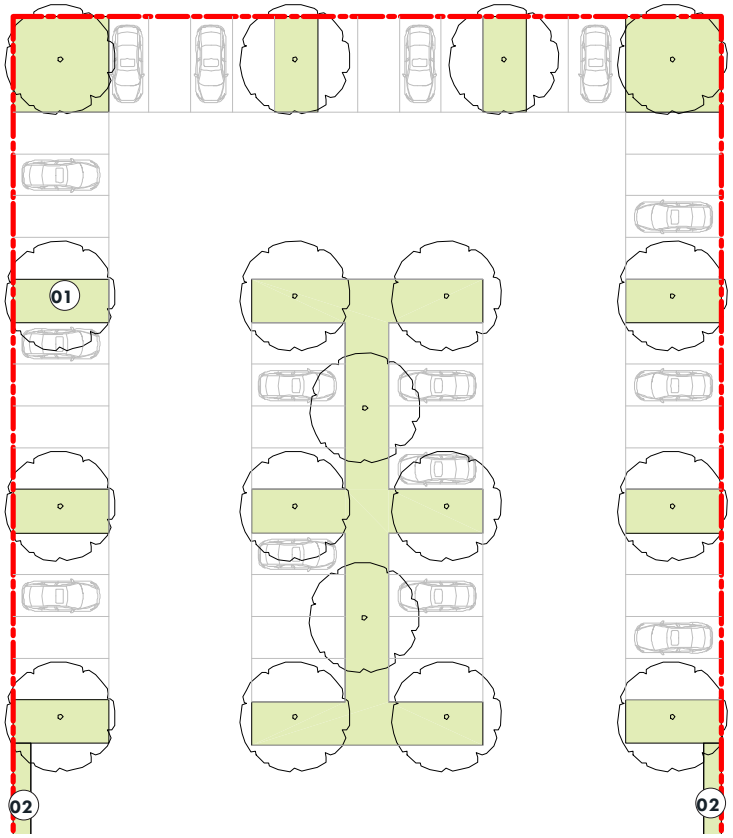
Notes

R	Recommended New Control
P, W, M	Existing Pittwater, Warringah, Manly DCP / LEP Controls

Component Modifier: Surface Parking

Controls

1	Min Tree Planting: 1 small to medium (8m height) sized tree per 4 vehicle parking spaces throughout all parking areas.
	Trees are to be interspersed within parking areas to maximise canopy coverage. Consolidated plantings may be considered on merit where no alternate solution is available to accommodate vehicular movements likely to be associated with the development. Where consolidated tree planting is proposed, trees must have a minimum 15m mature height, or alternatively be able to accommodate 2 x trees with 8m mature height.
	Rooftop vehicle parking must provide for perimeter landscape treatment, including shade trees where appropriate, as well as solar panel shade structures, green roofs and green walls on the rooftop parking areas.
	Trees are to be planted in landscaped area. Minimum dimensions for planter areas are 2.5m x 5.5m for single trees and 5.5m x 5.5m for consolidated larger trees, with a strata vault subsurface system below of 6mx4m or 12m x 8m respectively.
	The gradient of car parking areas should be directed to kerb breaks around tree pits or landscaping that has a finished ground level lower than that of the carpark to direct drainage to the tree pits and reduce runoff. Refer to Council's WSUD requirements.
2	Min. 1m of landscaping should be provided alongside drive aisles within side setbacks. This may be consolidated into sections where this supports canopy trees.
	Landscaping should not block passive surveillance, particularly at building entries.



Component Modifier: Boatsheds & Private Wharves

Objectives

- To minimise the visual impact of development when viewed from adjacent land and waterways.
- To minimise the disruption of the natural shoreline including flora and fauna.
- To achieve an appropriate balance between private development and the public use and navigation of waterways.
- To maintain public access along the foreshore.

Controls

1	Use	Boatsheds are specifically intended for the storage of small boats and boating equipment only.
2	Design	Maximum dimensions of boatsheds and private wharves are to be designated by Council. Boatsheds should be designed for no excavation, minimise impact upon the foreshore or waterway, with non-reflective materials in a tone appropriate to the natural landscape.
3	Siting	Development is to be protected from the effects of wave action or tidal inundation either by mitigation works to protect the development or ensuring that the floor levels of the development are at or above the Estuarine Planning Level. (Pittwater DCP B3.7 for more info) Development will not restrict public access adjoining the foreshore, and will not obstruct navigation within the waterway. (P)

Context Modifiers

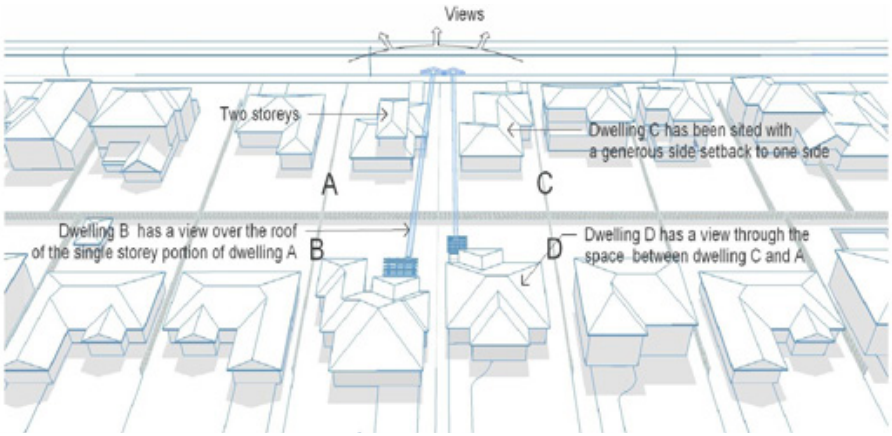
5 Context Modifier: Scenic View Protection

Objectives

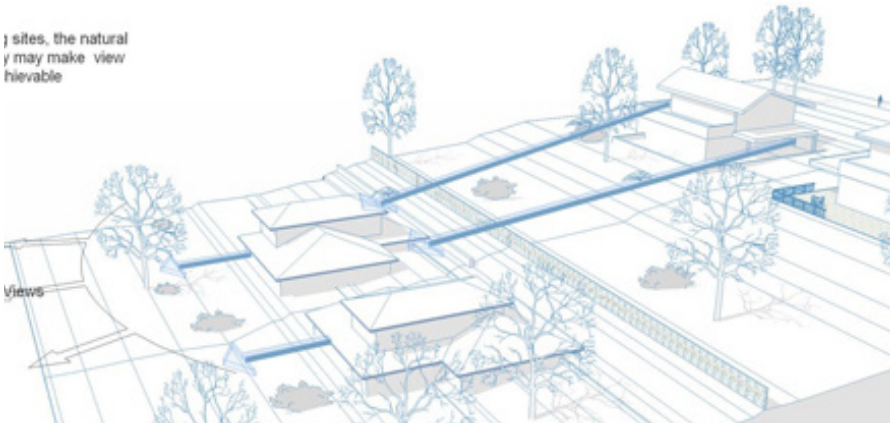
- To enhance and protect views of scenic and cultural landscapes from public areas, making new development visually subservient (NB LSPS Priority 3)
- To avoid new development on ridgelines or in places that will disrupt the skyline (NB LSPS Priority 3)
- To provide for view sharing for both existing and proposed development and existing and future residents. (M)
- To ensure existing canopy trees have priority over views (W)

Controls

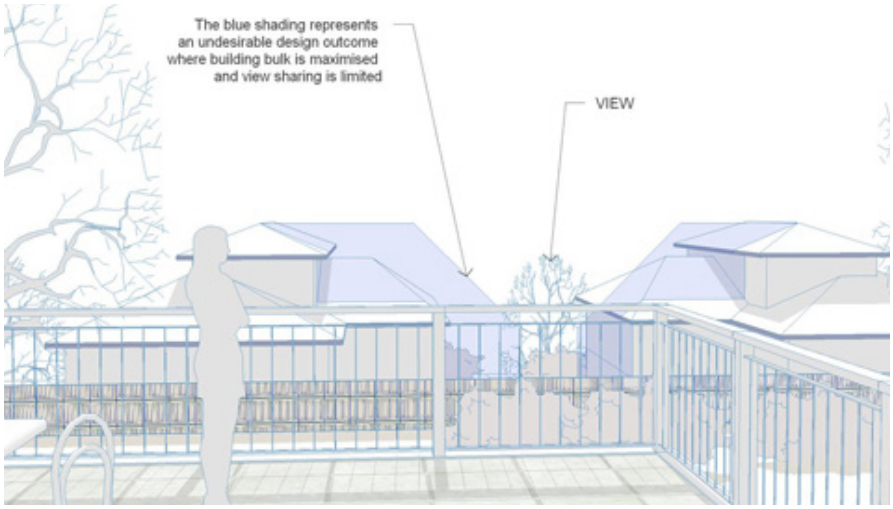
1	View Sharing	All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties. (P)
2	Public Views	Where public views are available, these should be preserved by the use of open style fencing / carports, appropriate design and planting (Example from Mosman DCP)
3	Scenic Protection Areas	Identifying and mapping of significant scenic and cultural landscapes within the LEP as Scenic Protection Areas in a balanced and appropriate consistent manner to align Manly LEP 2013 Foreshore Scenic Protection Area Map , also Warringah Coastal Cliffs setbacks, National Parks setbacks and Foreshore Building setbacks (W). To be reviewed with Pittwater added, taking into account LSPS Map 4 (Priority 3: Protected Scenic & Cultural Protected Landscapes). Locate roof line below the tree canopy in identified Scenic Protection Areas (M) Use building materials of a non-reflective quality, with colours and textures that blend with the prevailing natural environment in identified Scenic Protection Areas (refer to Building Materials modifier) (M) Setbacks in identified Scenic Protection Areas should be maximised to enable open space to dominate the built form, particularly where viewed from public areas and scenic destinations (M)



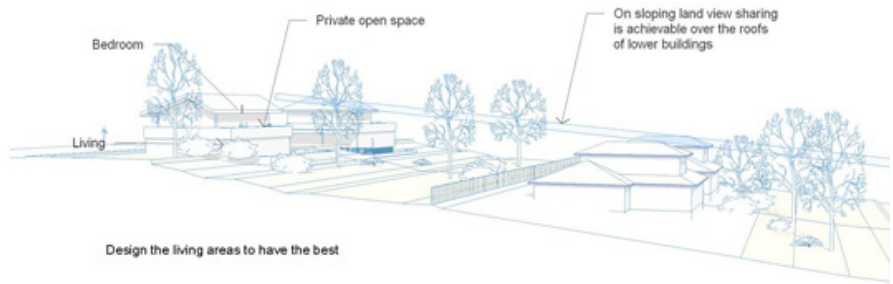
(W) - Diagram of view sharing on flat site



(W) - Diagram of buildings sited and designed to accommodate view sharing



(W) - Diagram of buildings sited and designed to accommodate view sharing



(W) - Diagram of buildings sited and designed to accommodate view sharing

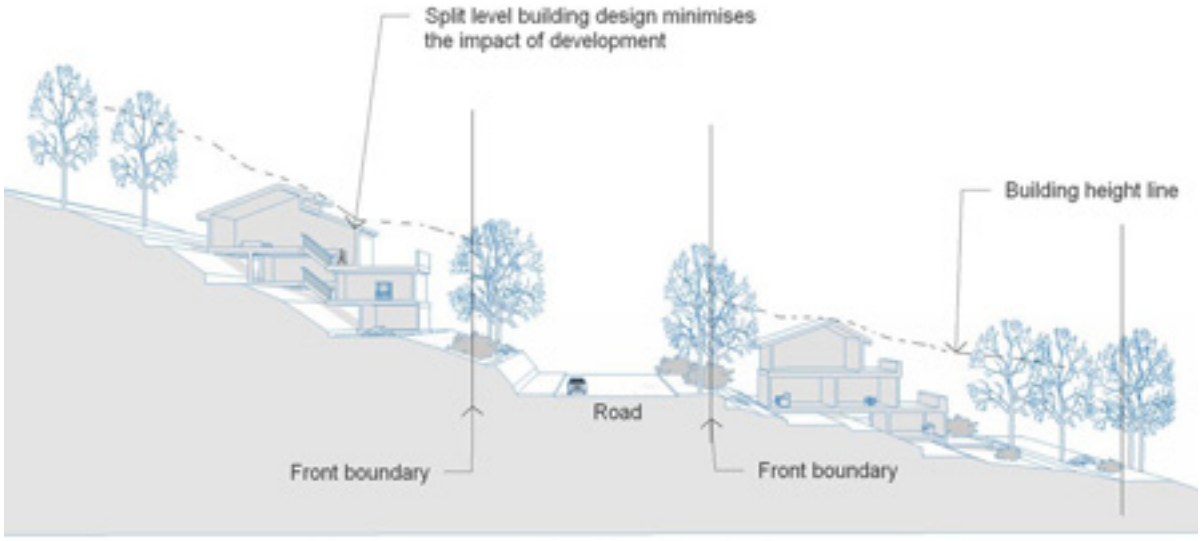
6 Context Modifier: Sloping Sites

Objectives

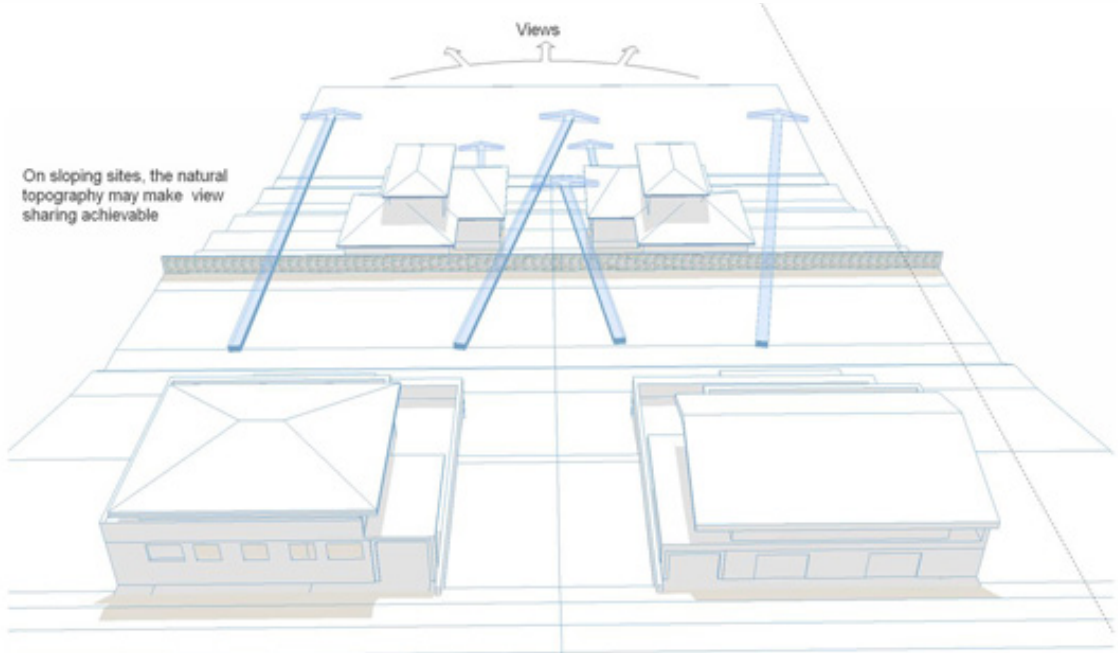
- To ensure that Council and the community are aware of, and appropriately respond to all identified potential landslip & subsidence hazards (M)
- To provide a framework and procedure for identification, analysis, assessment, treatment and monitoring of landslip and subsidence risk and ensure that there is sufficient information to consider and determine DAs on land which may be subject to slope instability. (M)
- To encourage development and construction this is compatible with the landslip hazard and to reduce the risk and costs of landslip and subsidence to existing areas. (M)
- To ensure the design of development responds to the slope of the site, minimises loss of views and amenity from public and private spaces. (M)
- To ensure parking on steep sites does not dominate the street frontage (M)
- To limit the impact of excavation and undercroft spaces.

Controls

1	Building Mass & Height	Developments on sloping sites must be designed to: i) generally step with the topography of the site; and ii) avoid large undercroft spaces and minimise supporting undercroft structures by integrating the building into the slope whether to the foreshore or a street. (M) Variation for height limit (may exceed 8.5m but not be more than 10m) if slope >30% (PLEP)
2	Excavation & Fill	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 (W) Site Stability (Geotechnical Survey) Reports are required for a DA under certain conditions (See Component Modifier - Hazards)
3	Parking	On steep sites, driveways must be designed so they do not dominate the street frontage, by: i) limiting their height above existing ground level to avoid the need for elevated ramps and similar structures to access car parking areas, especially those which may encroach on public land; ii) limiting their width; iii) using materials that do not visually detract from the natural surroundings; and iv) retaining significant trees. (M) Garages should be accommodated under the dwelling footprint on sloping sites, underground parking should use split levels to minimise the protrusion above ground levels. (LRHDDG) Where carparking is to be provided on steeply sloping sites, reduced or nil setbacks for carparking structures and spaces may be considered, however all other structures on the site must satisfy or exceed the minimum building line applicable comply with the setback. (P)
	Privacy & Views	Buildings heights on steeply sloping land should accommodate the principles of view sharing (See Scenic View Protection modifier) Seperate dwellings on sloping sites that are at different levels should have appropriate visual separation. (LRHDDG)



(W) - Diagram of building height on sloping ground



(W) - Diagram of buildings sited and designed to accommodate view sharing

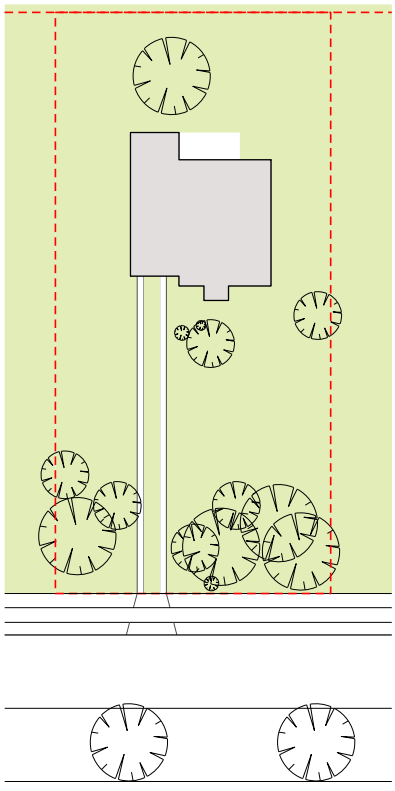
Context Modifier: Main Roads

Objectives

- To provide a densely landscaped buffer between the development and the Main Road/s. (W)
- To enhance the aesthetic quality of main roads. (W)
- To minimise amenity impacts from main roads

Controls

1	Main Road Setbacks	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. 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. (W) This mapping should be consistently extended over the whole Council area where required. Align terminology with NSW Road Network Classification.
2	Fencing	On a main road with high traffic noise, fencing to a max height of 1.8m may be considered where the main private open space is in front of the dwelling. In this case it must be setback by 1m and articulated/screened with landscaping, with 50% or more transparent, not restricting casual surveillance of the street and providing a 45 degree splay for vehicular entrance. (P)



30m front setback
with dense landscaping

Diagram of Main Road setback - Tract

Context Modifier: Adjacent & Through-Site Links

Adjacent links = Council owned land next to private lot

Through-site links = public access through private development

Objectives

- To encourage through-site links, where they help to better integrate the city centres with transport nodes and recreational areas
- To enhance connectivity through the precinct for pedestrians and cyclists as sites redevelop
- To ensure the safety of pedestrians and cyclists

Controls

1	Design (for through-site links)	In residential flat buildings, pedestrian linkages to be well lit, direct with clear sight lines, promote active uses and provide Crime prevention through environmental design (CPTED) principles (ADG) Trees to provide canopy cover for shade, and appropriate landscape design, street furniture etc. for public amenity. To ensure that pedestrian mobility and amenity can be effectively coordinated and integrated, it is appropriate that proponents liaise with Council prior to proceeding with detailed site planning and design of through site links Where a through-site link is provided on site, Council may consider to remove this area from the FSR calculation
2	Width (for through-site links)	Proposed open pedestrian links between buildings must have a minimum width of 4.5m and demonstrate compliance with CPTED principles
3	Passive surveillance	Façades facing pedestrian links should include an appropriate level of passive surveillance through articulation of openings and fencing, whilst maintaining privacy.

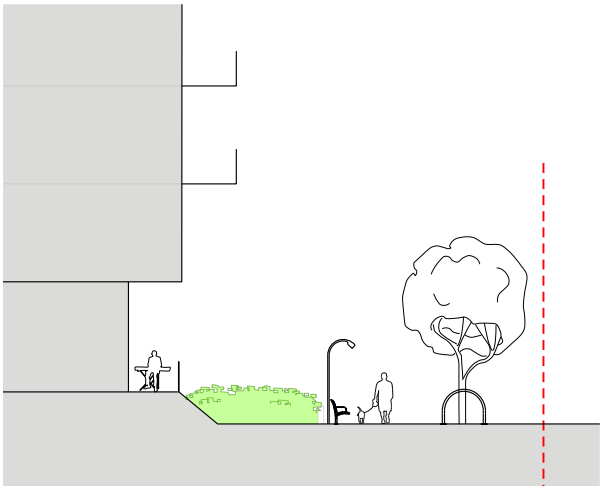


Diagram of Through-site Link - Tract

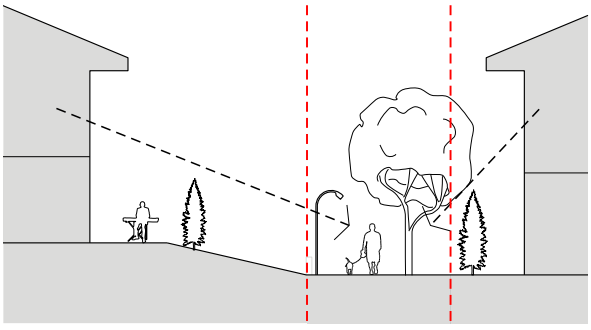
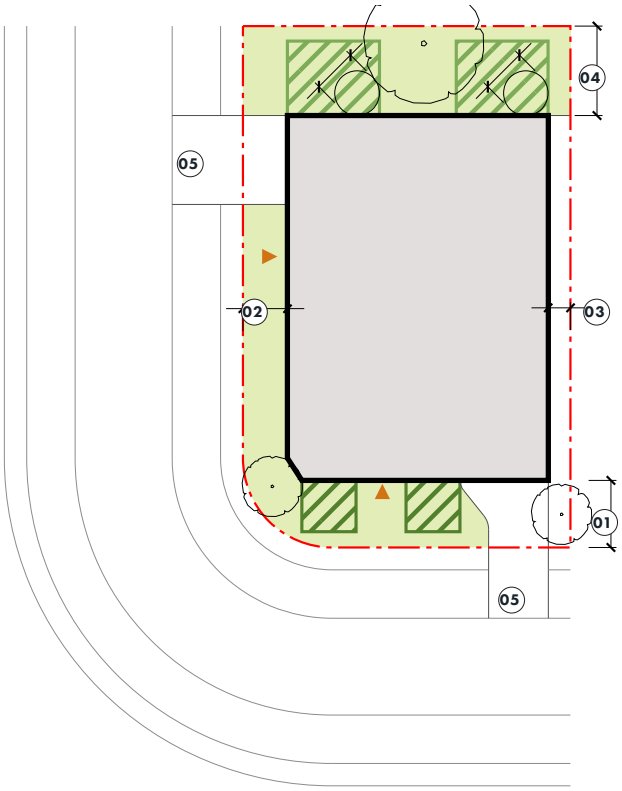


Diagram of Adjacent Link - Tract

Context Modifier: Corner Sites

Controls

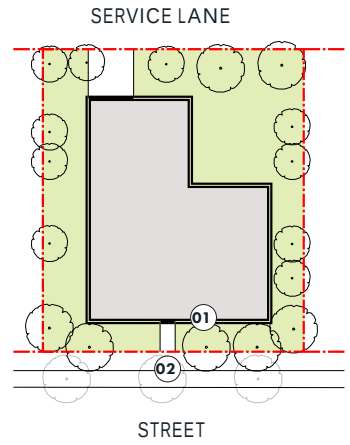
-	Frontages	Developments on street corners should be designed to define and address both street frontages. The designer should select a primary and secondary frontage based on surrounding dwellings, with the secondary frontage able to be provided with a reduced setback.
1	Front setback, primary	*Refer to Base Requirements for Low-Rise Residential*
2	Front setback, secondary	3.5m
3	Side Setback	*Refer to Base Requirements for Low-Rise Residential* The 'side' setback is considered the parallel boundary to the secondary frontage.
4	Rear Setback	*Refer to Base Requirements for Low-Rise Residential* The 'rear' setback is considered the parallel boundary to the primary frontage.
5	Driveways	Driveways may be provided on each street frontage where multiple dwellings are provided on site (group home, manor home, multi-dwelling housing, etc.).

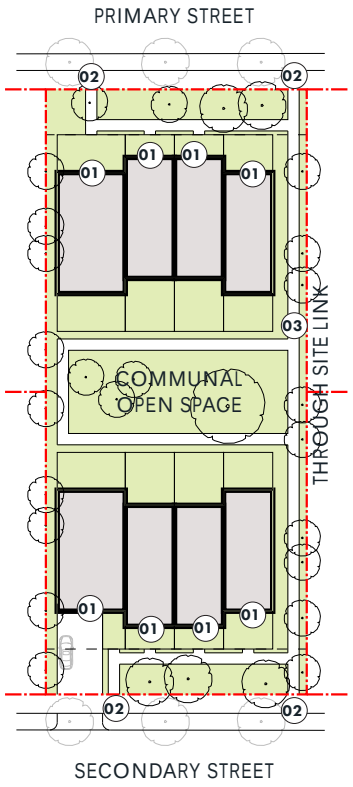


Context Modifier: Dual Street Frontage

Controls

1	Frontage	Where dwellings are proposed on lots with two street frontages (not corner lots), the dwellings are to present (have a street address) to the higher street classification and are to reflect the streetscape character of the higher street classification. (P) Where the second frontage is not a service lane, treat with equal design quality as per any street frontage.
2	Access	Ensure buildings address the public domain and give direct access from both primary and secondary streets and any other street on the property boundary. Provide a single pedestrian entry point into the development from the street. Other entries may be permitted where several dwellings address the street. (K)
3	Through site link	Consider through site pedestrian links or share ways where the site is wide enough and the site is located further than 80m from each intersection.





Notes

R	Recommended New Control
P, W, M	Existing Pittwater, Warringah, Manly DCP / LEP Controls
K	Ku-ring-gai DCP

Context Modifier: Solar Access

Controls

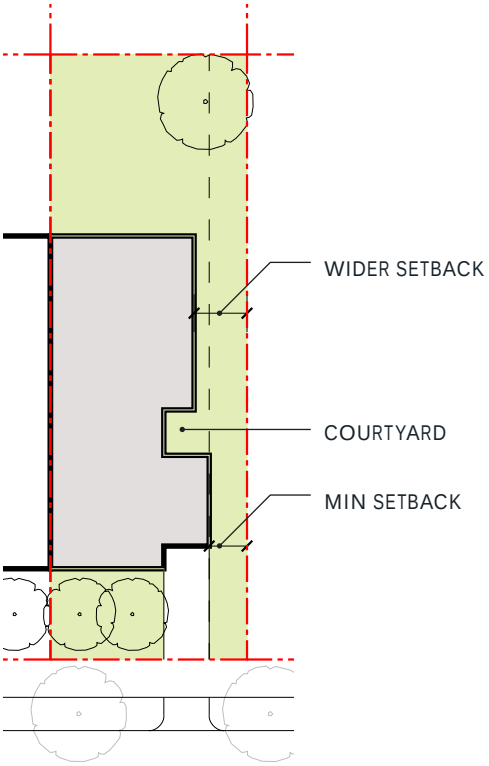
-	Siting	Sites that have north to the side boundary may need wider side setback to maximise solar access and reduce ipacts to adjoining land (HDG)
1	Public open space	Development should avoid unreasonable overshadowing any public open space. (W)
-	Private open space / Courtyard	100% min. required area of private open space of each dwelling and adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21. New development (including alterations and additions) must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties from 9am to 3pm at the winter solstice (21 June) (M) Where there is less than two hours of winter sunlight available to open space of adjacent properties from 9am to 3pm, the calculations for the purposes of sunlight will relate to the equinox in March and September from 9am to 3pm.
2	Solar collector	Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter (P)
-	Habitable space	Maximum habitable room depth from window is 8m(HDG)
-	Ceiling height	Higher than mini 2.4m ceiling height is encouraged for improved solar access and daylight. (HDG)
3	Communal living areas	Communal Living Areas for residential accommodation involving more than 1 dwelling (including Boarding Houses) must receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter into at least 1 communal living room (where more than 1 communal living room area is provided).(M)
4	Variations	Exceptions maybe considered for site with steep sloping topography. (W)

Note:

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

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

For solar access to be included / calculated, a minimum of 1m^2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes. (ADG)



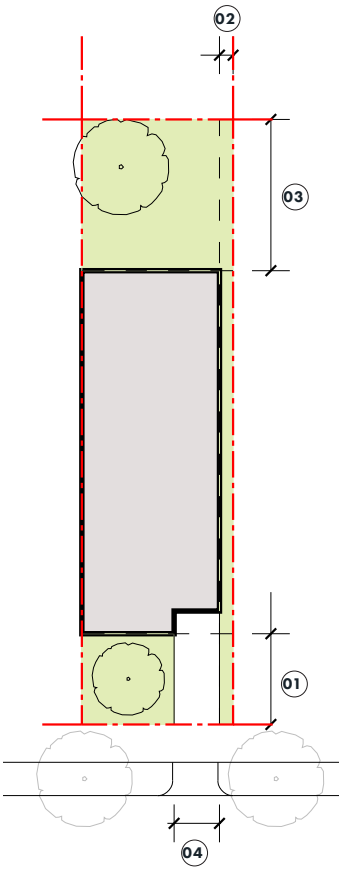
Notes

R	Recommended New Control
P, W, M	Existing Pittwater, Warringah, Manly DCP / LEP Controls
HDG	Low Rise Housing Diversity Design Guide
ADG	Apartment Design Guide

Context Modifier: Small or Narrow Lots

Controls

	Application	Lots <=10m wide and / or <= 300sqm in area
1	Front setback	*Refer to Base Requirements for Low-Rise Residential*
2	Side setback	0.9m one side, nil requirement on other.
3	Rear setback	*Refer to Base Requirements for Low-Rise Residential*
4	Driveway width	The maximum width of a driveway at the kerb - 3.5m (PD) The maximum width of the driveway at the garage - 3.5m
-	Landscaped area	Min 20% where lot <= 300sqm in area. Excluding side setbacks less than 2m wide. Including encroachments for permeable paved areas and paths no wider than 1.2m in the rear setback.
-	Private open space	Min 15% of the floor area of the dwelling (not including the floor area of garages) no dimension less than 2.5m.



Notes

R	Recommended New Control
PD	Parramatta DCP