



northern
beaches
council

URBAN DESIGN STUDY PHASE 1A LITERATURE REVIEW

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AJ+C
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Tract

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Literature Review

Part 1 of the Literature Review provides a broad overview of the statutory and strategic planning frameworks relevant to the Northern Beaches.

Part 2 covers documents more more specifically related to built form controls, including the LEPs & DCPs current in force, SEPPs and local as well as international comparisons.

Literature Review Part 1

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Quality Assurance

Northern Beaches Background Literature Review and Built Form Analysis

Phase 1A – Northern Beaches Urban Design Study
Part 1

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Literature and Built Form Review – Part 1

Executive Summary

Overview

To meet the key objectives outlined by Northern Beaches Council as part of Phase 1A of the Urban Design Study (the Study), the following tasks have been undertaken:

- A detailed review of all statutory and strategic planning frameworks applicable to the Northern Beaches Local Government Area (LGA).
- A review of the existing built form controls across the LGA.
- A comparison of other design guideline examples and development control standards.

The recommendations made as part of the Study are intended to assist Council in its strategic land use program and inform the upcoming built form amendments and implementation within a consolidated Northern Beaches Council Local Environmental Plan (LEP) and Development Control Plan (DCP).

This task (as part of the Study) aims to inform the built form control methodology and help the urban design project team develop appropriate built form responses in the later stages of the project.

Strategic Review

The Study has reviewed the high level strategic urban design objectives listed within the following documents:

- 'The Greater Sydney Region Plan – A Metropolis of Three Cities' (Region Plan) and the North District Plan (District Plan) released by the Greater Sydney Commission (GSC) in March 2018.
- Northern Beaches Council's Local Strategic Planning Statement (LSPS) 'Towards 2040: A 20-year land use vision for the Northern Beaches' adopted by Council 26 March 2020.

Other strategies considered include:

- Northern Beaches Community Strategic Plan, 2018
- Draft Local Housing Strategy, 2020 prepared by SGS Economics and Planning
- Draft Local Character Study, August 2020 prepared by Tract Consultants
- Draft Employment Study, 2019 prepared by SGS Economics and Planning
- Environmental Background Paper, 2019 prepared by Meridian Urban
- Social Infrastructure Study, 2019 completed by Ethos Urban and Otium Sport and Leisure

- *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) and NSW Department Planning Industry and Environment’s Apartment Design Guide (ADG)*
- *State Environmental Planning Policy – Housing for Seniors and People with Disability 2004 (SEPP 65)*
- *State Environmental Planning Policy – Affordable Rental Housing 2009*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2018 (Codes SEPP)*
- *Proposed Housing Diversity State Environmental Planning Policy*
- *Proposed State Environmental Planning Policy – Design and Place.*

Statutory Review

Currently, four Local Environmental Plans (LEP) and Development Control Plans (DCP) guide planning, land use and development design standards within the Northern Beaches Local Government Area (LGA):

- The former Manly LEP 2013 and DCP 2013
- The former Pittwater LEP 2014 and 21 DCP
- The former Warringah LEP 2000 and DCP 2000
- The former Warringah LEP 2011 and DCP 2011.

An overview of the land use controls and development standards as a comparison between the environmental planning instruments is outlined within Part 2 of this review: *The Northern Beaches Planning Framework and Built Form Controls Review*.

1 Introduction

1.1 Purpose

We understand that the Northern Beaches Council is midway through its three-year strategic land use planning program. This program aims to establish a single planning framework, founded through the Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) process, that applies across the entire Northern Beaches Council (NBC) Local Government Area (LGA).

In providing a strategic background and comprehensive evidence base for the new planning framework, an extensive array of technical studies, background reports, and community consultation has been undertaken by Council to understand the LGA's built environment and environmental planning baseline.

This document provides a summary review of the key strategic and statutory documents applicable to the Northern Beaches.

1.2 Need for a Planning Review

Under direction from the NSW Government and the Greater Sydney Commission, NBC is prepared a new consolidated planning framework that will implement a vision for their urban and natural environments, determining how future urban change and development priorities are managed within the LGA over the next 20 years.

As part of the framework, a Local Strategic Planning Statement (LSPS), draft Local Housing Strategy (LHS) and a draft Local Character Study (LCS) process has been undertaken by Northern Beaches Council with inputs taken from the community on the key priorities, aspirations and ideas for their local areas.

An Urban Design Study (This Study) has been identified as the next essential component to establish the new planning framework.

This Study aims to guide the urban design and development standards within the Northern Beaches, ensuring that future development respects and is in balance with the existing built form context and local values, reflecting what the community and Council see as being most important.

For This Study to be successful, a full review of the existing and proposed statutory and strategic frameworks and policies has been conducted help inform:

- Which of the current controls can be retained;
- How the Study can best direct future development controls and urban form; and
- How the Study can best comply with required legislative standards and best practice guides.

1.3 Scope of Planning Review

The Northern Beaches Council engaged Allen Jack+Cottier and Tract Consultants (AJ+C | Tract) to prepare an Urban Design Study for the Northern Beaches LGA. The study seeks to contribute to new built form controls for future development within the LGA.

In meeting the objectives outlined by Northern Beaches Council as Part 1A of The Study, the following tasks were undertaken:

- A detailed review of all statutory and strategic planning frameworks applicable to the Northern Beaches Local Government Area (LGA).

- A review of the existing built form controls across the LGA.
- A comparison of other design guideline examples and development control standards.

The general findings made within the Study is to assist the Council in delivering its strategic land use program and inform the upcoming amendments and implementation of local character provisions within Northern Beaches Local Environmental Plan (LEP) and Development Control Plan (DCP).

2 Northern Beaches Context & Summary of Key Issues

2.1 Introduction

The AJ+C | Tract Urban Design Study focuses on residential, business and industrial land across the entire Northern Beaches LGA. This section of the Literature Review provides a summary of the LGA, and identifies common issues surmised from many NBC and NSW State Government strategic planning documents. These documents are individually addressed in later chapters.

2.2 Exclusions from this review:

The following areas have been excluded from this background literature and planning controls review:

- Frenches Forest Town Centre Precinct; and
- All land zoned as R3 in Warriewood Valley.

2.3 LGA Overview

Northern Beaches LGA is located in the Northern City Region and is governed by the Northern Beaches Council, which was formed in May 2016 through the amalgamation of Warringah Council, Manly Council and Pittwater Council.

The Greater Sydney Commission's 'North District Plan' (2019) and Northern Beaches Council's LSPS identifies five strategic centres within the LGA - Brookvale, Dee Why, Mona Vale, Manly and Frenches Forest. The North District Plan combines Brookvale and Dee Why as a conjoined centre, although the LSPS does not. Nine local centres are also called out in both the GSC North District Plan and the NBC: Avalon, Newport, Warriewood, Narrabeen, Freshwater, Manly Vale, Balowlah, Forestville and Glenrose. Each of these local and strategic centres features a variety of land uses, services and natural environments that support their immediate local communities in addition to providing jobs, housing and community services to the entire Northern Beaches.

2.3.1 Community

- Recent studies show that more than 65% of people in the LGA are of European ancestry and 20% of Australian ancestry. Just 0.5% of the population identify as being of Aboriginal and/or Torres Strait Islander descent.
- The suburbs identified as being the most multicultural are Dee Why, North Curl Curl, Beacon Hill, Narrabeen, Forestville and Killarney Heights.

2.3.2 Environment

- The local environment consists of a multitude of creeks, wetlands, lagoons, estuaries, groundwater and constructed waterways that flow into coastal lagoons, beaches or Sydney Harbour, the Hawkesbury River and Pittwater.
- The open coast spans over 80 kilometres with 24 ocean beaches, aquatic reserves, intertidal protection areas and two national surfing reserves.
- There are approximately 15,500 hectares of existing bushland located within national parks and Council-managed reserves.
- The Northern Beaches LGA has one of the highest urban tree canopy coverages in Sydney.
- The LGA is particularly vulnerable to natural hazards including bushfire, flooding, landslip, coastal erosion and storms.

2.3.3 Housing & Households

- The LSPS states that the over half of the LGA's approximately 101,500 dwellings are detached dwellings. Population growth projections indicate that an additional 11,747 dwellings are required over the next 20 years.
- The five-year housing target (2016-2021) under the North District Plan is 3,400 new dwellings, which is likely to be achieved in existing areas.
- Warriewood-Mona Vale, Dee Why-North Curl Curl and Narrabeen-Collaroy are areas seen as the most accommodating for new housing development and opportunities.
- Higher density apartment living is mainly prevalent in Dee Why-North Curl Curl, Manly-Fairlight, Freshwater-Brookvale and Narrabeen-Collaroy.
- Detached dwellings are most significant in the areas around Frenchs Forest and Mona Vale, with semi-detached dwellings the greatest in the areas of Warriewood-Mona Vale and Balgowlah-Clontarf-Seaforth.
- Couples with children represent the most prevalent household type.(38%) \
- Single-person and group households are located generally in areas with apartments, good connectivity and higher migration rates.

2.3.4 Access

- The Northern Beaches LGA can be characterised as a car-dependent community, with a high degree of vehicle ownership.
- A relatively small number of main access corridors facilitate transport into and around the LGA.
- Six key corridors were identified within the draft Local Character Study as being highly influential in shaping the urban context; these include:
 - Manly Road, Condamine Street, Pittwater Road and Barrenjoey Road
 - Forest Way
 - Mona Vale Road
 - Wakehurst Parkway
 - Warringah Road
 - Sydney Road.

2.4 Priority Issues and Key Constraints

During the literature review, a range of issues and constraints have been identified and are expected to play a crucial role throughout the Study's review of the built form controls and the final recommendations.

The main points for discussion are listed below:

2.4.1 Natural Environment

The Northern Beaches LSPS has identified that protecting the natural environment and adapting to climate change as key pillars to be addressed within its planning framework. The challenges that arise from these pillars include:

- Identifying core habitats and wildlife corridors, establishing clear transition zones and buffer areas to provide protection and responsible integration of the natural and built environments.
- Retaining bushland and areas of high biodiversity, ensuring that further development does not result in any additional biodiversity loss of threatened plants or animals.
- Improving the management of environmental zones and considering any threats that may arise because of climate change.
- Addressing climate change and increasing climatic variances that are expected to result in additional extreme weather events such as bushfires, severe winds, storms, and droughts and increasingly impact upon the Northern Beaches in the future.
- Establishing a balance of local expectations for the natural environment and the need to accommodate growth.
- Enabling green and water-sensitive infrastructure that supports the natural environment and mitigates climatic factors.
- Managing bushland in both public and private landholdings in a strategic manner.
- Ensuring that the planning framework is fit for purpose to protect the natural environment, including green links, corridors and essential habitats.
- Ensuring that urban development is contained within the existing urban zones.
- Up to date mapping and documentation of environmental assets.
- Ensuring a whole of government approach to planning and management of the natural environment.

2.4.2 Scenic Viewlines

The scenic landscapes that encapsulate the Northern Beaches are highly valued by both locals and visitors. These include the following identified scenic destinations within the LSPS:

- Governor Phillip Lookout, Barrenjoey Lighthouse, Shelly Beach Headland Lookout and Long Reef headland.

Views from and to these vital public areas and destinations (and any sites of cultural or indigenous significance) are to be retained and protected from development and its built form impacts, such as encroachment and overshadowing. As part of the urban design framework and the Study, new development guidelines may be established to enhance the local landscape and minimise development impact on public and scenic views.

The issues and challenges relevant to the management of scenic view lines within the Northern Beaches include:

- Identifying and mapping significant scenic and cultural landscapes within the LEP as Scenic Protection Areas in a balanced and appropriate manner.
- Identifying whether there should be any new scenic landscapes within the LEP (or DCP) without overly restricting development outcomes in a way that it becomes unfeasible.
- Identifying and mapping any sites of cultural or indigenous significance and ensuring they are preserved and protected from development.

- Balancing the retention of scenic amenity for the public good, whilst still providing opportunities for tourism and private development.

2.4.3 Landscaping and Urban Vegetation

The existing urban landscaping features within many strategic and local centres helps balance the constructed of urban built environments and have fostered connection and meaning to these places. The Northern Beaches community, therefore, has elevated expectations when it comes to landscaping and urban vegetation.

Certain industrial areas along Pittwater Road are underperforming when it comes to landscaping quality. In particular, many of the site interfaces lack high-quality landscaping that enhances the public realm.

- The Council recognises that the urban design framework should assist in promoting additional vegetation to support the urban tree canopy along the transport corridors and delivery of high-quality landscaping in selected industrial and commercial areas.
- Increasing landscaping requirements (where appropriate) provides an opportunity to improve street amenity and activation and improve liveability.

The Northern Beaches Council has prepared a draft Urban Tree Canopy Plan to help improve tree canopy throughout the LGA. The plan also aims to create healthy and diverse landscaping in streets and parks, improve wildlife habitats and create an overall healthier environment. The draft Urban Tree Canopy Plan aims to provide a framework for the management of urban trees.

Other issues and challenges relevant to the management of landscaping and urban vegetation within the Northern Beaches include but may not be limited to:

- Determining appropriate planning controls and design standards that ensure high-quality landscaping outcomes.
- Improving tree health and species diversity.
- Improving the urban tree canopy in alignment with the Sydney Green Grid and as proposed in the Northern Beaches Urban Tree Canopy Plan (Draft).
- Identifying and protecting mature trees and vegetation at risk of being removed by private landholders to improve access to views and redevelopment opportunities.

It is worth noting that the Council is in the process of reviewing the draft Northern Beaches Public Spaces Vision and Design Guidelines (PSV&DG), which establish place-specific as well as LGA-wide urban design guidelines that encourage green urban environments that integrate any new developments with the public domain.

2.4.4 Balancing Growth and Infill

One of the primary purposes for the Northern Beaches LSPS and the Local Housing Strategy is to ascertain how the Northern Beaches Council is to manage future population and growth across its LGA. Finding a balance so that housing targets and developmental growth is focused within areas best suited to handle it, whilst still protecting natural landscapes and retaining scenic values, remains a crucial challenge. Further complicating the management of growth within the LGA is the need to address housing affordability, connectivity, local character, diversity and urban form.

- The Northern Beaches community feels very strongly in maintaining existing local character values and predominant built-form, establishing a preference for separate single dwelling houses in low density environments.
- There is a preference for growth to occur within existing higher density areas such as strategic centres.
- The threat is that many of the urban areas with high natural qualities within the Northern Beaches are also highly desirable to new residents and so the target of development interest.
- It has been identified that some developers are seeking to develop sites within popular Northern Beaches local and strategic centres with an overt focus on maximising yields and densities, without necessarily considering how the proposed bulk and scale may sometimes conflict with the character of the locality.

- Conversely, land fragmentation in areas where higher density growth is desired and seen as optimally located can hinder infill and renewal opportunities in those centres.

Added issues for land use within the centres can occur when either the development market or existing planning controls favour singular zonings such as residential development or strict commercial over mixed use. The use of singular zoning can deny flexibility in areas where the changing market conditions might be more beneficial to allow sites to be adaptively used based on a strategic need.

Locating new developments where access to public transport, amenities and social infrastructure is poor can place additional strain on services and road networks at peak times and in times of natural hazards.

Other issues and challenges relevant to the management of growth and infill within the Northern Beaches worth considering include:

- The lack of walkability and connectivity of the centres.
- Ensuring that the local community does not entirely reject densification.
- Ensuring that developments are of high quality and sympathetic to the local character, heritage and natural environment of the surrounding area.
- Ensuring that character and heritage overlays do not exclude a high-quality, contemporary design or make such a development unfeasible if it is slightly dissimilar in elements to the surrounding area.

To offset these issues whereby growth may negatively affect local values and urban form, a series of strategic principles for managing growth and change have been endorsed by the Northern Beaches Council within the LSPS and LHS to help guide the future built form of the LGA.

These include:

- Ensuring development protects enhance the natural blue grid and the community's environmental values.
- Retention of native vegetation and enhancing of ecological functions within natural areas and wildlife corridors.
- Protection of scenic values and landscapes.
- Prohibiting the urban intensification of the Metropolitan Rural Area (MRA) and future MRA investigation area.
- Contributing to the local green grid and offsetting any vegetation removal when proposing new development.
- Incorporating Water Sensitive Urban Design (WSUD) and high-quality built form elements.
- Locating development within 400m or 200m (in cases of higher density) of open space.
- Locating development in areas with appropriate infrastructure and social amenities.
- Developments must not conflict with local character and positively contribute to the built environment overall.
- Developments must create public benefit and not adversely affect the public domain or neighbouring properties.
- Ensuring employment and economic opportunities remain in areas desirable for residential development.

All proposals seeking changes to the planning controls are to demonstrate their strategic merit and site-specific merit. The local housing strategy has covered these principles in more detail.

2.4.5 Design and Urban Form

The design of the urban built form within the Northern Beaches is varied and complex. The urban design of centres and villages within the LGA have often reflected the natural landscape and have followed a similar pattern to other coastal areas within Greater Sydney. Establishing a high-quality urban design and built form outcome is a crucial objective of the Northern Beaches LSPS. It seeks to identify the different kinds of housing most appropriate for specific areas, designed to be aesthetically acceptable and compatible with local heritage and character expectations.

Currently, the majority of new housing design is of a typical market standard and when critically assessed on principles such as sustainability, diversity, design quality and community, can often be found lacking. Ensuring that any identified renewal precincts and redevelopment opportunities are to be accomplished in a way that addresses the LSPS housing and development principles will likely be an ongoing venture for the Council.

- For renewal precincts, the utilisation of either design review panels and/or independent peer reviews from qualified architectural and planning professionals is expected to help guide Council in balancing urban design at a precinct level and mitigate any future design impacts upon the private and public domain.

The strategic planning and design work completed by the Council as part of its LSPS to identify a minimum design quality baseline has been one way to solidify the above principles within the planning and design controls. A threat to this work is gaining buy-in from the local community as these built form designs and outcomes are acceptable and appropriate for the specified areas.

- Many long-term residents may have their views and perspectives on what is considered “good design” for an area and reject more contemporary outcomes.
- This is often the case if the proposed design promotes a higher density outcome, such as low to medium density terraces, dual occupancies, or small scale multi-residential built forms.
- In promoting increased density built form outcomes that are considered acceptable toward local character values it is essential to develop standards flexible enough to still be economic enough to stimulate development (whilst still retaining or enhancing the provision of vegetation and landscaping minimums, urban tree canopy, setbacks, view lines and solar access controls in alignment with local values).

The Northern Beaches Council has convened a Design and Sustainability Advisory Panel (DSAP) to provide independent expert advice on urban design, architecture, landscape architecture and sustainability for significant applications and proposals. The Panel aims to assist any applicants in preparing their development applications, in addition to advising the Council through its delivery of high quality built environments and designs.

2.4.6 Access and Congestion

Improving transport connectivity between strategic and local centres across the LGA is a high priority for the Northern Beaches. Specifically, this includes improvements to public and active transport networks. Frenchs Forest and Mona Vale, in particular, have been identified as having underwhelming public transport usage. Even with Brookvale-Dee Why having access to B-Line bus services, public transport patronage is still considered modest.

- The LSPS has prioritised improvements to connect the strategic centres to other economic hubs and enhancing public access transport infrastructure to help shift the numbers towards sustainable travel modes.

Without adequately addressing public and active transport accessibility congestion will remain an ongoing threat to productivity and liveability within the LGA. Congestion from future population and dwellings growth, in addition to existing road freight and outside workers commuting into the LGA during the peak periods, will continue to impact upon the local character of the Northern Beaches until the following listed actions within the LSPS are implemented.

- Infrastructure investment in the public transport network like the Beaches Link Tunnel and B-Line, along with active transport connections, will help alleviate some of the congestion within the Northern Beaches.
- Shifting cultural mindsets and the implementation of TfNSW’s ‘Movement and Place Framework’, transport action plans and strategies, and developing planning controls will also contribute towards managing congestion and negative noise, parking, and freight externalities.

3 Review of Statutory and Strategic Planning Frameworks

A review of the relevant regional and local planning policies and guidelines is necessary to ensure The Study is in line with the strategic planning objectives of the region.

Regional and District plans have been developed to establish a broader strategic vision for local communities within NSW. These plans set out to manage the future needs and priorities for housing, employment, infrastructure, and the environment across the state. These plans aim to recognise the shared economic, social, and environmental values and heritage of a region or local district within NSW.

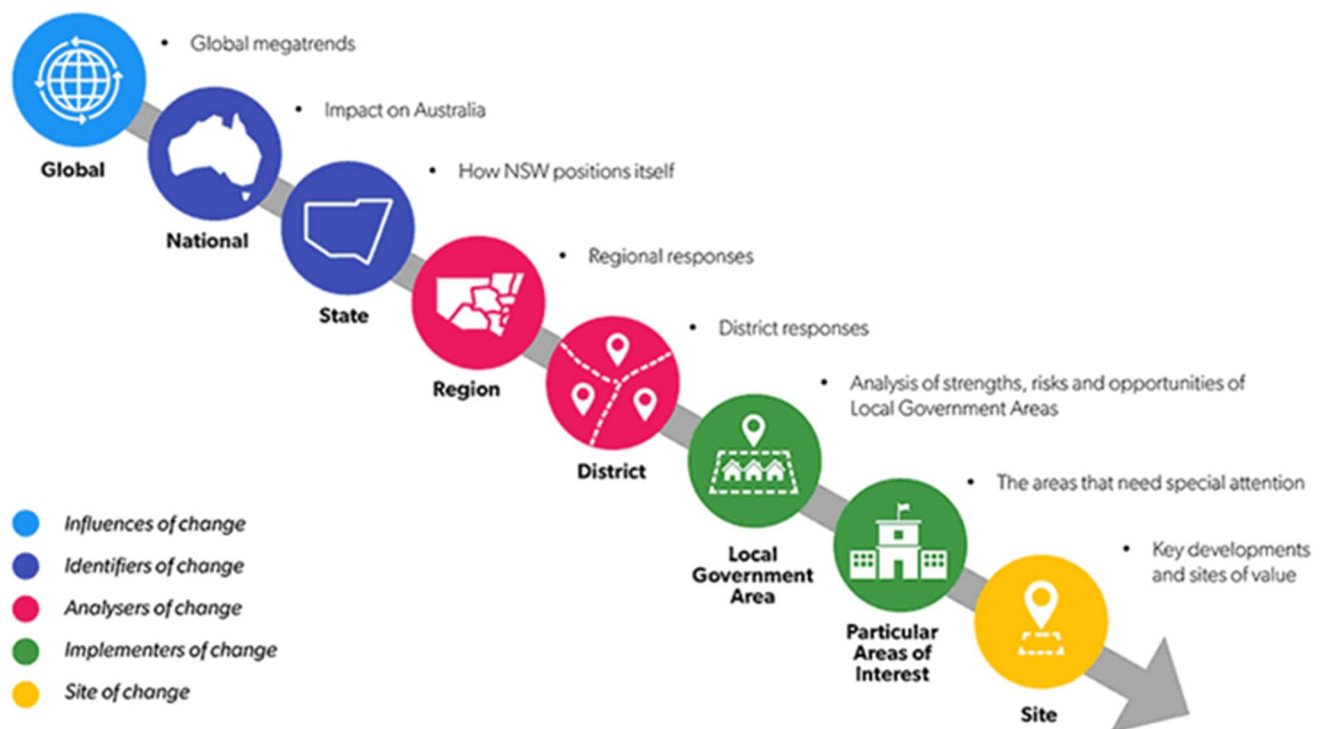


Figure 1: NSW Strategic Planning Overview

3.1 Regional and District Plans

The Region and District Plan's that have been consulted upon for the Study include the 'The Greater Sydney Region Plan – A Metropolis of Three Cities' (Region Plan) and the North District Plan (District Plan) released by the Greater Sydney Commission (GSC) in March 2018. The Greater Sydney Region Plan focuses on integrating infrastructure and transport networks with land use, establishing a 40-year vision and 20-year plan for Greater Sydney as a connected metropolitan area consisting of three unique cities. They are:

- The Eastern Harbour City (Sydney CBD and Harbour).
- The Central River City (Parramatta CBD and Greater Parramatta).

- The Western Parkland City (Western Sydney Airport and Badgerys Creek Aerotropolis).

The Region Plan establishes strategic aspirations for Greater Sydney through a series of ten directions targeting improved infrastructure & collaboration, liveability, productivity and sustainability outcomes across the region.

The Northern Beaches LGA falls within the North District Plan. This Plan informs local strategic and environmental planning priorities, functioning as the guide between the Regional Plan and the Local Strategic Planning Statements (LSPS). The District Plan seeks to achieve the following high-level outcomes for the District about promoting liveable lifestyles, local development opportunities, supporting economic growth and protecting the environment:

- *'Enhancing the role of the Eastern Economic Corridor, including North Sydney as part of the Harbour CBD'*
- *'Supporting jobs growth in strategic centres, including health and education precincts and facilitating innovation'*
- *'Sustaining local centres to provide jobs, services and amenity'*
- *'Providing fast and efficient transport connections to achieve a 30-minute city'*
- *'Retaining and managing industrial and urban services land'*
- *'Creating and renewing great places while protecting heritage and local character and improving places for people'*
- *'Improving walking and safe cycling ways'*
- *'Enhancing foreshore access to Sydney Harbour and the District's waterways'*
- *'Enhancing the quality and improving access to open space, and increasing urban tree canopy'*
- *'Retaining the environmental, social and economic values of the Metropolitan Rural Areas'*
- *'Protecting and enhancing the District's unique natural assets including waterways, coastlines and bushland'*

Source: North District Plan (Greater Sydney Commission, 2018)

3.2 Northern Beaches Local Strategic Planning Statement

Following the release of the Region and District Plans, the Department of Planning Infrastructure and Environment (DPIE) in early 2018 made amendments to the Environmental Planning and Assessment Act 1979 (the EP&A Act) that requires all NSW councils to prepare and implement a Local Strategic Planning Statement (LSPS) to meet the NSW, Metropolitan and District strategic objectives.

Northern Beaches Council's LSPS 'Towards 2040: A 20-year land use vision for the Northern Beaches', undertaken in consultation with the Northern Beaches community, outlines a land use Structure Plan, the principles for development within the LGA and a strategy for the protection of scenic and cultural areas.

The LSPS aims to:

- Establish a 20-year vision for land use in the local area.
- Identify special local natural and urban characteristics which contribute to place.
- Outline community values to be maintained and enhanced.
- Manage developmental growth and change into the future.

The Northern Beaches 'Towards 2040' LSPS was endorsed by Council on the 25 February 2020 and came into effect on the 26 March 2020 following the provision of a letter of support from the Greater Sydney Commission (GSC) for consistency with the 'Greater Sydney Region Plan' and 'North District Plan'.

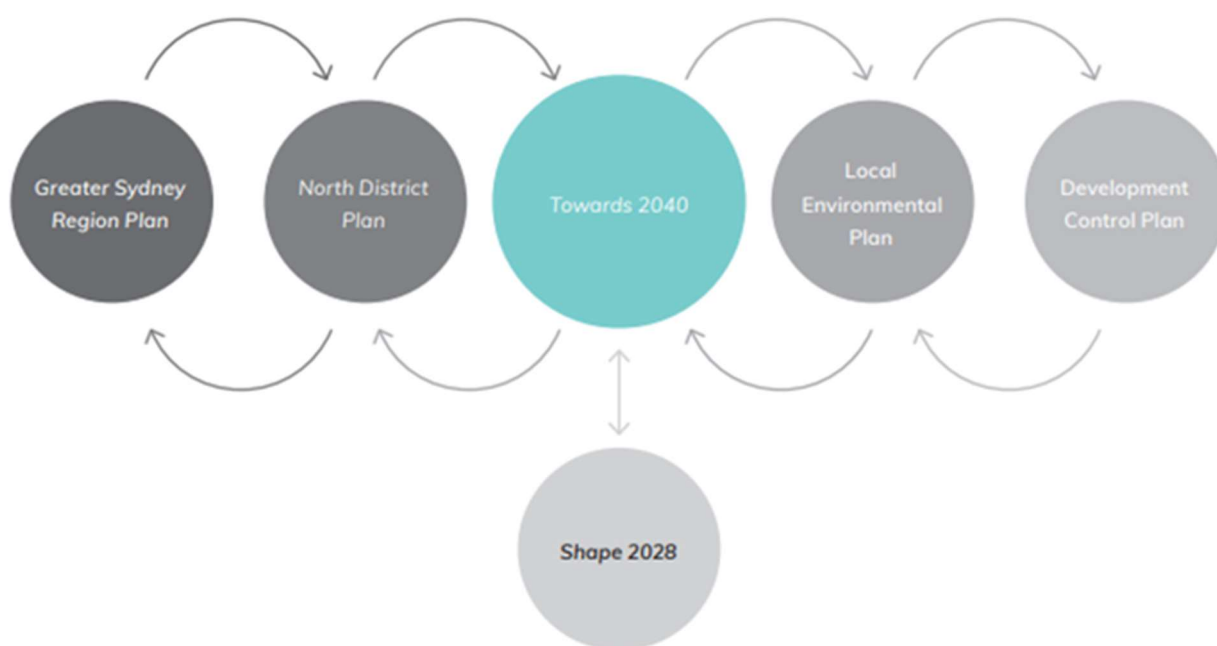


Figure 2: Northern Beaches Strategic Planning Framework (Northern Beaches Council, 2019)

This Study, investigating the role and value of urban form within the Northern Beaches, is being undertaken as part of the larger LSPS program for the Northern Beaches Council's Strategic Land Use Planning Framework.

3.2.1 LSPS Vision

The LSPS sets out the future 20-year vision for the Northern Beaches along with a Structure Plan that provides a spatial strategy for the strategic, local and village centres within the Northern Beaches. The Structure Plan spatially highlights vital areas for growth when it comes to employment, housing supply and transport networks across the LGA. It promotes 30 planning priorities to guide land use planning and achieve the identified vision.

The vision, as outlined within the LSPS:

LSPS Vision

In 2040, the Northern Beaches has a stunning coastal and bushland environment, an enriched and contemporary coastal character and better connections to the North District and the rest of Greater Sydney. The natural environment is healthy and protected and highly valued by residents and visitors alike. There is a range of housing to accommodate the whole community and we continue to pursue design excellence and sustainability outcomes in built forms. It offers a thriving local economy and a sustainable mix of employment and industrial lands and vibrant and enlivened centres. The healthy and active community can easily access artistic, creative, sporting and recreational opportunities and the services and facilities that support their health and wellbeing.

Source: Northern Beaches LSPS (2020) - Vision



Figure 3: Draft Northern Beaches Structure Plan (Northern Beaches Council, 2019)

3.2.2 Strategic Centres

The LSPS identifies five strategic centres for the Northern Beaches LGA:

- Brookvale is identified as a separate centre in the LSPS, which differs from the GSC North District Plan where Brookvale-Dee Why is identified as a joined strategic centre. The LSPS outlines an employment and innovation role for Brookvale.
- Dee Why is identified as a coastal mixed-use community.
- Mona Vale serves people in the northern end of the peninsula. With mainly low density development, it is well connected to the south via the B-Line.
- Manly is the most compact centre, with the highest concentration of social infrastructure, and good connections to the Sydney CBD via ferry.

- Frenchs Forest will transition to a health and education precinct as the Frenchs Forest Hospital Structure Plan is implemented.

Other local centres and several smaller neighbourhood centres are also identified in the LSPS, however their strategic positioning is not described in detail. The current Study includes all land within the LGA, including the smaller order centres not explicitly investigated in the LSPS.

3.3 Environmental Planning and Assessment Act, 1979

Strategic planning to guide future land use decisions within NSW LGAs, and the establishment of LSPSs, is required under Section 3.9 of the Environmental Planning and Assessment Act 1979. The LSPS priorities and actions outlined for an LGA are required to be consistent with the GSC's region and district strategic plans.

Northern Beaches Council's LSPS process and the supporting background studies will inform the delivery of the new Northern Beaches Local Environmental Plan (LEPs) and Development Control Plan (DCPs) as part of Council's three-year strategic planning program.

3.3.1 Northern Beaches Local Environmental Plan Review

In response to the release of the 'The Greater Sydney Region Plan – A Metropolis of Three Cities' (Region Plan) and the North District Plan (District Plan) by the Greater Sydney Commission in March 2018, Northern Beaches Council commenced its three-year strategic land use planning program to review and update existing local environmental plans (LEPs) in alignment with Region and District Plan strategic planning priorities.

The LEP review and 'health check' conducted by Council in November 2018 found that Council was well-positioned to deliver on the actions listed under the metropolitan strategic plans. The LEP review anticipated that numerous technical studies and investigations would be required to inform the delivery of a new Northern Beaches LEP and DCP to replace the existing Manly, Pittwater and Warringah LEPs.

Existing	Committed	Required
<ul style="list-style-type: none"> • Northern Beaches Place Making Framework* • Events Strategy* • Crown Land Transfer Program / Land Negotiation Program (piloted in the Northern Beaches from 2016) * • Pittwater Waterway Review (discussion paper exhibited in 2017, draft to be prepared)* <p>Precinct specific projects:</p> <ul style="list-style-type: none"> • Frenchs Forest Strategic Centre* • Brookvale Strategic Centre* • Ingleside Growth Area* • Avalon Place Plan* <p>See Appendix 1 for full list</p>	<ul style="list-style-type: none"> • Place-making Strategy • Place Activation Plans for key centres • Town and village centre profiles • Arts & Creativity Strategy • Public Art Policy & Guidelines • Pittwater Waterway review • Accessibility maps for town and village centres <p>Precinct specific projects:</p> <ul style="list-style-type: none"> • Place Plans for Mona Vale and Manly Strategic Centres 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1G - Character Study <p>Stage 3 Planning Controls:</p> <ul style="list-style-type: none"> • 3A - Heritage Planning Controls • 3C – Built Form Planning Controls • 3E – Environment Planning Controls • 3F - Transport Planning Controls

Figure 4: Technical Studies and Strategic Planning Priorities identified within the LEP Review (Northern Beaches Council, 2018)

The LEP Review found that the approach between the four NBC LEPs currently in force are "primarily managed through centre-based planning" including structure plans, master plans, place plans and development control plans. However, the review highlights that actual development controls are inconsistent between each of the existing LEPs and recommends Council determine a consistent method for identifying and assessing place characteristics and defining built form outcomes within the planning controls.

3.4 Deferred Lands Review

The Manly LEP 2013, Pittwater LEP 2014 and Warringah LEP 2011 set out zoning, land uses and standards for each former LGA utilising the State Government's Standard Instrument - Principal Local Environmental Plan. However, during the making of the Warringah LEP 2011, an area within Oxford Falls and Belrose North was deferred from inclusion within that LEP. This area is referred to as the 'Deferred Lands' to which the provisions of Warringah LEP 2000 continues

to apply. This includes 'Deferred Lands' where planning controls were not carried into the Warringah LEP 2011, meaning the Warringah LEP 2000 still applies in those areas.

Noting that the LSPS provides a position to protect non-urban lands, Northern Beaches Council is currently undertaking studies to inform the potential future zoning of the 'Deferred Lands' area.

3.4.1 Northern Beaches Local Environmental Plan and Development Control Plan (Upcoming)

Following the endorsement of the Northern Beaches LSPS, Council is seeking to implement a single planning framework, including the implementation of a new Local Environmental Plan and Development Control Plan that applies to the Northern Beaches. This will replace the four LEPs and DCPs from the previous councils of Manly, Pittwater and Warringah with one consolidated planning framework.

The LEPs and DCPs that currently apply across the Northern Beaches are:

- *Manly Local Environmental Plan 2013* (Manly Development Control Plan 2013).
- *Pittwater Local Environmental Plan 2014* (Pittwater Development Control Plan 2014).
- *Warringah Local Environmental Plan 2000* (Warringah Development Control Plan 2000).
- *Warringah Local Environmental Plan 2011* (Warringah Development Control Plan 2011).

3.4.2 Urban Design within the Existing Planning Frameworks

To ensure that built form is contextually appropriate for any new development, each of the current environmental planning instruments prescribe a range of development controls relating to built form, bulk, scale, setbacks, height, landscaping, and the natural environment.

Each of the DCPs prescribes its controls differently and uses different measurements and criteria for determining which elements are essential. This is believed to be due to the influence of many Urban Design studies and reviews undertaken in the former LGAs during the early and mid-2000s. These have been carried through to each of the current DCPs with a varying degree of standardisation, with some remaining as place and area-specific controls that contribute to the quality natural and built environments while others are believed to have been applied LGA-wide. This literature review considers the implementation of these controls in the previous DCPs and how it needs to inform the current UDS for the Northern Beaches LGA.

3.4.3 Local Character and Place within the NSW Planning System

The NSW Government's 'Local Character and Place Guideline' (the Guideline) was released in February 2019. The Guideline was drafted in collaboration with Government Architect NSW to recognise the role the local character has to play in place-focused planning for future growth. The Guideline was developed to align and support other Department of Planning and Environment (now Department of Planning Infrastructure and Environment), Greater Sydney Commission and the Government Architect NSW's policies including the District Plans (2018) and 'Better Placed' (2017).

The Guideline seeks to provide NSW councils with a framework to further establish local character within local planning frameworks, in consultation with their local communities. It provides a toolkit and definition of 'local character' and 'place' which is used to determine the various design and natural elements seen as desirable for growth and future development within that area.

Local character and place elements are discussed in more detail further on within this document.

3.5 Northern Beaches Community Strategic Plan "Shape 2028" Vision

Starting in 2018, the Northern Beaches Council consulted with the community to develop a 'Community Strategic Plan' to define a community vision for the new LGA (following the amalgamation of Manly, Pittwater and Warringah councils) and set a future direction for the next decade. This vision provided the first opportunity for the entire Northern Beaches community to contribute their desires and aspirations that informs the Northern Beaches Council's planning, budget and resource priorities.

A three-stage community engagement process carried out during 2017 during the drafting of the Community Strategic Plan saw the local community express the strong desire to “*protect and enhance the natural and built environments, to create more connected and caring communities, to embrace our diverse sports and recreation culture, and to live more sustainably and in balance with the environment*”.

The community engagement process has established a community vision and set of community outcomes to which a series of related goals and strategies are required to apply:

Community Strategic Plan Vision

‘Northern Beaches - a safe, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment.’

Community Outcomes

- Protection of the Environment
- Environmental Sustainability
- Places for People
- Community and Belonging
- Vibrant Local Economy
- Transport, Infrastructure and Connectivity
- Good Governance
- Partnerships and Participation

Table 1: Northern Beaches Community Strategic Plan ‘Shape 2028’ (Northern Beaches Council, 2018)

The Community Strategic Plan sets out the main themes, namely sustainability, infrastructure, liveability and productivity. Each theme has a set of priorities to achieve the vision and goals of the Northern Beaches Council:

Action	Goal
Protection of the Environment (Goal 1, Goal 4, Goal 5 and Goal 6)	<ul style="list-style-type: none"> • <u>Goal 1</u>: Our bushland, coast and waterway are protected to ensure safe and sustainable use for present and future generations • <u>Goal 4</u>: Our Council is recognised as a community leader in environmental sustainability; • <u>Goal 5</u>: Our built environment is developed in line with best practice suitability principles; • <u>Goal 6</u>: Our community will continue to work towards sustainable use of resources.
Places for People (Goal 7 and Goal 8)	<ul style="list-style-type: none"> • <u>Goal 7</u>: Our urban planning reflects the unique character of our villages and natural environment and is responsive to the evolving needs of our community; • <u>Goal 8</u>: Our neighbourhood inspire local interaction, inclusion and support health and wellbeing.
Vibrant Local Economy’ (Goal 13 and Goal 15)	<ul style="list-style-type: none"> • <u>Goal 13</u>: Our businesses are well-connected and thrive in an environment that supports innovation and economic growth; • <u>Goal 15</u>: Our centres attract a diverse range of business, providing opportunities for work education, leisure and social life.
Transport, Infrastructure and Connectivity (Goal 16 and Goal 17)	<ul style="list-style-type: none"> • <u>Goal 16</u>: Our integrated transport networks meet the needs of our community; • <u>Goal 17</u>: Our community can safely and efficiently travel within and beyond Northern Beaches.

Table 2: Northern Beaches Community Strategic Plan ‘Shape 2028’ (Northern Beaches Council, 2018)

3.6 Local Housing Strategy, September 2020

The Local Housing Strategy (Sept 2020) (LHS) prepared by SGS Economics and Planning projects that between 2016 and 2036, there is expected to be demand for around 14,803 additional dwellings in the LGA. Most of the expected dwelling demand as identified by SGS Economics and Planning is expected to be for flats, units and apartments.

3.6.1 Projected Housing Demand

Below is a snapshot of the projected housing demand to 2036.

Dwelling type	2016	2021	2026	2031	2036	Change 2016-36	Average annual growth rate
Separate house	60,236	60,801	61,537	62,555	63,539	3,303	0.27%
Semi-detached house	9,641	10,268	11,054	11,941	12,872	3,231	1.46%
Flat, unit or apartment	35,308	36,863	38,940	41,398	44,016	8,707	1.11%
Other dwelling	1,272	799	781	807	833	-439	-2.09%
Total Private Dwellings	106,458	108,730	112,312	116,701	121,261	14,803	0.65%

Table 3: Northern Beaches Housing Local Housing Strategy (Source: SGS 2020. Based on DPIE 2019 population projections)¹

The draft LHS recommends that:

- The preferred locations for medium-higher density renewal are to be focused mainly around key centres with good transport accessibility.
- In the short term, the priorities for renewal are to focus in areas within the existing B-line corridor, Brookvale, Dee Why, Manly Vale, Narrabeen and Mona Vale.
- In the longer term, this might include renewal around the proposed Bus Rapid Transit (BRT) line through to Roseville and Chatswood, and also centres like Forestville and Beacon Hill.

The LHS considers an approach for renewal around each centre. This approach identifies different housing precincts in developable areas around a centre or public transport stop, within a walkable catchment of up to 1 kilometre (known as the Centre Investigation Areas). The figure below was taken from the LHS and gives a breakdown of the 'Centre Core and Mixed Use areas' (1), 'Mixed housing areas' (2), 'Influence Areas' (3) and 'Excluded areas' (4).

Defining the investigation area boundary:

Areas within 1 km of centres

Exclude areas with absolute constraints – heritage, steep slopes, environmental hazards

Precincts

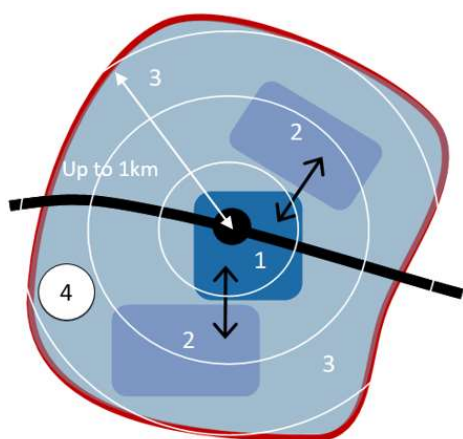
1. Centre core and mixed use

Highly accessible and in town centre areas – less than 800m to a transport node.

Areas that are logical extensions of an existing centre, are walkable, take into account physical barriers.

Includes larger sites which are suitable for major redevelopment, or areas that have potential for site amalgamations to host additional development.

¹ Note: the above DPIE population projections were developed by DPIE prior to the COVID-19 pandemic. The LHS may need to be reviewed to reflect revised projections as they are updated.



Suited to mixed use developments (with ground floor retail) and the more intensive use of housing, such as apartments.

2. Mixed housing

Walkable to centres and public transport, around 800 meters to 1km from a transport node.

Good amenity, representing opportunity areas closest to assets such as parks and shops.

Suited to larger lot sizes, typically over 600 square meters, ready for redevelopment without the need for site amalgamations.

Intermediate and medium density housing forms, such as townhouses and small scale apartments of 2-4 storeys.

3. Influence areas

Located within walkable catchments of centres, within a radius of around 1 km.

Accommodate compact infill housing suited to the character of existing detached housing areas i.e. typologies such as dual occupancies, terraces, semi-detached dwellings, and manor homes.

Ideally creating Torrens (not strata) titled properties.

4. Excluded areas

Heritage conservation areas, sites with high environmental hazards and risks, and areas zoned for E4 Environmental Living.

Figure 5: Northern Beaches Local Housing Strategy – Centres Renewal Framework for B-Line Centres (Source: SGS, 2020)

Other centres within the LGA may be suitable locations for low to medium density typologies. This approach towards increasing low to medium density typologies is vital to be able to develop a greater diversity of housing within the Northern Beaches. The local centres identified as being suitable for more housing diversity include strategic, town and village centres across the LGA that are not on within the existing B-Line corridor and are not currently identified to be a focus for significant housing renewal.

Within 1 kilometre of these centres, new housing is to include low to medium density typologies such as dual occupancies in residential areas. Note that this approach is to exclude areas with significant environmental overlays or other constraints.

The LHS lists the overall spatial approach for new housing, which focuses on four different areas:

- Centre Investigation Areas – within 1 kilometre of the B-line centres excluding areas with absolute risks
- Areas within 1 kilometre of local centres – excluding non-residential areas and areas with absolute risks
- R2 Low Density Residential zones outside of centres, and
- E4 Environmental Living and R5 Large Lot Residential zones.

This spatial approach is illustrated within the figure below as depicted from the LHS.

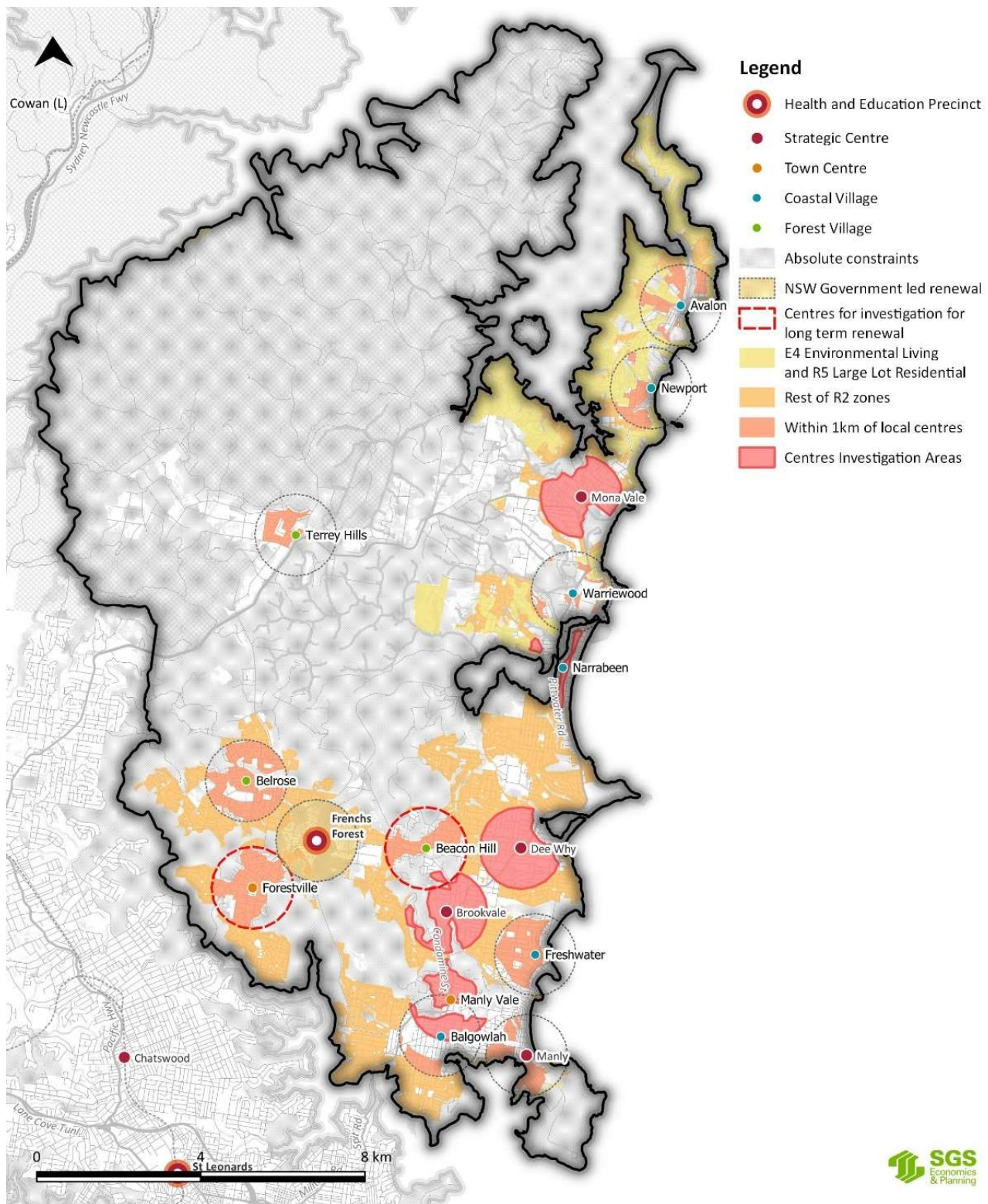


Figure 6: Northern Beaches Local Housing Strategy – Preferred Spatial Planning Approach (Source: SGS, 2020)

The LHS further provides an approach for social and affordable housing, boarding houses, and seniors accommodation. The built form controls methodology and review should reflect the LHS priorities, actions and targets for priorities set out in the report. The priorities include:

Local Housing Strategy – Strategy of Implementation

'To deliver on the vision for housing in the Northern Beaches and contribute to broader LSPS aims, actions and targets to implement the LHS have been identified across five priorities, namely:'

- **Priority 1:** Housing targets – deliver new housing to meet District Plan and 6-10 year housing targets.
- **Priority 2:** Detailed planning for centres – establish sufficient capacity to accommodate housing demand located around existing centres with good accessibility and walkability, supporting high quality design outcomes and diversity of housing types.
- **Priority 3:** Social and affordable housing – encourage the expansion of affordable housing through different mechanisms, advocacy and partnerships, and allow for boarding houses to be delivered in appropriate and accessible locations.
- **Priority 4:** Precinct sustainability and housing – investigate and support the delivery of sustainable housing precincts to deliver on the wider LSPS target and maintain the environmental qualities and other features of the Northern Beaches.
- **Priority 5:** Planning for seniors housing – incentivise the delivery of seniors housing in accessible locations to support an ageing population.

Table 4: Draft Northern Beaches Local Housing Strategy – Strategy and Implementation (Source: SGS, 2020)

To implement the land use planning contained in the LHS, the LEP and DCP are to undergo review and be amended as per the identified implementation approach outlined within the LHS:

3.6.2 The Staged approach to implementation

- Amendments to the LEP, DCP and SEPP
- Other detailed investigations and site-specific development controls and masterplans
- Staged LEP and DCP amendments.

The LHS identified a potential framework for statutory implementation seen in the following figure:

Area	Current land zone	Suggested land zone	Permitted residential land uses	Additional amendments needed	Timing for implementation
Environmental Living/Large Lot Residential	E4 or R5	E4 or R5	Single dwellings and secondary dwellings		TBC
Rest of R2 zones (not including Centre Investigation Areas and not within 1 km of centres)	R2	R2	Single dwellings and secondary dwellings	An additional LEP clause will be needed to restrict dual occupancy development in the R2 zone to the areas around local centres.	TBC
Within 1 km of local centres (Residential areas)	R2	R2	Single dwellings, secondary dwellings and dual occupancies		TBC
Within 1 km of local centres (Centres outside of centre investigation areas)	B1 or B2	B1 or B2	Lower density shop top housing	The scale of development will be restricted through building height and floor space ratio controls	TBC
Throughout Centre Investigation Area (Influence area)	Mostly R2	R3	Dual occupancies, multi dwelling housing, manor houses	An additional LEP clause will be needed to restrict dual occupancy	Later amendments

				development in the R2 zone to the 1km area around investigation areas.	
Mixed housing (to be defined through detailed planning work)	Mostly R2 or R3	R1	Multi dwelling housing, manor houses, lower density residential flat buildings	The scale of development to be restricted through height of building and floor space ratio controls. Development outcomes to be tailored through detailed DCP controls.	Later amendments
High density and mixed use core (to be defined through detailed planning work)	Varies	R4 ² or B4	Higher density residential flat buildings and shop top housing		Later amendments

Table 5: Northern Beaches Housing Local Housing Strategy – Framework for Statutory Implementation (Source: SGS 2020)

3.6.3 SEPP Amendments

Potential pathway to achieve the housing targets set in the LHS are:

SEPP	Reason for amendment	Potential amendment mechanism
State Environmental Planning Policy (Affordable Rental Housing) 2009	To restrict boarding houses to appropriate locations – higher density zones and near identified centres.	Additional clause in the SEPP applying only to the Northern Beaches restricting permissibility of Boarding Houses using a set of spatial criteria.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	To restrict seniors housing from occurring in inaccessible locations on the urban fringe, instead encouraging it in highly accessible areas.	Additional clause in the SEPP applying only to the Northern Beaches restricting permissibility of seniors housing using a set of spatial and property size criteria.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	To exempt the Northern Beaches LGA from the application of the Low-Rise Housing Diversity Code, as capacity for new low rise medium density housing is being created through local planning controls.	Additional schedule to the SEPP specifying that low rise medium density housing in the Northern Beaches cannot be approved through complying development.

Table 6: Northern Beaches Housing Local Housing Strategy – Potential Framework for Statutory Implementation regarding SEPPs (Source: SGS 2020)

The core planning proposal to implement this strategy's land use planning framework will include LEP amendments as well as SEPP amendments applying only to the Northern Beaches LGA.

LHS Approach for boarding houses

As mentioned earlier, the Northern Beaches Council will seek exemption from some of the requirements under the SEPP. The LHS lists the following provisions:

- *Boarding house developments to be permissible in R2, B1 and B2 zones only, when 1.0 kilometres of identified local centres on sites greater than 1,000 square metres with a maximum of 12 rooms and developed and maintained in perpetuity by a community Housing Provider.*

² As noted above, the planned consolidated LEP for the LGA may need to include an R4 zone to better represent housing character in the Northern Beaches, and allow for some higher density housing forms in appropriate locations without the need to provide ground floor commercial space (as is the case with the current B4 zone).

- Boarding house developments are only to be permitted in accessible locations within Centre Investigation Areas around centres on B-Line (Likely R3, R4 and B4 zones), and on sites of at least 1,000 square metres and with a maximum of 12 rooms.
- Retain boarding houses as permissible in areas currently zoned as R1 in the Manly Area.
- Review parking requirements (with the aim of reducing these) for boarding houses in Centre Investigation Areas in accessible locations (such as in medium to higher density and mixed use zones).

LHS Approach for seniors housing

The LHS lists the following local planning provisions for seniors housing with the LGA:

- Seniors housing to be permissible in R2, B1, B2 zones only when they are within Centre Investigation Areas or 1.0 kilometres of local centres on sites greater than 1,000 square metres. It will be important to identify these provisions and recommendations within the Study as they will directly influence the built form controls within the LGA.
- Restrict seniors housing developments from rural zones and environmental living zones, even when located adjacent to the urban use zones.
- Restrict seniors housing developments from R2, B1, B2 zones outside of the 1.0 kilometre catchments of Centre Investigation Areas and local centres.
- For **existing** seniors housing sites in the R2 zone that are larger than 3,000 square metres, additional height and density bonus are proposed to incentivise redevelopment. This could take the form of a height and density bonus to encourage ageing in place and redevelopments that could cater to all stages of a senior person's life (for example onsite nursing homes or upgrades to independent living units to include lifts).
- Additional height and density (maximum 1 additional storey) are proposed (subject to a more detailed urban design study) for seniors housing where it is located in the R3, R4, and B4 zones in Centre Investigation Areas. This could be completed as part of centre-specific planning work.

3.6.4 Considerations

There currently are individual differences between each of the LEPs concerning the development standards, including building heights, FSR and subdivision lot size. The main differences identified through the draft LHS and on review of the LEPs include:

- Pittwater and Warringah LEPs generally do not utilise FSR, except within the site-specific areas designated N1 (Pittwater) and the Dee Why Town Centre (Warringah LEP – see Dee Why Town Centre Masterplan).
- Different minimum lot sizes apply for R2 Low Density Residential and R3 Medium Density Residential within the Manly, Pittwater and Warringah LEPs.
- There are differences in the building height provisions for R3 Medium Density Residential, B1 Neighbourhood Centre, B2 Local Centre and B4 Mixed Use.
- The Pittwater LEP has additional provisions in terms of R5 Large Residential Lots and RU2 Rural Landscape, which zonings do not apply to the Manly and Warringah LEPs.
- Design excellence applies to areas within Manly (Zone B2 Local Centre and land to which clause 6.19 applies) and Warringah (Dee Why Town Centre).

Additional considerations and amendments suggested by the LHS include:

- Single dwellings and secondary dwellings within the E4 and R5 zones:
 - An amendment that ensures that the environmental and lifestyle values are to be retained in areas where large lot residential may also have the potential for low rise medium density.
- R2 zones (not including specific investigation centres) to restrict dual occupancy to areas around local centres
 - An amendment that ensures that dual occupancy is located within R2 areas which are more likely to have amenities and services available to support increased densities.

- B1 and B2 zones to allow shop-top housing but ensure compatible bulk and scale through FSR and building height controls
 - An amendment that provides additional housing opportunities in B1 and B2 zones while retaining a similar scale compatible with the existing surrounding built environment.
 - There is potential for the Council to allow for marginal increases in FSR and height in these areas whereby views and landmarks are not significantly affected to ensure development feasibility.
- Select R2 zones within Centre Investigation Areas to be zoned R3 to allow for low rise medium density outcomes.
 - An amendment that ensures low rise medium density objectives are obtained for the LGA and increase the diversity of housing supply within the LGA.
 - Potential to deliver a set of contemporary design guidelines that promote high-quality medium density outcomes compatible with Northern Beaches Council values (both in terms of general development and within specific local character areas).
- Low rise medium density development and high density/mixed use outcomes are to be implemented through building height, FSR and detailed DCP controls.
 - Establishing consistency within the DCP controls and development standards to influence responsive urban design outcomes as per the place analysis framework is a critical element.
 - Provide controls that are simple to understand and providing examples and design guidelines that promote high quality-built form outcomes helps ensure new developments are appropriate to local areas and centres.

3.7 Northern Beaches Local Character Study, Draft June 2020

The draft Northern Beaches Local Character Study (Aug 2020) (LCS) prepared by Tract Consultants characterises precincts to enable an understanding of the values which make various areas of the LGA special or unique and either differentiate it or unite it with the other areas. The LCS seeks to aid the Council in their understanding of an areas ability to sensitively absorb change to address the future needs and population growth of the LGA and assists in the identification of the local built form characteristics and development patterns.

In assessing precincts character, the LCS developed an approach that was applied at both a broad general level and detailed level. At the general level, it identified within specific Local Character Precincts two core components, the built environment and the natural environment context to establish the broader definition of each of the Landscape Character Precincts.

- The Built Environment – describes the human-made context, which is responsive to social, economic, and cultural factors

Three pillars consequently define landscape Character Precincts. The first two pillars comprise the built environment:

- The Density of the Development - this reflects the characteristics of an urban, suburban, or rural environment.
- The Land Use - reflecting typical zonings used within the planning system and for how an area functions.

The third pillar comprises the environmental overlays established already for the Landscape Character Precinct:

- The Natural Setting - is defined as Coastal, Harbour, Waterways, Bushland, and General depending on context.

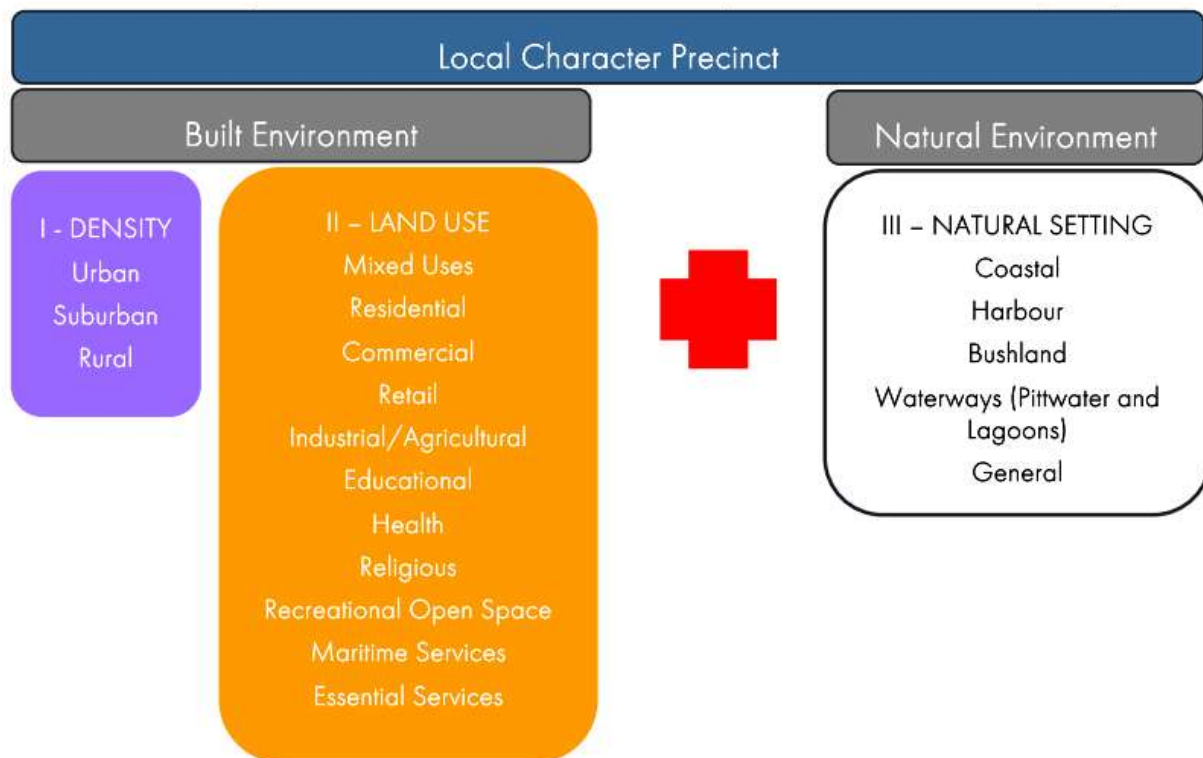


Figure 7: Draft Northern Beaches Local Character Strategy – Local Character Precinct (Source: Tract Consultants, 2020)

3.7.1 Built Environment

To further define a specific Local Character Precincts characteristics for the built environment, the following definitions have been utilised in the LCS under the built environment local character pillar:

Urban

- *Urban Residential* – This is characterised by dwelling housing, generally, in the form of multi-unit residential forms. This typology may range from detached, walk-up flats to 4 storeys in height or high-rise unit development. It is the later built forms which are the dominant characteristic. The density of these areas is typically 25-80 dwellings per hectare.
- *Urban Mixed Use* – Multi-use introduces a diversity of usage, in combination with residential. These uses may be a combination of retail and commercial and provide a range of services to the adjoining residential precincts.
- *Urban Commercial* – is large parcel, bulky scale commercial which transitions from urban to suburban residential settings. This definition typically includes land used as uses and function as warehousing, salerooms and commercial offices.
- *Urban Industrial* - is large parcel, bulky scale industrial use which transitions from urban to suburban residential settings. This definition typically includes land used as bulky goods and storage.

Suburban

- *Suburban Residential* – is the dominant land use of the LGA and is characterised by detached housing of 1 to 2 storeys. The built form and public domain contribute significantly to the character of these precincts.
- *Suburban Industrial* – are small pocket, small scale industrial areas which occur in a suburban residential setting. This definition typically includes land used as mechanics workshops or other small-scale industry

- *Suburban Retail* - is small scale local shops, such as a local shopping strip or other cluster retail uses including cafes, general stores, small speciality stores and boutique shops.
- *Suburban Mixed Use* – similar to the above type, but with components of residential overlaid within the urban fabric. This type primarily comprises low rise residential units with shopfront retail.

Rural

- *Rural Residential* – This comprises small acreages with large residential dwellings.
- *Rural Industrial / Commercial* – This comprises industrial or commercial facilities set within a broader rural precinct. This can occur as individual isolated elements in association with a rural residential property or as a clustering of industrial facilities. It is this latter form which the character precinct refers as the land use is consistent and dominant.

Not listed within the LCS, but still an important part of the Northern Beaches character types, are areas identified as 'Non-urban bushland'. This character type includes land that is predominantly bushland but located outside of designated national parks and conservation areas.

Using the three pillars to map the differing criteria produced a total of 98 differing character types within the LCS. Following the assessment, the distribution and scale of some of these uses were considered in the LCS not to significantly alter the overall character of the precinct in which they occur (i.e. education, health, religious, etc.).

In rationalising the number of precincts, the LCS identified 18 clear character precincts within the Northern Beaches:

1. Urban Residential Harbour
2. Urban Residential Coastal
3. Urban Residential Waterway
4. Urban Residential General
5. Urban Mixed Use
6. Urban Commercial
7. Urban Industrial
8. Suburban Residential Harbour
9. Suburban Residential Coastal
10. Suburban Residential Bushland
11. Suburban Residential Waterway
12. Suburban Residential General
13. Suburban Industrial
14. Suburban Retail
15. Suburban Mixed Use
16. Rural Residential
17. Rural Industrial / Commercial
18. Maritime Services

Each of these Precincts is listed and discussed in further detail under Section 5.4 of the Draft LCS.

Using these definitions, the precincts are illustrated within the following map:

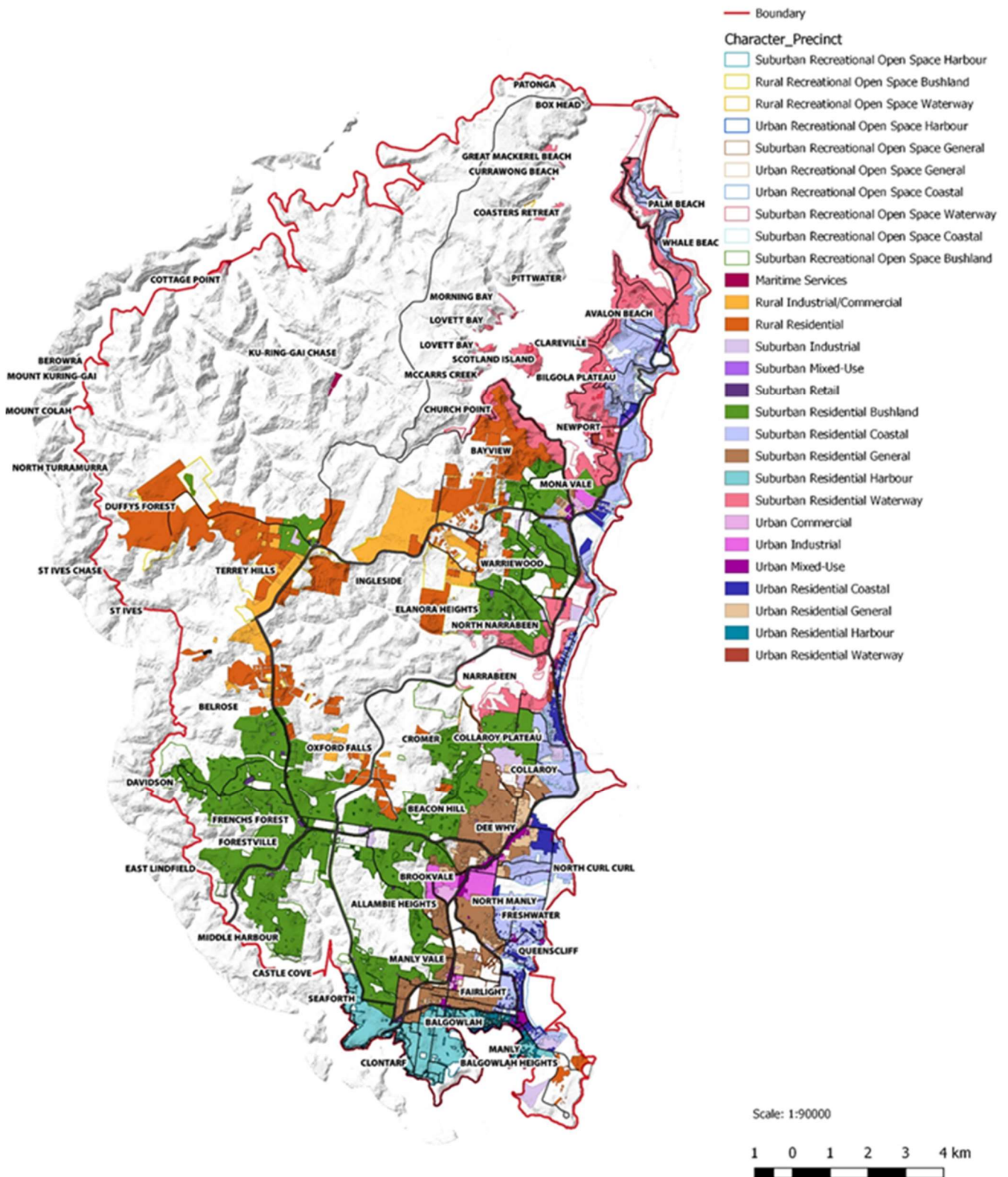


Figure 8: Map of Character Precincts (Source: Tract Consultants – Draft Northern Beaches Local Character Study, 2020)

3.7.2 Natural Environment

Natural Character

- *Coastal* – a character area with an outlook or exposure to the open waters of the coast. The coastal context influences the character of the built forms of the place.
- *Harbour* – within the municipality this is a localised but significant precinct that relates to Middle Harbour and its tributaries. Primarily located at the southern limits of the LGA with housing focused towards the harbour outlook.
- *Bushland* – A strong element of the natural character of the Northern Beaches, this character refers to areas where a native canopy dominates the built setting; where the built form is set within the canopy rather than the canopy set out around the built form.
- *Waterway* - This zone refers to closed waters without the coastal connection. It covers both the enclosed waters of Pittwater as well as the lagoon environments of Dee Why, Narrabeen, Freshwater etc. where development focuses on the water body as a critical element of its outlook.
- *General* – refers to all other locations which do not have a distinctive underlying natural characteristic. These zones are typically flat to undulating and quickly developed.

Having established the Local Character Precincts, which define areas of a similar natural setting, density and land use, there was a range of modifiers identified in the LCS which provide a sense of a place more intrinsic identity.

The underlying landform of the natural environment has the most influential impact upon residential developments, including the development patterns, built form outcomes, street ambience and vibrancy. This influencing role is recognised as a fourth pillar in the LCS, which is used to assist in defining distinct locations and sub-precincts that are distinct from each local character precinct:

Landform

- *Escarpment* – this refers to steeply sloping lands which arise either from the coastal plains or water's edge. The topography of this landscape strongly influences the character of the built forms. Properties within this zone typically have panoramic views across the landscape.
- *Plateau* – refers to elevated lands typically associated with or above the escarpment. The terrain here is flatter and more readily developed but doesn't offer the view opportunities of the escarpment.
- *Headland* – this landform is a key element of the northern beaches LGA and is strongly associated with the coastal edge. It refers to the elevated headlands which enclose the beaches between.
- *Valley* – refers to lower lying areas between elevated sections of the landscape, which are physically enclosed spaces where the slope of the lands adjacent defines the space.

3.7.3 Corridors

The LCS isolates the main access corridors of the Northern Beaches LGA as a separate precinct, as they affect the form and function of the character precincts.

The LCS identifies six key corridors:

- Manly Road, Condamine Street, Pittwater Road and Barrenjoey Road
- Forest Way
- Mona Vale Road
- Wakehurst Parkway
- Warringah Road
- Sydney Road

The distribution of these corridors is illustrated below:

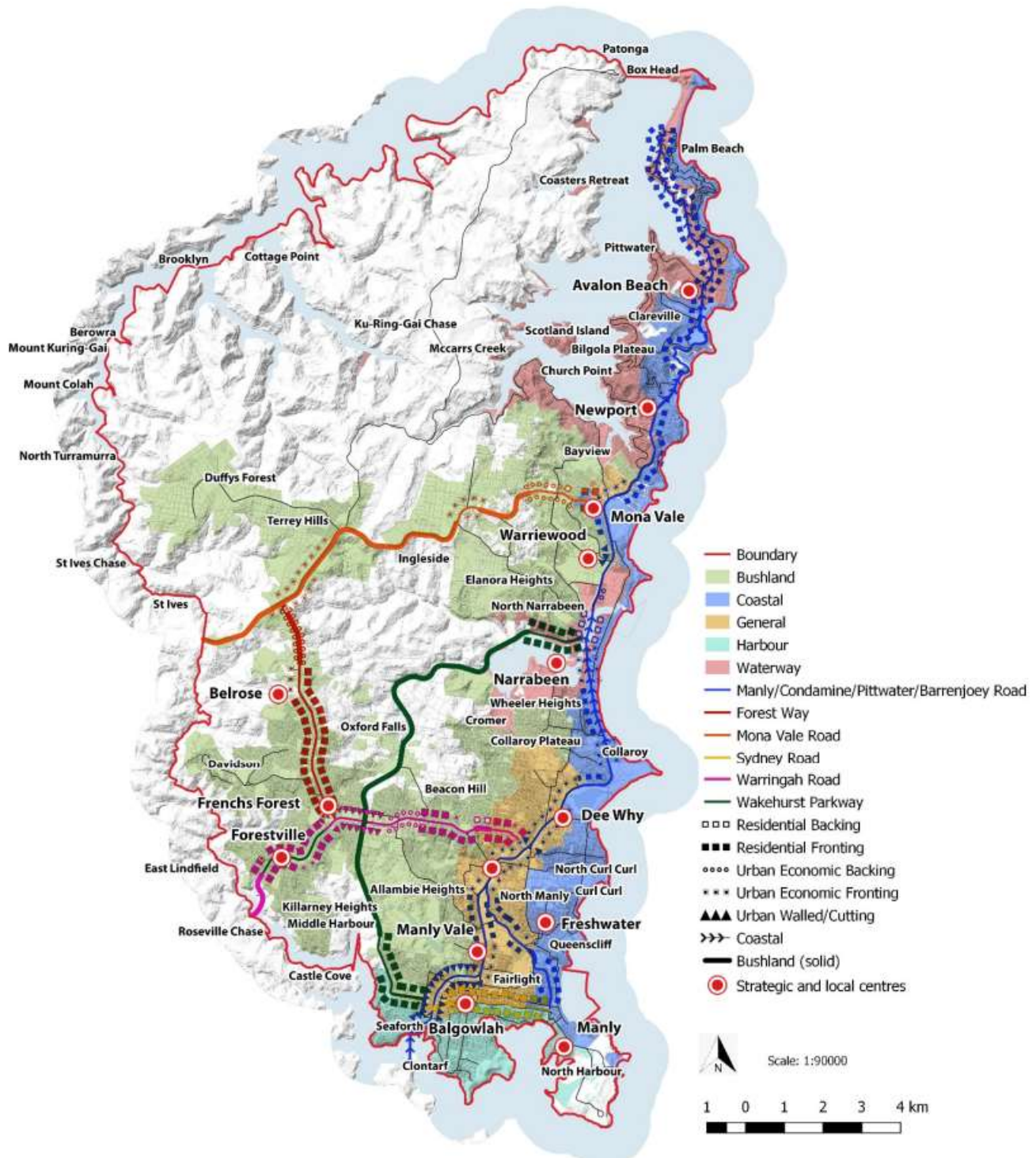


Figure 9: Map of Corridor Precincts [Source: Tract Consultants – Draft Northern Beaches Local Character Study, 2020]

3.7.4 Scenic and Cultural Protection

The Draft LCS provides guidance to which areas have particular visual importance and community value. A high-level breakdown of these landscapes as per the LCS is provided below.

Significant landscape types and features, both cultural and natural, are identified to protect the landscape and scenic values:

- Significant natural landscape features;
- Inherent natural values; and
- Heritage or cultural values.

These landscapes are generally either 'Sensitive to visual change' or 'Visually-sensitive landscapes'. Visually sensitive landscapes in the LGA include:

- Main ridgelines;
- Significant natural landscape features such as coastal headlands, prominent hills, lake channel entrances, lake islands and lake promontories as well as beaches and wetlands ;
- National Parks, State Recreation Areas and other protected natural conservation areas ;
- Areas connected to waterways or the coast; and
- Heritage conservation areas and precincts.

The LCS further lists the cultural landscape setting relating to both the indigenous and non-indigenous heritage within the LGA. The indigenous include Aboriginal heritage items, while the non-indigenous includes built elements and natural elements.

An appreciation of these scenic and cultural areas needs to be understood at a variety of scales. These areas should be considered for their unique contribution towards different Northern Beaches localities urban context and local character. Although each of the landforms is valued in different ways, the assessment of any future development and the related building controls must be carefully considered to ensure the existing context is either maintained, improved, or enhanced.

The summary table provided on page 191-198 of the draft LCS lists the findings from the character assessment to inform the ability of a place to change. While this mainly focuses on strategic and local centres, the table and the following section on future character areas will need to be consulted upon when developing the methodology for informing changes to the built form controls.

Noting that the Study is LGA wide, it is still important that each of these local character precincts are considered within the draft urban design strategy, including contextually appropriate development standards that respond to local character and inform the future design and development within these precincts.

3.8 SGS Economics and Planning – Employment Study 2019

A 2019 Employment Study by 'SGS Economics and Planning' provides a strategic context for employment investment, forecasts and challenges within the Northern Beaches Council LGA. This study also informed the preparation of the Northern Beaches Council LSPS.

A selection of key points taken from the study are listed below.

3.8.1 Employment Investment Context

- The review of the current policy landscape indicates the Northern Beaches Health and Education Precinct will be the focus of significant investment for the LGA.
- Growing local job opportunities and ensuring efficient access to these jobs (creating a 30-minute city) is also a key focal point for strategic centres in the LGA including Brookvale-Dee Why, Manly and Mona Vale.
- Policy directives are encouraging a mix of land uses for Manly centre.
- All levels of planning support a 'retain and manage' policy for industrial and urban services lands in the Northern Beaches LGA.
- Brookvale contains the largest general industrial precinct in the North District, and yet the North District has the least amount of industrial and urban services land stock in the Greater Sydney region.

- Local level planning policy indicates growth that is sensitive to the natural and built environment; supporting local interaction in smaller centres; developing the night-time economy and investigating access to centres via all transport modes is important to the local community.
- The Northern Beaches LGA has a higher proportion of people working part-time than Greater Sydney and the rest of the North District, and this has been growing since 2006. Just over half of the local resident population work locally, and over three-quarters of local jobs are filled by local working residents.
- Self-containment generally increases moving north in the LGA.
- A significant number of people travel out of the LGA, particularly to work in knowledge intensive industries in the Sydney CBD, North Sydney and Willoughby. Social assistance workers, aged care workers and teachers tend to travel into the LGA from other areas.
- The retailing landscape is varied and changing. Online retailing has impacted traditional 'bricks and mortar' retailing, and these retailers have to find new ways to engage and attract customers.
- Regional shopping centres are becoming more mixed-use centres. The food and dining scene has seen strong success in cafes, some restaurants are building the 'experience' components with other activity to attract diners, and food courts are redeveloping to engage with the outdoors and improve amenity.
- Fine-grain retailing has had to compete with the popularity of regional shopping centres in recent years.
- With the rise in online retailing, the value of industrial and urban services lands for logistics uses located near residential areas has never been more apparent.
- It will be essential to ensure industrial and urban services are retained and provide for local communities and not phased out as a result of creative-led gentrification and pressure from other land uses such as retail, office or residential uses.

3.8.2 Trends and Drivers

- There has been a rise in coworking spaces in Greater Sydney in recent years. Coworking spaces can take many forms and support a variety of working styles.
- There are two components to a night-time economy - the social aspect of bars, clubs and restaurants and the more practical and functional side where services, safety and amenity of centres will need to support late-night workers and shift workers.
- Economic centres must respond and cater to the rest of the population in the LGA (including those migrating into the LGA that will help replenish the workforce).
- Arts and culture-based tourism, food and wine centred tourism and nature-based tourism are strongly represented within the NSW visitor economy.
- Technological developments and sustainable design promoted and implemented to support the sustainability agenda.

3.8.3 Challenges and Opportunities for the identified Centres

Challenges

- Frenchs Forest Town Centre suffers from bifurcation which will need to be resolved as the centre grows.
- Brookvale is an ill-defined centre that lacks good amenity and contains a dominant Westfield shopping centre serving as a central point for the local population.
- A challenge will be to protect the industrial and urban services land in the centre and balance it with the other significant role of Brookvale, as a population serving centre.
- Dee Why requires strengthening of its role as a civic and population serving centre that complements Brookvale.

- Manly has the potential for ongoing land use tensions into the future. Policy directives are encouraging a diverse mix of uses as the centre grows, but it also suffers low accessibility.
- Mona Vale needs to elevate its place appearance and character to fulfil its role as a strategic centre for the north of the LGA.

Opportunities

- Improving connectivity in Frenchs Forests to ensure retail, health and education components function together and value the presence of the Frenchs Forest business park by supporting a higher commercial (office) function.
- The functionality of Brookvale should be improved by integrating Warringah Mall with surrounding land uses, improving amenity, developing a focal point for the centre and determining the right mix of industrial and urban services uses and protecting and managing these lands.
- The role of Dee Why as a civic and population serving centre that complements Brookvale should be elevated through more significant amenity improvements and development of its civic presence and corridor street address.
- Manly will require a clear vision to reduce future land use conflict, mainly centred around building its tourism role.
- The future of Mona Vale centre will involve development to better justify its designated status as a strategic centre.

3.8.4 Key Findings for Local Character and Urban Form

- Smaller localities are identified as having strong local character which should be retained. Any increases in density and expansion need to ensure high-quality built environment is prioritised through improved amenity, safety and local vibrancy.
- For residents, workers and visitors, elements of the natural environment and maintenance of public spaces are a high priority.
- The community identified that interaction with local and other people in the area; access to groceries and fresh food businesses; walking paths that connect to other places; as well as car accessibility and parking and public/active transport access are all important and valued by the community.
- A key focus is ensuring that the uses of these areas are diversified to encourage a greater capacity of employment and facilitate a range of employment opportunities.
- Ensuring the economic activity centres in relation to urban design, business offerings, programs and activities in the LGA supports this.
- Arts and culture-based tourism, food and wine centred tourism and nature-based tourism are all strongly represented within the NSW visitor economy and should be included in the LGA's growth plans.

3.9 Planning for Our Environment – Background Paper (Meridan Urban Sept 2019)

A 2019 Environmental Background Paper by 'Meridian Urban' provides an overview of the intrinsic environmental values and priorities within the Northern Beaches Council LGA. This paper has informed the Northern Beaches Council draft LSPS process and future environmental program. A selection of key points from the report has been included below for reference and further discussion. Each of the below sections will consider the environmental values and priorities relating to:

- The natural environment
- Coast and waterways
- Bushland and diversity
- Scenic landscapes

- Green urban environments
- Efficiency of communities
- Resilience to natural hazards.

3.9.1 Northern Beaches Natural Environment

- The Northern Beaches includes the Ku-ring-gai Chase, the Garigal and the Sydney Harbour National Parks.
- It has 40 mapped vegetation communities including the taller Pittwater Spotted Gum Ironbark Forest and the low-lying Coastal Headland Heaths.
- The coastal floodplains of the Northern Beaches include some significant freshwater and estuarine wetlands.
- Careel Bay in Avalon is an estuarine wetland providing a combination of natural features and habitat for marine life and bird species.
- The sandstone heathlands and woodlands in the Narrabeen Lagoon catchment at Ingleside, Belrose and Oxford Falls are habitat for the vulnerable Eastern Pygmy-possum and endangered Southern Brown Bandicoot.
- The LGA have several threatened ecological communities.
- The coastline landscape is characterised by dramatic escarpments and sandstone plateaus.
- Rock platforms at Bungan Head, Mona Vale, Dee Why and Shelley Beach Headlands have been designated as intertidal protected areas.
- The larger rock platforms at Cabbage Tree Bay, North Harbour, Barrenjoey, Long Reef and Narrabeen Headlands are Aquatic Reserves.
- The vantage points and view lines are of great value to the local community.

3.9.2 Healthy Coast and Waterways

Overview

Below an overview of the main points taken from *'Planning for Our Environment – Background Paper 2019'* (page 8) by Meridian Urban (Background Paper) regarding the Northern Beaches health coast and waterways:

- Every part of the region transports water to a lagoon; directly onto the beaches; into Middle Harbour, the Hawkesbury River or Pittwater.
- The coastline and waterways are an intrinsic part of the Northern Beaches lifestyle as habitats to explore, scenic views and support a vast array of recreational opportunities.
- Five (5) aquatic reserves protect fish, aquatic animals and marine vegetation at Barrenjoey Head, Narrabeen Head, Long Reef, Cabbage Tree Bay and North Harbour.
- Two (2) famous beaches, such as Manly and Palm Beach, attract visitors, support an active lifestyle for residents and are important locally, regionally and nationally.

Challenges and Opportunities

Below the main challenges and opportunities as discussed in the Background Paper (pages 8-9):

- Waterways, coastal lagoons and beaches are susceptible to pressures from a changing climate, changes to development patterns and stormwater drainage from urban land uses.
- The visual and environmental quality of the coastline supports tourism, while continued community access to and scenic views of the beaches and waterways is paramount to maintaining lifestyle and place attachment.
- Balancing protection of the natural environment with continued and increasing access to the waterways for recreational purposes is a significant challenge.

- There is an opportunity to consider waterways as an infrastructure asset – a ‘blue asset’ to be integrated into decision making to protect environmentally sensitive waterways.

Development Priorities

- *Ensuring opportunities for waterway protection such as setbacks and buffers are contained in planning instruments.*
- *Implementing integrated water cycle management incorporating development controls into relevant policies and planning instruments.*
- *Ensuring any planning controls encourage the use of beaches and foreshores as places for people, events and celebration.*
- *Continuing place-based master planning of foreshores and beaches and consider adopted plans in local planning instruments.*
- *Ensuring local zoning and development controls protects the local environment and maintains valued areas for public use.*
- *Identifying places of significant value and balance outcomes between protection for conservation and recreation.*
- *Celebrate and leverage views and vistas across waterways, for the benefit of access opportunities to foreshores and reserves.*
- *Ensure planning activity is completely integrated with a lens across all opportunities for connection including green and blue grids.*

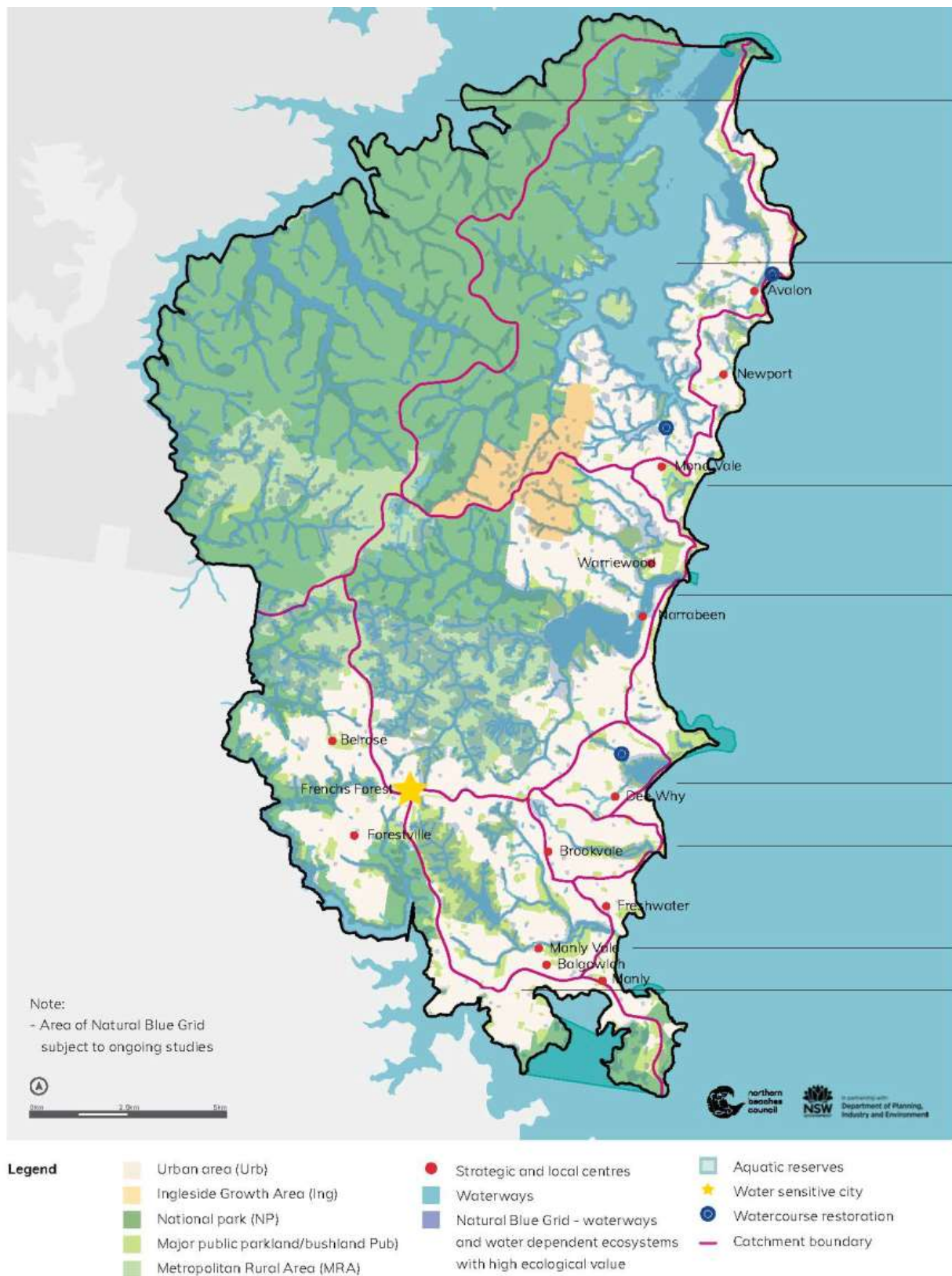


Figure 10: Map of Northern Beaches Natural Blue Grid (Source: Meridian Urban, 2019)

3.9.3 Bushland and biodiversity

Overview

An overview of the main points taken from the Background Paper (page 12):

- Core areas of bushland include Council reserves located at Manly Dam, Allenby Park and Ingleside Chase Reserve and the state managed national parks.
- Bushland on Council managed lands covers a 17km² area. The remainder of the bushland is found in state government owned land, schools, and in private ownership.
- Healthy bushland and biodiversity contribute to community health and wellbeing, visual and recreational amenity and economic diversity.

Challenges and Opportunities

- A substantial proportion of Northern Beaches bushland is in private land holdings which form a considerable contribution to the overall bushland identity of the Northern Beaches.
- Bushland and the biodiversity it supports faces threats from development, particularly through the pursuit of private views and the fragmentation of corridors and buffers.
- Planning can be used to protect existing public reserves; ensure they remain available for public use or for environmental purposes and recreation.

Development Priorities

- Land use planning allocates land for development, determines setbacks, decides densities and proximities and sets conditions for environmental management for new projects. It must also ensure that people are safe and have adequate access to services and open space.
- Ensuring local zoning and development controls protect the natural environment including its links, corridors and essential habitats.
- Ensuring land use planning controls protect bushland and biodiversity from unnecessary land clearing and fragmentation.

3.9.4 Scenic Landscapes

Overview

Below an overview of the main points taken from the Background Paper (page 17) regarding bushland and biodiversity:

- Vantage points which contribute to scenic values, prized by locals and tourists alike are Governor Phillip Lookout, Barrenjoey Lighthouse, Shelly Beach Headland Lookout, Long Reef headland and vantage points along the coastline, headlands and surrounding elevated bushland.
- Together they establish the fabric of place attachment for locals and give meaning to the people who live there.

Challenges

- Maintaining, regenerating, and being long-term custodians of scenic values for the greater good.
- Striking a balance between allowing public access to scenic landscapes and preserving these for the future.

Priorities in Practice

- *Designating and mapping important scenic and cultural landscapes as Scenic Protection Areas where possible.*
- *Ensuring public views of scenic landscapes are enhanced through innovative urban design.*
- *Explore opportunities to open up landscapes and connect centres through access points to scenic landscape views and places of significance.*



- Legend**
- Popular lookouts
 - View corridor
 - Locally famous surf breaks
 - National surfing reserves
 - Coast walk

Figure 11: Map of Northern Beaches Scenic and Cultural Landscapes (Source: Meridian Urban, 2019)

3.9.5 Greener Urban Environments

Overview

The aim is to improve connections to green spaces, increase the urban tree canopy and green cover and integrating water features into spaces. These networks are assets and are comprised of narrow corridors, streetscapes, drainage lines, and connecting links between significant water bodies or green spaces.

Challenges and Opportunities

Below the main challenges and opportunities, as discussed in the Background Paper (page 20-23):

- Expanding the urban tree canopy, especially in areas with less tree canopy coverage than the rest of the Northern Beaches and in the intensely urban spaces is vital to create places for people.
- The tree coverage enjoyed by the residents of the Northern Beaches is highly valued.
- The NSW Government's 2016 data indicates the Northern Beaches' has an Urban Tree Canopy coverage of 39%.
 - o Business, commercial and industrial zones there is an average urban tree canopy coverage of 11% (as low as 4%)
 - o Residential zones (R1, R2 and R3), the average tree canopy cover is 32% (ranging between 11%-48%).
- Strategic centres and employment hubs are particularly susceptible to the urban heat island effect.

Development Priorities

- *Exploring options for repurposing streets to improve the environment for walking and cycling and ensure street design standards has space for the tree canopy and landscaping and encouraging street level activities.*
- *Including the tree canopy in the mapped network of green infrastructure for incorporation into planning instruments and policy using principles from the Sydney Green Grid.*
- *Introducing locally specific urban design guidelines which deliver a higher standard of development; greener urban environments, including minimum standards.*
- *Introducing green roofs or green walls on urban rooftops as functional open space.*

3.9.6 Efficiency

Overview

Fundamentally, land use planning shapes the efficiency of communities: how people move, connect, work, and recreate and how the community consumes resources.

Challenges and Opportunities

- Designing a built environment with a zero-carbon emissions footprint is the challenge.
- Average emissions per dwelling are lower in higher density areas in Manly, Dee Why and Narrabeen, assisted by an efficient settlement pattern.
- The settlement pattern must foster opportunities for housing diversity in walkable suburbs with accessible services to enable less reliance on private vehicles.

Development Priorities

- *Elevating the strategic centres as preferred residential areas by enhancing liveability in a range of housing choices that are close to service and recreation, promoting active streets and walkability.*
- *Integrating transport and land use planning for an efficient settlement pattern.*

- *Plan for a connected settlement pattern of physical and visual links between people, places and environments for a sustainable region*
- *Ensuring new developments are designed around and incorporate mobility infrastructure.*
- *Incorporating sustainable and environmental building designs.*

3.9.7 Resilience to Natural Hazards

Overview

The proximity of urban areas to hazards such as bush fire prone vegetation, waterways and coastal processes places people at some of the highest levels of risk in the Sydney area and wider NSW and Australian context. The region's exposure will increase over time with population increase.

Challenges and Opportunities

- The challenge for planning is to build a resilient Northern Beaches by adopting a risk-based approach to planning.
- The ability to embed resilience in land use planning enables infrastructure and building design and construction to be planned to be more resistant to future disaster events.
- The opportunity to meet the challenge arises in a new planning framework for the Northern Beaches. The new framework can embed resilience principles, objectives and practices as part of a sustainable development approach.

Development Priorities

- *Ensuring growth does not occur in places where infrastructure is limited and protection from natural hazards where risk is intolerable through stronger development controls.*
- *Embedding climate risk and natural hazard risk management prioritising safety of life and property into planning policy, strategy and development controls.*
- *Increasing setbacks from high risk natural hazard areas.*
- *Formulating a localised policy framework for disaster risk reduction which is specific to the risk context of the Northern Beaches and considers all land use planning treatment approaches (do nothing, protect, accommodate, retreat (Productivity Commission 2012)).*
- *Deriving a risk-informed settlement pattern to guide growth to lower-risk areas, avoiding intensification in higher risk location.*

Figure 12 contains the resilience map and illustrates those areas of the LGA, where resilience to natural hazard events may be a particular focus. This map identifies hazards such as flood, bushfire, coastal impacts (storm surge, coastal erosion, etc.), as well as exposure to urban heat and climate-related events.

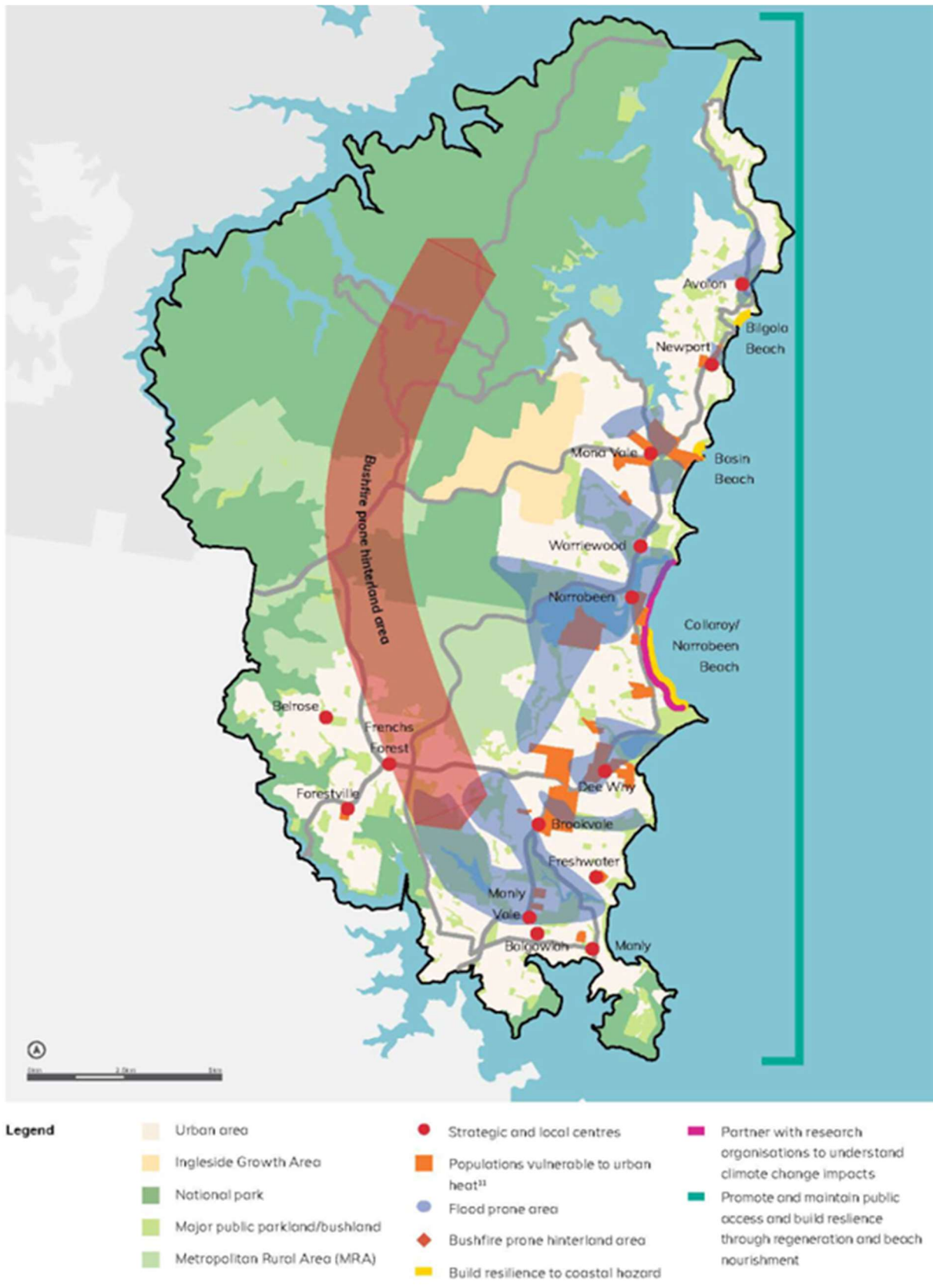


Figure 12: Map of Northern Beaches Resilience to Hazards and Climate Change (Source: Meridian Urban, 2019)

3.10 Northern Beaches Social Infrastructure Study (Ethos Urban & Otium - Sports and Leisure, 2019)

In 2019 Ethos Urban and Otium Sport and Leisure prepared a Social Infrastructure Study – Issues and Opportunities Background Paper for the Northern Beaches Council. The key opportunities for social infrastructure identified in the Background Paper are:

- Delivering on strategic drivers for social sustainability;
- Supporting new ways of living and working;
- Evaluating the existing network of social infrastructure;
- Delivering flexible, adaptable spaces that meet changing community needs over time; and
- Exploring innovative models and partnerships for providing social infrastructure.

Below a summary of the main points taken from the report:

Issues/Challenges :

- Competing demands across different communities for open space and social infrastructure.
- Differences in types of usage and expectations for provision of social infrastructure between coastal and inland communities.
- Housing and land prices in many areas across the LGA are higher than average, particularly in waterfront locations. This makes the provision of new infrastructure challenging.
- Lack of connectivity and accessibility between the foreshore areas and western portions of the LGA.
- Large and diverse geographical area with many different communities, residential settings and population densities.
- High levels of employment self-containment across the LGA, increasing pressure on social infrastructure.

Opportunities:

- Delivery of the new Frenchs Forest community as a low carbon, high efficiency precinct.
- Opportunities for greater connection between east and west of the LGA, providing residents greater access to Macquarie Park and Chatswood.
- Growth and renewal of Brookvale as an enterprise hub offering residents opportunities to live and work within the area.

3.11 State Environmental Planning Policy No 65

The State Environmental Planning Policy No 65 (SEPP 65) relates to the design quality of residential apartment development and contains nine design quality principles relating but not limited to built form, character, amenity and density. The accompanying Apartment Design Guide (ADG) also provides guidelines and design standards including but not limited to apartment size and layout, solar access, natural ventilation, open space and overall amenity. Together, SEPP 65 and the ADG provide for a number of important design considerations which influence the built form within the LGA.

The following principles of the SEPP 65 must apply when considering planning controls and evaluating built form: Context and Neighbourhood Character, Built Form and Scale, Density, Sustainability, Landscape, Amenity, Safety, Housing Diversity and Social Interaction, and Aesthetics.

Primary Development Controls

Summarised below are some of the vital development controls and criteria considered by the Department of Planning, Industry and Environment for managing the scale of development to support the strategic planning process.

Part ADG Considerations and Design Criteria

Part 2 – Developing the Controls

Primary Controls	2A	<ul style="list-style-type: none"> Key considerations for testing and establishing appropriate urban design controls for buildings: <ul style="list-style-type: none"> Retention of trees. Minimum setbacks. Deep soil zones and basement levels. Building separation and depth. Building performance and orientation. Building envelope.
Building Envelope	2B	<ul style="list-style-type: none"> Building envelope typically 25-30% greater than the achievable floor area.
Building Height	2C	<ul style="list-style-type: none"> Building height controls to be informed by decisions on daylight, solar access, roof design, amenity, landform and heritage: <ul style="list-style-type: none"> Add 0.4m per floor for structure, services, set downs and finishes. Add 1m to the total to allow for rooftop articulation. Add 2m to the total to allow for topographic changes where required. Additional height in flood prone areas. Test height controls against the FSR (if defined) to ensure they are appropriate.
Floor Space Ratio	2D	<ul style="list-style-type: none"> Commercial and retail typically fill 80-85% of their envelope.
Building Depth	2E	<ul style="list-style-type: none"> Maximum apartment depths of 12-18m from glass line to glass line when precinct planning and testing development controls.
Building Separation	2F 3F-1	<ul style="list-style-type: none"> Separation distances between apartments within the same site: <ul style="list-style-type: none"> Up to four storeys (approximately 12m): <ul style="list-style-type: none"> 12m between habitable rooms/balconies. 9m between habitable and non-habitable rooms. 6m between non-habitable rooms. Five to eight storeys (approximately 25m): <ul style="list-style-type: none"> 18m between habitable rooms/balconies. 12m between habitable and non-habitable rooms. 9m between non-habitable rooms. Nine storeys and above (over 25m): <ul style="list-style-type: none"> 24m between habitable rooms/balconies. 18m between habitable and non-habitable rooms. 12m between non-habitable rooms. Separation distances between neighbouring apartment sites: <ul style="list-style-type: none"> Up to four storeys (approximately 12m): <ul style="list-style-type: none"> 6m between habitable rooms/balconies.

- 3m between non-habitable rooms.
- Five to eight storeys (approximately 25m):
 - 9m between habitable rooms/balconies.
 - 4.5m between non-habitable rooms.
- Nine storeys and above (over 25m):
 - 12m between habitable rooms/balconies.
 - 6m between non-habitable rooms.
- A change in zone from apartment buildings to a lower density area should increase the building setback by a minimum 3m from the boundary (greater for increased amenity).

Street Setbacks	2G	<ul style="list-style-type: none"> • Define future streetscape with the front building line (predominant setback or desired future character). • Setback range to vary for special buildings, angled subdivision, open spaces and pedestrian activity.
Side and Rear Setbacks	2H	<ul style="list-style-type: none"> • Test side and rear setbacks with height controls to avoid overshadowing on adjoining properties, open spaces and sensitive areas. <ul style="list-style-type: none"> ○ Test for impacts on building separation and visual privacy. ○ Test for impacts on communal and private open space. ○ Test for zero or low side setbacks when appropriate (continuous street wall or dense urban areas). ○ Test for sloping sites and increase accordingly depending on visual privacy impacts.

Part 3 – Siting the Development

3A Site Analysis	3A-1	<ul style="list-style-type: none"> • Consider public domain interface and street setback, relationship to and interface with adjacent properties, building footprint location, proposed trees, and deep soil zones, building entries, and carparking.
3B Orientation	3B-1 3B-2	<ul style="list-style-type: none"> • Buildings along the street frontage define the street and are to incorporate how direct access is achieved from the street. • Living areas, private open space and communal open space should receive solar access minimums. • Overshadowing should be minimised to the south or downhill by increased upper level setbacks. • Overshadowing impacts to neighbouring properties should not reduce their sunlight access by more than 20%.
3C Public Domain Interface	3C-1 3C-2	<ul style="list-style-type: none"> • Front setbacks to provide for gardens and planting. • Front fences to utilise visually permeable materials and limit the length and height of solid fences or walls (height limit of 1m suggested).
3D Communal and Public Open Space	3D-1 3D-2 3D-3 3D-4	<ul style="list-style-type: none"> • Communal open space - 25% minimum area of the site. • Communal open space – 3m minimum size. • Principal usable part of the communal open space – 50% minimum of direct sunlight for 2 hours between 9am and 3pm 21 June (midwinter).
3E Deep Soil Zones	3E-1	<ul style="list-style-type: none"> • Suggested soil volumes on sites with sand, clay, alluvial, transition and disturbed soils <ul style="list-style-type: none"> ○ Large trees: <ul style="list-style-type: none"> - Height - 13-18m / Spread - 16m / Soil volume - 80m³

- Medium trees:
 - Height - 9-12m / Spread - 8m / Soil volume - 35m³
- Small tree:
 - Height - 6-8m / Spread - 4m / Soil volume - 15m³
- Deep soil zone minimum dimensions (7% of site area):
 - Less than 650m² – N/A
 - 650m²– 1500m²– 6m
 - >1500m² (including with significant existing tree cover) - 6m
- Suggested Increases to deep soil zones depending on area/context:
 - 650m²– 1500m²- 10%
 - >1500m²- 15%

3F Visual Privacy	3F-1 3F-2	<ul style="list-style-type: none"> • Separation distances between neighbouring apartment sites: <ul style="list-style-type: none"> ◦ Up to four storeys (approximately 12m): <ul style="list-style-type: none"> - 6m between habitable rooms/balconies. - 3m between non-habitable rooms. ◦ Five to eight storeys (approximately 25m): <ul style="list-style-type: none"> - 9m between habitable rooms/balconies. - 4.5m between non-habitable rooms. ◦ Nine storeys and above (over 25m): <ul style="list-style-type: none"> - 12m between habitable rooms/balconies. - 6m between non-habitable rooms. • Additional 3m separation between lower density and higher density zones to allow for transition of scale and landscaping.
3G Pedestrian access and entries	3G-1 3G-2 3G-3	<ul style="list-style-type: none"> • Relate entries to prevailing street and subdivision patterns. • Primary street address should be provided with clear sight lines and pathways to secondary building entries. • Pedestrian linkages to be well lit, direct with clear sight lines, promote active uses and provide Crime prevention through environmental design (CPTED) principles.
3H Vehicle Access	3H-1	<ul style="list-style-type: none"> • Car park entries to be located behind the building line. • Car park entry and access should be located on secondary streets or lanes if possible. • Visual impact of long driveways should be minimised.
4A Solar and Daylight Access	4A-1	<ul style="list-style-type: none"> • Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at midwinter. • Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at midwinter in all other areas. • A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm 21 June (midwinter).

Part 4 - Designing the Building

4C Ceiling Heights	4C-1	• Minimum ceiling heights for apartment and mixed use buildings:
	4C-2	◦ Habitable rooms - 2.7m and Non-habitable 2.4m
	4C-3	• Minimum ceiling heights for 2 storey apartments <ul style="list-style-type: none"> ◦ Main living area floor – 2.7m ◦ Second floor - 2.4m (where its area does not exceed 50% of the apartment area)
		• Minimum ceiling heights for Attic spaces <ul style="list-style-type: none"> ◦ 1.8m at edge of room with a 30 degree minimum ceiling slope
		• Minimum ceiling heights for mixed used areas <ul style="list-style-type: none"> ◦ Ground and first floor - 3.3m (to promote future flexibility of use)
		• Higher ceiling heights may be introduced within the DCP if desired. – especially of lower level apartments in centres to allow future conversion to non-residential uses.
4D Apartment Size and Layout	4D-1	• Minimum internal areas:
	4D-2	◦ Studio - 35m ²
	4D-3	◦ 1 Bedroom – 50m ²
		◦ 2 Bedroom – 70m ²
		◦ 3 Bedroom – 90m ²
		◦ Additional bathrooms increase minimum internal area by 5m ²
		• Habitable room depths limited to 2.5 x the ceiling height (maximum).
		• Room design minimum sizes: <ul style="list-style-type: none"> ◦ Master bedrooms - 10m² minimum area. ◦ Other bedrooms - 9m² minimum area. <ul style="list-style-type: none"> - Bedrooms have a minimum dimension of 3m (excluding wardrobe space). ◦ Living (or combined living/dining) rooms – 3.6m (Studio and 1 bedroom apartments) ◦ Living (or combined living/dining) rooms – 4m (2 and 3 bedroom apartments)
4E Private Open Space and Balconies	4E-1	• Minimum areas / depth for balconies:
		◦ Ground Level or Podium – 15m ² / 3m
		◦ Studio apartments – 4m ² / 2m
		◦ 1 Bedroom apartments – 8m ² / 2m
		◦ 2 Bedroom apartments – 10m ² / 2m
		◦ 3+ Bedroom apartments – 12m ² / 2.4m

Table 7: Summary of Primary Development Controls for Built Form (Source: Apartment Design Guide)

3.12 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, refers to people aged 55 or older as seniors. Seniors housing is defined as residential accommodation that is used permanently for seniors housing and people with a disability. The SEPP intends to provide all people in NSW, including older people and people with disabilities, with affordable and well-designed housing.

The Housing for Seniors and People with a Disability SEPP establishes spatial requirements for sites that are suitable for this type of housing, generally limited to sites that are close to public transport, of a minimum size, and that is not within

bushfire prone land. Within the Northern Beaches, the sites that meet the criteria are often dispersed across various localities within the LGA.

Other design principles to comply with include:

- Neighbourhood amenity and streetscape
- Visual and acoustic privacy
- Solar access and design for climate
- Stormwater design
- Crime prevention
- Accessibility
- Waste management.

Part 4 of the SEPP provides additional development standards to be complied with when designing for seniors housing and accommodation.

The table below, taken from the northern Beaches Housing Strategy, outlines the zones in which seniors housing is currently permissible under SEPP in each of the existing LEPs.

Manly LEP	Pittwater LEP	Warringah LEP
R1 General Residential	-	-
R2 Low Density Residential	R2 Low Density Residential	R2 Low Density Residential
R3 Medium Density Residential	R3 Medium Density Residential	R3 Medium Density Residential
-	R5 Large Lot Residential (adjacent to urban use zones)	-
B1 Neighbourhood Centre	B1 Neighbourhood Centre	B1 Neighbourhood Centre
B2 Local Centre	B2 Local Centre	B2 Local Centre
B3 Commercial Core	B3 Commercial Core	B3 Commercial Core
B4 Mixed Use	B4 Mixed Use	B4 Mixed Use
E4 Environmental Living	E4 Environmental Living	E4 Environmental Living
-	RU2 Rural Landscape (adjacent to urban use zones)	-
-	-	RU4 Primary Production Small Lots (adjacent to urban use zones)

Figure 13: Permissible zones for senior housing under SEPP (Draft Northern Beaches Housing Strategy, May 2020)

Northern Beaches Council is expected to seek an exemption from the State Government to the application of the SEPP. The Council is looking to introduce its own local planning provisions to facilitate the delivery of seniors housing developments across the LGA.

As listed under Section 3.6.3 of this report, the Northern Beaches Council proposes the following provisions:

- Seniors housing to be permissible in R2, B1, B2 zones only when they are within Centre Investigation Areas or 1.0 kilometres of local centres on sites greater than 1,000 square metres.
- Restrict seniors housing developments from rural zones and environmental living zones, even when located adjacent to the urban use zones.
- Restrict seniors housing developments from R2, B1, B2 zones outside of the 1.0 kilometre catchments of Centre Investigation Areas and local centres.

- For existing seniors housing sites in the R2 zone that are larger than 3,000 square metres, additional height and density bonus are proposed to incentivise redevelopment.
- Additional height and density (maximum 1 additional storey) are proposed (subject to a more detailed urban design study) for seniors housing where it is located in the R3, R4, and B4 zones in Centre Investigation Areas.

3.13 State Environmental Planning Policy (Affordable Rental Housing) 2009

The *State Environmental Planning Policy (Affordable Rental Housing) 2009* (ARHSEPP) guides the development of new affordable rental housing. The ARHSEPP covers affordable in-fill housing, secondary dwellings, boarding houses, supportive accommodation, Land and Housing Corporation developments, group homes, and residential flat buildings provided by social housing providers, public authorities and joint ventures.

The aim of the policy is to:

- (a) to provide a consistent planning regime for the provision of affordable rental housing,*
- (b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,*
- (c) to facilitate the retention and mitigate the loss of existing affordable rental housing,*
- (d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,*
- (e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,*
- (f) to support local business centres by providing affordable rental housing for workers close to places of work,*
- (g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.*

The policy considers the following types of new affordable rental housing types:

- In-fill affordable housing
- Secondary dwellings
- Boarding houses
- Supportive accommodation
- Residential flat buildings (social housing providers, public authorities and joint ventures).
- Residential developments (land and housing corporation)
- Group homes.

The Affordable Rental Housing SEPP allows for boarding house developments in the R1 General Residential, R3 Medium Density Residential, R4 High Density Residential, B1 Neighbourhood Centre, B2 Local Centre and B4 Mixed Use zones, and in the R2 Low Density Residential zone on sites that are accessible to public transport. Within the Northern Beaches, a large number of sites meet these criteria.

Northern Beaches Council will be seeking exemption from the State Government to the application of the SEPP. Council will be looking to introduce local planning provisions to facilitate the delivery of boarding house developments across the LGA.

As listed in Section 3.6.3 of the document, the Northern Beaches Council proposes the following provisions relating to boarding houses:

- Boarding house developments to be permissible in R2, B1 and B2 zones only, when 1.0 kilometres of identified local centres on sites greater than 1,000 square metres with a maximum of 12 rooms and developed and maintained in perpetuity by a community Housing Provider.

- Boarding house developments are only to be permitted in accessible locations within Centre Investigation Areas around centres on B-Line (Likely R3, R4 and B4 zones), and on sites of at least 1,000 square meters and with a maximum of 12 rooms.
- Retain boarding houses as permissible in areas currently zoned as R1 in the Manly Area.
- Review parking requirements (with the aim of reducing these) for boarding houses in Centre Investigation Areas in accessible locations (such as in medium to higher density and mixed use zones).

3.14 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The State Environmental Planning Policy (Exempt and Complying Developed Codes) 2018 (Codes SEPP) makes provision for certain developments to be either exempt from requiring planning approval or instead allows for a fast-tracked assessment process through the complying development process.

A detailed investigation could be undertaken to review the amount and types of development applications submitted over recent years within the LGA. This investigation would allow the Council to evaluate areas where certain low-impact adjustments to the planning controls might allow for more applications to follow the fast-tracked planning approval process through the Codes SEPP.

The intent of this investigation would:

- Provide the community and investors with more confidence in the planning system through streamlining and simplifying certain aspects of the approval process, specifically relating to residential developments and additions;
- Speedup turnover time for the approval of certain low impact applications; and
- Help stimulate economic growth within the LGA.

As part of the process in identifying which development may be appropriate for fast-tracked (or exempt from) assessment within the Northern Beaches, the result would need to ensure that any changes towards complying development would not compromise the local values, character and urban form as identified as necessary within Section 2.5.4 of this report. It would need to be a transparent process that protects community interests while ensuring the best possible planning outcome.

Managing urban growth and infill through the Codes SEPP should consider:

- The local community supports the proposed code-assessable works, development types and the corresponding approval process.
- Ensuring that developments are of high quality and sympathetic to the local character, heritage and natural environment of the surrounding area.
- Ensuring development protects and enhance the natural environment where possible and consider the community's environmental values.
- Developments must not conflict with local character and positively contribute to the built environment overall.
- Developments must create public benefit and not adversely affect the public domain or neighbouring properties.

Low Rise Housing Diversity Code

The Low Rise Medium Density Housing Code (Housing Diversity Code) allows for certain medium-density typologies to be approved through the complying development process, being dual occupancies, manor houses and terrace housing. The Code generally applies across NSW in all of the R1, R2, R3 and RU5 zones (providing dual occupancies, manor houses and multi-dwelling housing are permitted under a Council's LEP). New dual occupancy or terrace dwellings must ensure that it has a frontage towards a public road. The Housing Diversity Code does not apply to state or local heritage, land for public purposes, unsewered lands, environmentally sensitive land, or areas excluded by councils based upon local circumstances.

Per the Northern Beaches Council website: "The Housing Diversity Code applies where dual occupancies and multi-dwelling housing are permitted with development consent under a Council's Local Environmental Plan (LEP). In the Northern Beaches, "Dual occupancy" is currently permitted with development consent in the R2 low density residential zone under the Pittwater and Manly Local Environment Plans (LEPs). Multi dwelling housing is currently permitted with development consent in the R2 zone under the Manly LEP only. Multi dwelling housing and dual occupancy is also permitted with development consent in the R3 Medium Density residential zone under the Manly, Pittwater and Warringah LEPS. [Attached dual occupancies] are also permitted with development consent in the R5 Large Lot residential zone under the Pittwater LEP."

Northern Beaches Council sought an exemption from the State Government to the application of Low Rise Medium Density Housing Code SEPP across the LGA, which was rejected. Subsequently, the Manly LEP was amended to add a new minimum lot size map for Manor Homes and Multi-Dwelling Housing. These minimum sizes are largely unachievable, effectively prohibiting these typologies from the former LGA.

3.15 State Environmental Planning Policy (Coastal Management) 2008

The Coastal Management SEPP aims to provide a coordinated approach to land use planning in coastal areas within NSW. The SEPP includes a detailed spatial mapping that identifies where the four coastal management areas within the *Coastal Management Act 2016* are to be applied as part of the planning and development approval process within NSW.

Coastal Management Act 2016

The *Coastal Management Act 2016* establishes a strategic framework and objectives for coastal management within NSW, focusing on ecologically sustainable development outcomes. The four coastal management areas (and corresponding maps) include:

- Coastal wetlands and littoral rainforests area – areas with characteristics of coastal wetlands or littoral rainforests.
- Coastal vulnerability area – areas subject to coast hazards.
- Coastal environment area – areas characterised by coastal features (beaches, rock platforms, coastal lakes, lagoons).
- Coastal use area – areas and land adjacent to coastal waters, estuaries and coastal lakes and lagoons.

The *Coastal Management Act 2016* establishes principles to ensure that the management and planning of these lands ensures public safety, mitigates future risks from coastal hazards, and accounts for climate change.

- The Coastal Management Manual (2018) provides the mandatory requirements and guidance for preparing a coastal management program with Council's land use planning processes.
- The Coastal Design Guidelines for NSW (2003) outlines five principles of urban design in areas where a council Coastal Management Plan (CMP) is required.
- These key design principles and guidelines are summarised as:
 - *Defining the footprint and boundary of the settlement.*
 - *Connecting open spaces.*
 - *Protecting the natural edges.*
 - *Reinforcing the street pattern.*
 - *Ensuring that building type, height, bulk, and form relates to a site's natural features and its location within a settlement.*

Coastal Design Guidelines (2003)

The Coastal Design Guidelines for NSW (2003) sets out to ensure an appropriate built form for a coastal context. Noting the guide is currently being updated, a short summary of the current guidelines follows:

- Reinforce the desired future character of the settlement.
- Ensure buildings address the street by providing direct and on-grade entries to the street for residential, commercial and retail purposes.
- Rationalise car-related uses on site, such as driveways widths and lengths.
- Protect views from public places and streets by maintaining consistent setbacks along streets and not placing buildings in view corridors.
- Protect local views and vistas throughout and surrounding the settlement from public places by relating new buildings to the topography, reducing heights to maintain views of the surrounding landscape and maintaining consistent, height, bulk, scale with the street and local context.
- Mitigate overshadowing of public open spaces and the foreshore by applying the standard of no overshadowing before 4pm midwinter and 7pm Summer (DLST).
- Minimise building footprints and heights and manage servicing so as to not adversely impact foreshore ecologies and landforms.
- Ensure that controls are coordinated to produce the desired building form and site configuration for developments. These controls should include: uses, building height, building depth, building separation, street setbacks, side and rear setbacks, and floor space ratio.
- Achieving amenity through the design of individual buildings, in particular:
 - building orientation and depth.
 - the size of the lot.
 - open-space location, size and connection with the inside of the building.
 - carparking, location and access.
 - pedestrian access from the street.
 - street edge configuration and building separation g. mature trees, vegetation and soil areas.
- In coastal edge and foreshore reserve development, ensure a minimum 30% of the site is maintained as deep soil.
- Provide substantial setbacks to mitigate coastal hazards and to protect ecological systems affecting coastal areas such as coastal erosion, wind and wave action, sea-level rise, river flooding.
- Activate the building edge with well-articulated elevations and buildings with entries onto the street.
- Maintain view corridors to landmarks, vistas, views and places of importance from all streets and laneways within centres and surrounding key corridors.
- Support heritage and significant items through heritage protection controls.

3.16 Better Placed, Good Urban Design, Local Character and Place Guide

3.16.1 Government Architect NSW – Better Placed (2017)

The NSW Government Architect released a strategy called 'Better Placed' (2017) to assist councils and other stakeholders in improving cities and towns as they undergo growth and urban change.

The strategy establishes a place-based design policy focused on enhancing the design quality of the built environment, raising expectations and raising standards, and creating better urban environments.

'Better Placed' provides a framework for Local Government to support and develop tools for better design outcomes through locally based policies and initiatives. It establishes a well-designed built environment as being:

- Healthy
- Responsive
- Integrated
- Equitable
- Resilient

'Better Placed' establishes several good design processes and outcomes worth considering in developing the urban design framework for the Northern Beaches LGA. These include:

- Design Review - Expert individual or panel advice on the design of buildings, infrastructure, landscapes and public spaces.
- Competitive Design Processes - Design competitions utilised by the public and private sector to promote good design outcomes and potentially identify design solutions and alternatives.
- Stakeholder and community workshops and participation – Allows for local and stakeholder feedback and helps to identify design issues and provide an opportunity for discussion on urban design and/or development within the community.
- Guidelines, manuals and case studies – Documentation that supports what urban design outcomes is seen as acceptable in the form of design guides, manuals and case studies.
- Design Research – Gathering data, information and knowledge on urban design within a given context or focus.

3.16.2 Government Architect NSW - Good Urban Design Discussion Paper (2019)

The Local Character Guidelines draw on guidance from the Government Architect and its work in promoting good architectural and urban design within NSW. It produced an urban design discussion paper as part of the development of best practice methods and guidance for delivering improved urban design outcomes within NSW.

In this document, a place analysis framework establishes the primary regulatory urban design elements that influence high quality built environment outcomes.

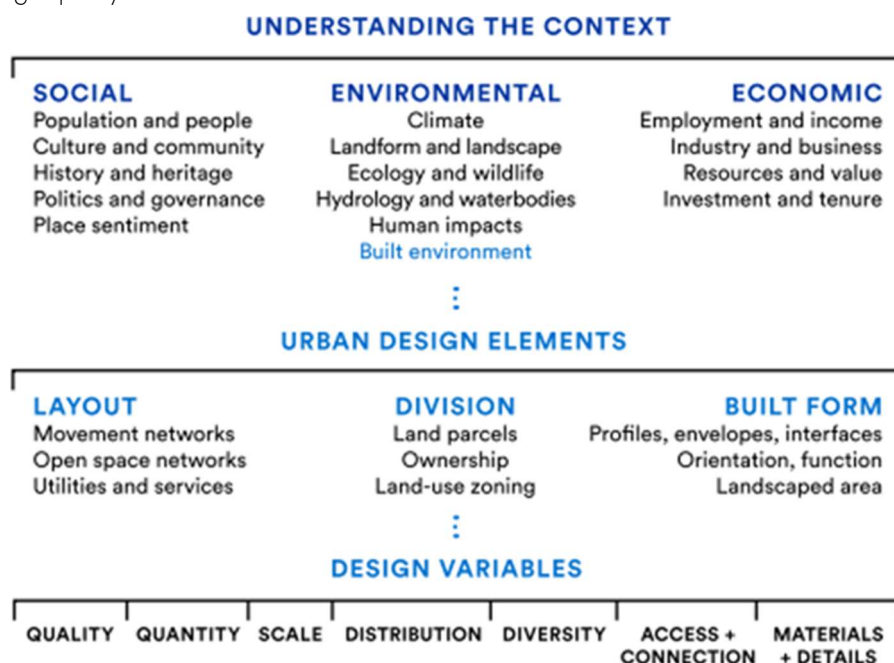


Figure 14: Place Analysis Framework (Good Urban Design Guidance Draft - Government Architect of NSW, 2019)

Drawing from the place analysis framework provided by the Government Architect of NSW and Department of Planning, Industry and Environments, the dominant built form elements that influence the urban design and perception of a place include:

- Land use (zoning).
- Land parcels (lot size).
- Building envelopes (building height and FSR).
- Building typology and Function.
- Streetscape (site, road and public domain interfaces)
- Movement and infrastructure networks (road, public and active transport infrastructure).
- Landscaping (tree canopy and landscaping).
- Public domain.
- Design and Materiality (including profiles, envelopes and interfaces).

3.16.3 Local Character and Place Guideline

The NSW Government’s ‘Local Character and Place Guideline’ released in February 2019 was provided by the NSW Department of Planning, Industry and Environment to support local character within the NSW planning system. The ‘Local Character and Place Guideline’ provides NSW councils with the framework to establish local character within their local planning framework and planning instruments.

The ‘Local Character and Place Guideline’ defines local character and place as:

Local Character

‘Character is what makes a neighbourhood distinctive and is the identity of a place. It encompasses the way it looks and feels. It is created by a combination of land, people, the built environment, history, culture and tradition including Aboriginal and non-Aboriginal, and looks at how they interact to make a distinctive character of an area.

Local character is distinctive, it differentiates one area apart from another. It includes the sense of belonging a person feels to that place, the way people respond to the atmosphere, how it impacts their mood, their emotional response to that place and the stories that come out of peoples’ relationship with that place.

Local character contains many different facets. It is important to understand character in a holistic way, which involves examining the relationship with people and the social, environmental and economic factors of place. Global trends across these factors have shaped places over time and will continue to have a significant influence in the future. Local character should guide how to manage a changing urban environment so that any changes are sympathetic to the valued characteristics.’

Place

‘Place is the layout, division and built form of built environments – its patterns, landscape, density, development, land use and mix, these aspects set the groundwork for places to flourish.

Places are multi-layered and diverse environments within the broader context of society. Individual places can be described or understood by people in different ways and at different scales. This is because they are made up of many interrelated layers and elements which are generally understood through the physical form and activity occurring in the location. Places have a clear and strong identity and character.’

Table 8: Local Character and Place Guideline (Source: NSW Government, 2019)

The Guidelines are structured to give Councils and communities a toolkit to understand and identify what are the 'local character' and 'place' elements which give an area its identity and characteristics.

To integrate local character (and the built form elements that give rise to) within the local planning system, three approaches are identified:

LSPS Driven

- Provides the strategic justification and identification of local character areas within the LSPS.
- Ensures the alignment between strategic plans and local planning instruments.
- Provides a base for detailed developmental controls (and desired future character) within the DCP.
- Balanced approach that supports local character without being overly restrictive.
- Provides flexibility in the design of future developments for how local character is interpreted from the LSPS & DCP.

Local Character Overlay & Local Character Statement Driven

- Provides strategic justification and identification of broad local character influences within the LSPS.
- Ensures alignment between strategic plans and local planning instruments.
- Local character imposed within the LEP through Local Character Overlay maps.
- Local character detailed through standalone local character statements which outline existing and desired future character elements for specific local character areas.
- Provide detailed developmental controls within the DCP expressing local character elements, referencing the Local Character Overlays.

Development Control Plan Driven

- Provides strategic justification, typical characteristics, and identification of local character areas within the LSPS.
- Ensures alignment between strategic plans and local planning instruments.
- DCP includes chapters which provide detailed DCP controls and local character elements for specific areas and/or sites.
- Provides a level of flexibility in the design of future developments for how the local character is interpreted from the LSPS and DCP but ensures that there are developmental controls in place to provide a level of built form consistency within specific local character areas.

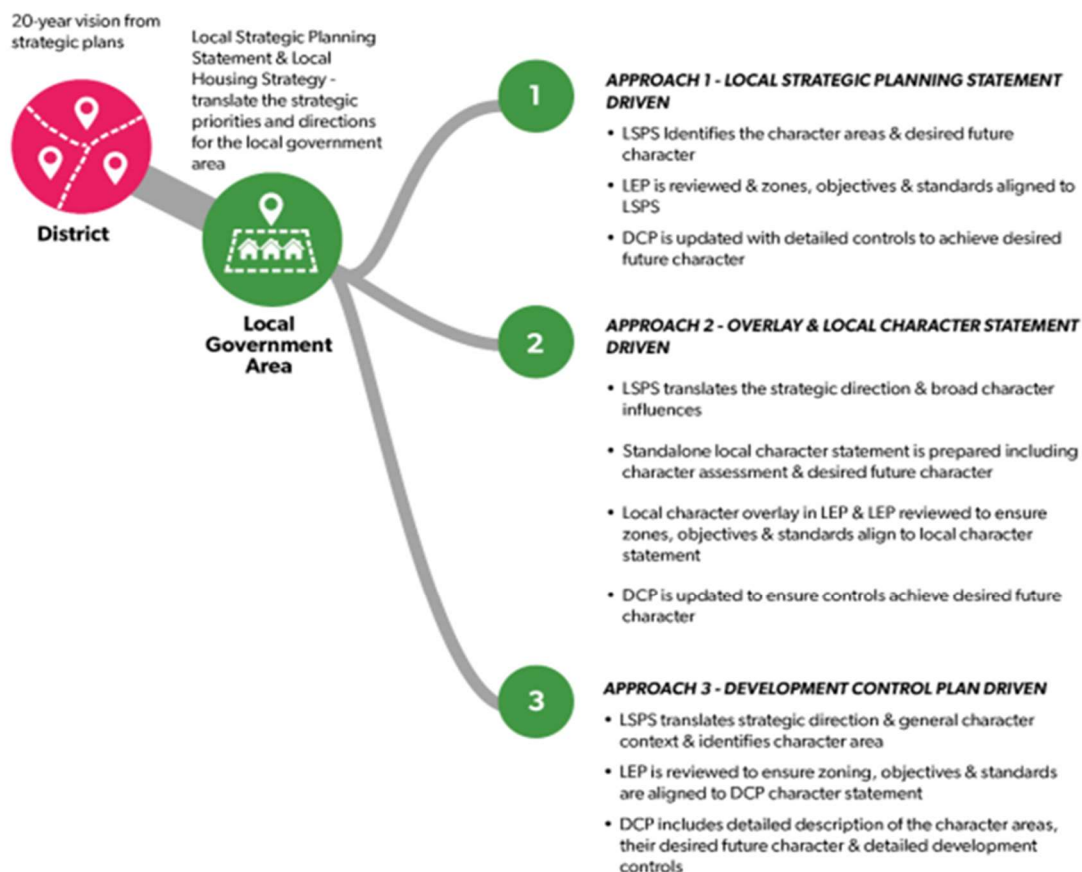


Figure 15: Approaches for integrating local character - Local Character and Place Guide (Source: NSW Government 2019)

3.16.4 Government Architect NSW – Greener Places Framework & Design Guide (2020)

Greener Places (Framework & Design Guide) is the design framework released by the Government Architect of NSW to enable urban green infrastructure to improve liveability and suitability outcomes within NSW. It defines green urban infrastructure as the network of green spaces, natural and semi-natural systems, waterways, bushlands, parks and open spaces that comprise high quality urban environments.

Greener Places Key Principles

It provides four principles (including the selection of implantation actions listed below) to guide the design of the built environment and related green infrastructure:

- 1. Integration** - Combine green infrastructure with urban development and grey infrastructure.
 - o *Develop legal and political mandates for grey and green integration.*
- 2. Connectivity** - create an interconnected network of open space.
 - o *Improve the public domain and green corridors to encourage walking, cycling, and jogging both in urban areas and along river and creek corridors.*
 - o *Protect and improve core bushland areas and green corridors.*
 - o *Improve vegetation and native fauna connectivity along stormwater, gas, and power easements, main roads, and rail corridors.*
- 3. Multifunctionality** - deliver multiple ecosystem services simultaneously.
 - o *Enhance the capacity of urban green space to deliver multiple benefits for people and wildlife.*

- o Ensure that the quantity, quality, distribution, and accessibility of green space enables the delivery of multifunctional open spaces that meet community needs, promote active and passive recreation, flood and stormwater management, and local habitat improvements.

4. **Participation** - involve stakeholders in development and implementation.

- o Develop design-led planning processes that empower communities through collaboration and public participation design.
- o Encourage community participation in planning and design, including on the meaning of their places, and the activities they undertake. Use community knowledge to test outcomes and develop design solutions for place-based responses.

Urban Tree Canopy Design Criteria – Indicative Targets for Greater Sydney

The table listed below taken from the 'Greener Places Design Guide' outlines the various urban tree canopy target for high, medium to high, medium and low density areas within Sydney.

Tree Canopy Targets	Existing Tree Canopy Cover	Urban Tree Canopy Target	Target Date
Greater Sydney Metro	21% (2018)	40%	2056
Greater Sydney CBD (incl. Strategic Centres)	-	>15%	2056
High Density - Mixed Use Neighbourhoods	Between 20% and 23%	> 25%	2056
Medium to High Density (incl. light commercial)	Between 20% and 24%	> 25%	2056
Medium Density Neighbourhoods	Between 24% and 34%	> 25%-35%	2056
Low Density (Suburban Areas)	Between 21% and 56%	> 40%	2056

Table 9: Tree Canopy Targets - Greener Places [Source: NSW Government, 2020]

Key Planning and Urban Design Considerations for improving Urban Habitat and Connectivity

The table below outlines the key planning and urban design considerations for improving urban vegetation and establishing improved sustainability outcomes within the urban environment. The table lists at a high level the critical development controls that are able to influence urban areas to provide improved habitat outcomes.

Councils are suggested to prepare a strategic urban biodiversity framework (SUBF) to be implemented into LEP and DCP amendments.

Design

Development controls	Land-use zoning, minimum lot size, minimum landscape area, minimum building setbacks, tree and native vegetation preservation codes, landscape preservation codes, minimum deep-soil planting areas for canopy trees, hard-surface limits and water-sensitive urban design requirements	Amending planning and DCP controls to influence areas to provide improved habitat outcomes
Urban design	Wide street verges, increased building setbacks and pocket parks can all contribute to creating corridors and stepping stones in the urban landscape that can enable multiple canopy trees and shrub plantings.	Utilising urban design strategies, planning and DCP controls to influence areas to provide habitat corridors
Landscape design	Design features can include: — nocturnal animal-friendly night lighting — replacing concrete paving with permeable	Utilising landscape design to improve urban habitats

pavements to support infiltration of water — artificial wetlands — structures that mimic rock pools — artificial nest boxes — native or non-native vegetation fit for key species — integrating different types of habitats such as a mix of trees, shrubs, and groundcover plants that can provide shelter and food for targeted species or help connect residents to nature by attracting iconic fauna.

Buildings	Ecology-enhancing elements include green roofs, green walls, biodiversity-friendly construction materials that embed habitat opportunities, water-sensitive urban design solutions within stormwater drainage systems such as bioretention systems and rain gardens, or water retention features for stormwater capture and filtration.	Utilising green infrastructure within buildings/built environment
Restrictions or barriers to the movement of species	Solutions include installing wildlife crossings under or over major roads, tunnels, traffic-calming devices, signage, ensuring canopy trees can create canopy bridges over roads, or restoring and rehabilitating piped creek lines.	Identifying restrictions and barriers to the movement of species.

Table 10: Key Planning and Urban Design Considerations - Greener Places (Source: NSW Government, 2020)

3.17 Proposed Housing Diversity State Environmental Planning Policy

The Department of Planning, Industry and Environment is currently exhibiting a proposed new State Environmental Planning Policy (SEPP) that aims to facilitate the delivery of diverse housing that meets the needs of a growing population and supports the development of a build-to-rent sector. The proposed *Housing Diversity State Environmental Planning Policy* (Housing Diversity SEPP) aims to consolidate the three existing housing-related SEPPs (Affordable Rental Housing, Housing for Seniors and People with a Disability, and Affordable Housing Revised Schemes) discussed under Sections 3.12 – 3.14, updating their planning provisions including in response to community and council concerns about boarding house and seniors housing development.

The proposed SEPP aims to facilitate more social housing through the legal definition of three housing types – build-to-rent housing, student housing and co-living.

3.18 Proposed State Environmental Planning Policy - Design and Place

As mentioned earlier, the proposed new Design and Place SEPP, currently being developed by the NSW Government Architects office, will aim to help shape policy that will embed design and place in the formation of our built environments. It is part of the NSW Governments approach to bring together the Apartment Design Guide, Better Placed, Building Sustainability Index (BASIX), SEPP 65 and elements of the Codes SEPP to help create an integrated design approach.

“The new SEPP will provide greater certainty and flexibility for development to achieve good design outcomes. The SEPP aims to reduce prescriptive measures and encourage innovation by establishing central principles for design and place. It will promote the sustainable growth and resilience of regions, cities, suburbs and towns across NSW.” NSW Department Planning, Industry and Environment, 2019.

The DPIE will be working in close consultation with local councils and industry peak bodies to ensure best practice is followed in developing the shared principles and identifying new guidelines. The work will require the review and potential transition of some existing SEPPs, design guides, frameworks and tools, including the Apartment Design Guide and BASIX tool.

The Design and Place SEPP will be on exhibition during 2021.

[End of Part 1]

Literature Review Part 2

Part 2 of the Literature Review covers documents with specific built form controls, including a summary of the four sets of LEPs & DCPs currently in force in the Northern Beaches.

Part 2 then provides comparisons to controls in other LGAs as well as international comparisons.

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Quality Assurance

Northern Beaches Background Literature Review and Built Form Analysis

Planning Review

Part 2

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Literature and Built Form Review – Part 2

1 Executive Summary

Background

Northern Beaches Council is midway through its three-year strategic land use planning program. This program aims to establish a single planning framework to apply across the entire Northern Beaches Council area, founded through the Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) process.

The recommendations made as part of urban design study is to assist Council in its strategic land use program and aim to inform the upcoming amendments and implementation to the Local Environmental Plan (LEP) and Development Control Plan (DCP).

To meet the key objectives outlined by Northern Beaches Council as part of Phase 1A of the Urban Design Study (the Study), the following tasks were undertaken:

- A detailed review of all statutory and strategic planning frameworks applicable to the Northern Beaches Local Government Area (LGA)
- A review of the existing built form controls across the LGA
- A review of some best practice guidelines and examples to inform urban form.

This report aims to help inform the built form controls methodology and help develop built form controls later as part of The Study.

This document follows on from the Background Literature Review Report also prepared as part of Phase 1A of the Urban Design Study.

Purpose

This document continues from Part 1 and reviews the specific urban design and planning controls for development and public realm outcomes under each of the LEPs and DCPs as presently active across the Northern Beaches LGA. It seeks to provide a high-level overview of the current planning and design controls that exist and shape the buildings and site planning of development within the Northern Beaches. This review is to assist meeting the requirements as listed in the project brief and as per the LEP Review and project scope.

Limitations

This background document has been produced to inform future phases of the AJ+C | Tract Northern Beaches Urban Design Study. It is not intended as a full or comprehensive report on all LEP and DCP controls within the existing Northern Beaches planning system.

This report has considered the following documents and details -

- Northern Beaches Council Statutory Framework Analysis:
 - *Manly Local Environmental Plan 2013* (MLEP) and *Manly Development Control Plan 2013* (MDCP)
 - *Pittwater Local Environmental Plan 2014* (PLEP) and *Pittwater Development Control Plan 21* (PDCP)
 - *Warringah Local Environmental Plan 2011* (WLEP) and *Warringah Development Control Plan 2011* (WDCP)
 - *Warringah Local Environmental Plan 2000* and *Warringah Development Control Plan 2000*;
- NSW State Environmental Protection Policy and related Design Guides applicable to NBC:
 - The 'Apartment Design Guide' and SEPP 65
 - 'Low Rise Housing Diversity Code' (the Code) and SEPP (Exempt and Complying Development Codes) 2008 (Codes SEPP);
- Development Control Standards from other Sydney Metropolitan councils, for comparison with NBC:
 - City of Parramatta 'Harmonising Our Land Use Planning Framework Discussion Paper' (2019)
 - City of Sydney Local Environmental Plan 2012 and City of Sydney Development Control Plan 2012
 - Waverley Local Environmental Plan 2012 and Waverley Development Control Plan 2012
 - Woollahra Local Environmental Plan 2012 and Woollahra Development Control Plan 2015
 - Hornsby Local Environmental Plan 2013 and Hornsby Development Control Plan 2013
 - Hornsby Local Environmental Plan 2013 and Hornsby Development Control Plan 2013
 - Ku-ring-gai Local Environmental Plan 2015 and Ku-ring-gai Development Control Plan 2016
 - Sutherland Shire Local Environmental Plan 2015 and Sutherland Shire Development Control Plan 2015
 - Georges River Draft Local Environmental Plan 2020 and Georges River Draft Development Control Plan 2020;
- Development Control Standards from international jurisdictions, for comparison with NBC:
 - Auckland, New Zealand
 - Somerville MA, United States

2 Northern Beaches Council Statutory Framework Summary

2.1 Objective

The following built form and development typology controls from the Northern Beaches Statutory Framework have been selected for review:

Built Form

- Dwelling density
- Floor space ratio (FSR) – multi-dwelling/Residential Flat Building (RFB)/commercial/industrial
- Dwelling size (minimums)
- Lot sizes
- Building and storey heights
- Building envelopes
- Building separation
- Setbacks Front & Secondary Front
- Setbacks Side & Rear
- Setbacks foreshore, recreational/environmental/main roads/special
- Site coverage
- Landscaped area
- Wall heights
- Roof heights, eaves & pitch
- Attics
- Colours and materials

- Fences
- Public domain
- Active street frontages

Dwelling Typologies

- Dwelling houses
- Secondary dwellings
- Dual occupancy
- Multi dwelling
- Boarding houses
- Seniors housing
- Residential Flat Building

Zones

- Business and Commercial
- Industrial – General
- Non-urban Land
- Specific Localities

The relevant tables under Section 2.2 provide a summary on the review of the LGAs existing statutory framework. It identifies the key built form controls to be reviewed as part of the Northern Beaches Urban Design Study.

2.2 Northern Beaches Statutory Framework Summary

The summary below was prepared following a review of the LGAs existing statutory planning framework for:

- *Manly Local Environmental Plan 2013* (MLEP) and *Manly Development Control Plan 2013* (MDCP)
- *Pittwater Local Environmental Plan 2014* (PLEP) and *Pittwater Development Control Plan 21* (PDCP)
- *Warringah Local Environmental Plan 2011* (WLEP11) and *Warringah Development Control Plan 2011* (WDCP11)
- *Warringah Local Environmental Plan 2000* (WLEP) and *Warringah Development Control Plan 2000* (WDCP).

A summary of existing planning controls, built on work prepared by Northern Beaches Council staff, is provided below. Land use zones are combined into the following categories:

- Residential Urban
- Residential Non-Urban
- Environmental Zones
- Business Zones
- Industrial Zones
- Waterway Zones
- Recreational Zones
- Deferred Lands
- Other General Controls

2.2.1 Residential Urban

RESIDENTIAL URBAN	R1 General Residential			Comment
FORMER LGA	<i>Pittwater</i>	<i>Warringah</i>	<i>Manly</i>	
MIN LOT SIZE (LEP)	Not Applicable (N/A) – No R1 zoned land	Not Applicable (N/A) – No R1 zoned land	250-300sqm	
FSR/DENSITY (LEP/DCP)	N/A	N/A	Generally, 0.5:1 - 0.6:1 some areas 0.75:1 DCP includes density controls for units in R1 ranging from '1 unit per 150sqm' to '1 unit per 300sqm' site area.	MDCP allows FSR to be varied for lots less than the min lot size, where the FSR is generally based on the equivalent minimum lot size.
MAX HEIGHT (LEP)	N/A	N/A	8.5m except some pockets where 11m is allowed.	
STOREY HEIGHT (DCP)	N/A	N/A	2 storeys where 8.5m height limit. 3 storeys for 11m height limit.	
WALL HEIGHT (DCP)	N/A	N/A	6.5m (where 8.5m height limit applies) but can increase up to 8m where the gradient is 1:4. 9m where 11m height limit applies (can be increased to 10.5m for gradient 1:4).	
BUILDING ENVELOPE	N/A	N/A	N/A	
SITE COVER (MAX)	N/A	N/A	No control	
LANDSCAPED AREA (% SITE AREA)	N/A	N/A	Total Open Space Area' required to be 55% of site area and 30% of this space has to be 'landscape area'.	

RESIDENTIAL URBAN	R1 General Residential			Comment
FORMER LGA	Pittwater	Warringah	Manly	
			<p>Min dimension - 3m minimum area - 12sqm</p> <p>Above ground total open space (i.e. balconies/ verandas more than 1m above ground) must not exceed: 25% total open space calculation for dwelling houses or 40% for all other development types except - Some pockets of R1 have a 'total open space' requirement of 50% site area and 30% of this space if to be 'landscaped area.'</p>	
MINIMUM TREE PLANTING	N/A	N/A	<p>If Minimum Lot under LEP is 250sqm, i.e. 'Area C': <u>Site Area</u> up to 500sqm - 1 tree 500-800sqm - 2 trees over 800sqm - 3 trees All other lots outside 'Area C.' <u>Site Area</u> up to 500sqm - 2 tree 500-800sqm - 3 trees over 800sqm - 4 trees.</p>	
DEEP SOIL	N/A	N/A	N/A	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	N/A	N/A	<p>Dwelling house - 18sqm</p> <p>Other dwellings - 12sqm.</p>	
COMMUNAL OPEN SPACE	N/A	N/A	For development with more than 1 dwelling refer <i>Residential Flat Design Code</i> (N.B: now replaced by <i>Apartment Design Guideline</i>).	Note the ADG does not apply for very small developments.
FRONT SETBACK	N/A	N/A	Prevailing building line or 6m.	
SIDE SETBACK	N/A	N/A	1/3 wall height; 3m for any window facing side boundary.	MDCP allows variations to the side setback of 0.9m to be considered.
REAR SETBACK	N/A	N/A	8m	
OTHER SETBACKS	N/A	N/A	<p>Refer Foreshore Building Line - LEP</p> <p>Land adjoining RE1, RE2, E1</p>	

RESIDENTIAL URBAN	R1 General Residential			Comment
FORMER LGA	Pittwater	Warringah	Manly	
			and E2 zones to be setback 6m (or 8m where it is the rear boundary). Foreshore Building Line Map applies.	
SECONDARY DWELLINGS	N/A	N/A	Cl 5.4 and 6.22 of Manly LEP 60sqm or 30% principal dwelling or 75sqm if contained within the existing principal dwelling.	
DUAL OCCUPANCY	N/A	N/A	Dependent upon dwelling density map, range from 1 dwelling per 250sqm to 1 dwelling per 1,150sqm.	

RESIDENTIAL URBAN	Low Density Residential R2/E4 Environmental Living Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	550sqm (north of Mona Vale) 700sqm (south of Mona Vale, except some pockets between 1,200sqm to 1 ha (Palm Beach, Avalon, Bilgola)	600 sqm - except as below: 300sqm Evergreen Drive, Cromer 450sqm - Collaroy Plateau, North Curl Curl, Curl Curl, Freshwater (part), North Manly (part), Queenscliff 740sqm - Perentie Road (and surrounds), Belrose 800sqm Collaroy Escarpment	R2 - 500-1150sqm E4 - 250-300sqm	
FSR/DENSITY (LEP/DCP)	No control	No control	R2 - 0.4:1 - 0.45:1 E4 - 0.6:1 DCP includes density controls 1 dwelling per x sqm, but this aligns to LEP min lot size map.	This study is to review the continued application of FSR to R2/E4 zone in Manly. MDCP allows FSR to be varied for lots less than the min lot size, where the FSR is generally based on the equivalent minimum lot size.
MAX HEIGHT (LEP)	8.5m except some E4 sites in Bilgola Beach and Narrabeen Park Parade, Warriewood	8.5m except 5m at a particular site in Killarney Heights	8.5m except some areas in Seaforth & Clontarf subject to cl 4.3A MLEP which limits height.	Cl 4.3 PLEP provides variation to height limit for sloping sites >30% and flood prone sites
STOREY HEIGHT (DCP)	2 storeys	No control	2 storeys	

RESIDENTIAL URBAN	Low Density Residential R2/E4 Environmental Living Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
WALL HEIGHT (DCP)	No control	7.2m except on sites with >20% slope	6.5m but can increase up to 8m where gradient is 1:4.	
BUILDING ENVELOPE (DCP)	3.5m and 45 degrees and side boundaries. (can be increased where slope exceeds 30%).	4m or 5m and 45 degrees at side boundaries. 4m applies to all R2 areas except part of Dee Why and land where 450sqm min lot size being Collaroy Plateau, North Curl Curl, Curl Curl, Freshwater (part), North Manly (part), Queenscliff	No control	
SITE COVER (MAX)	No control	No control	No control	
LANDSCAPED AREA (% SITE AREA)	Min 50% in 'Area 3 on Landscape Map' Min 60% in Areas 1 - 2 on 'Landscape Map' termed 'Environmentally Sensitive Land' 6% variations permitted.	Min 40% site area except land at Allambie Road, Allambie Heights - 50% bushland setting.	Total Open Space Area' required to be 55% of site area and 30% of this space has to be 'landscape area' - minimum dimension 3m - minimum area 12sqm. Above ground total open space (i.e. balconies/ verandas more than 1m above ground) must not exceed: 25% total open space calculation for dwelling houses or 40% for all other development types, except some pockets of R2 have a 'total open space' requirement of 60% site area and 40% of this space if to be 'landscaped area'.	
MINIMUM TREE PLANTING	At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site.	No control	All other lots outside 'Area C' <u>Site Area</u> up to 500sqm - 2 tree 500-800sqm - 3 trees over 800sqm - 4 trees	
DEEP SOIL (DCP)	Locality specific DCP controls apply across the LGA.	Read with WDCP control B9 Rear Boundary Setbacks (As per WDCP Map Rear Boundary Setbacks) – Objective is to ensure opportunities for deep soil landscape areas.	MDCP suggests minimum soil volumes for tree planting across the LGA as follows: Large size trees (13-18m high with 16m spread) required 80 cubic metres of soil. Medium size trees (9-12m high with 8m spread) requires 35 cubic metres of soil.	

RESIDENTIAL URBAN	Low Density Residential R2/E4 Environmental Living Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	Min 80sqm, min 3m dimension with one area min 16sqm and min 4m dimension and grade <5%	1-2 bedroom dwelling: min 35sqm, min 3m width 3 + bedroom dwelling: min 35sqm, min 3m width.	Dwelling house - 18sqm Other dwellings - 12sqm	
COMMUNAL OPEN SPACE	No control	No control	For development with more than 1 dwelling, refer to the Residential Flat Design Code (Replaced by Apartment Design Guideline [ADG]).	Note the ADG does not apply to very small developments.
FRONT SETBACK	6.5m or established building line whichever is greater (EBLWIG) except: Nos. 61-93 Avalon Parade, Avalon - 18m; Nos. 91-121 & Nos. 50 -112 Avalon Parade, Avalon - 10m; Iluka Road, Palm Beach (west side) - Nil for garages only, 3 for all other structures including fences; Barrenjoey Road Avalon/Bilgola/Mona Vale/Newport/Palm Beach - 10m or EBLWIG; Beach Road, Palm Beach - 10m or EBLWIG; McCarrs Creek Road, Bayview/Bayview Heights/Church Point - 10m or EBLWIG; Mona Vale Road, Mona Vale/Warriewood - 10m or EBLWIG; Ocean Road, Palm Beach: - north of Ocean Place and south of Palm Beach Road - 10m or EBLWIG - south of Ocean Place and north of Horden Park - 20m or EBLWIG; Pittwater Road,	Belrose - 6.5m primary frontage, 10m secondary frontage Frenchs Forest - 10m	Prevailing building line or 6m.	

RESIDENTIAL URBAN	Low Density Residential R2/E4 Environmental Living Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
	Bayview/Church Point/Mona Vale/North Narrabeen - 10m or EBLWIG; Wakehurst Parkway, Elanora Heights/North Narrabeen - 10m or EBLWIG.			
SIDE SETBACK	1m one side, 2.5m the other side	0.9m	1/3 wall height 3m for any window facing side boundary.	MDCP Variations to the side setback of 0.9m may be considered.
REAR SETBACK	6.5m except: 'Visual Protection Area' (refer to Bilgola Locality Map 3) - rear building line is 26.5m from the front boundary or EBLWIG land zoned R2 Low Density Residential in Arnott Crescent and Sydney Road, Warriewood adjoining the reserve - 9m.	6m	8m Boronia Lane/Rignold Street, Seaforth - 8m from land identified as having biodiversity value in LEP.	
OTHER SETBACKS	Foreshore building line (refer LEP)	15m foreshore setback - Narrabeen (west of Lisle & north of Malcolm Streets) Coastal Cliff setback - Paxton Street, Queenscliff Certain specific R2 sites at Belrose - 10m setback to Forestway.	Refer Foreshore Building Line – LEP. Land adjoining RE1, RE2, E1 and E2 zones to be setback 6m (or 8m where it is the rear boundary).	WDGP2011 provides 20m National Park and 10m-30m Main Road setbacks.
SECONDARY DWELLINGS	60sqm or 25% floor area principal dwelling Note in E4 Zone - limited to 5.5m in height if detached from principal dwelling.	60sqm or 11% floor area principal dwelling or 75sqm if located entirely within an existing principal dwelling.	60sqm or 30% floor area principal dwelling or 75sqm if located entirely within an existing principal dwelling.	Affordable Rental Housing SEPP relevant.
DUAL OCCUPANCY	Pittwater LEP Cl 4.3 limits height to 5.5m in E4 Zone, if detached from principal dwelling.	Not allowed	Permitted with consent. (Both attached and detached).	Low Rise Housing Diversity Code, and the associated LEP amendments in July 2020, relevant.

RESIDENTIAL URBAN	Medium Density Residential R3 zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	No control except Warriewood Valley - Refer Cl 6.1 PLEP.	No control	Manly 250 sqm	
FSR/DENSITY (LEP/DCP)	1 dwelling per 200sqm	No control	0.75:1 generally 1.5:1 along North/South Steyne <i>Note: DCP allows FSR to be varied for lots less than the min lot size, where the FSR is generally based on the equivalent minimum lot size.</i> DCP includes density controls for units in R3 ranging from 1 unit per 50sqm to 1 unit per 150 sqm site area.	
MAX HEIGHT (LEP / DCP)	8.5m except parts of Warriewood Valley 10.5m (see also Cl 4.3 PLEP).	11m 3 storeys except Narrabeen (east of Pittwater Road); Delmar Parade Dee why, parts of Brookvale and Cromer (zoned R3).	11m except North/South Steyne 13m. 3 storeys.	Cl 4.3 PLEP provides variation to height limit for sloping sites >30% and flood prone sites.
WALL HEIGHT (DCP)	No control	No control	9m where 11m height limit exists (can be increased to 10.5m for gradient 1:4); 12m where 13m height limit exists.	
BUILDING ENVELOPE	4.2m and 45 degrees and side boundaries (can be increased where slope exceeds 30%).	4m or 5m and 45 degrees at side boundaries; 4m applies to all R3 areas except Dee Why, Freshwater and Queenscliff.	No control	
SITE COVER (MAX)	No control	No control	No control	
LANDSCAPED AREA (% SITE AREA)	Same as R2/E4 except for Warriewood Valley: 25% site area/min 3m width for MUH/RFB/Non-res - 25-45% min 3-4m width- all other dwellings dependent on lot width.	Min 50% except R3 zone in Belrose adjacent Forest Way/Perentie Road - 50% bushland setting.	R3 adjacent to North/South Steyne- 'Total Open Space Area' required to be 45% of site area and 25% of this space has to be 'landscape area.' Other R3 Properties – 'Total Open Space Area' required to be 50% of the site area and 30% of this space has to be 'landscape area.'	Various area-specific controls apply across the LGA., with the current controls in the MDCP being the most complex.

RESIDENTIAL URBAN	Medium Density Residential R3 zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
			<p>Min dimension 3m minimum area 12sqm</p> <p>Above ground total open space (i.e. balconies/ verandas more than 1m above ground) must not exceed: 25% total open space calculation for dwelling houses or 40% for all other development types.</p>	
MINIMUM TREE PLANTING	At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on-site.	No control	<p>If Minimum Lot under LEP is 250sqm, i.e. 'Area C': <u>Site Area</u> up to 500sqm - 1 tree 500-800sqm - 2 trees over 800sqm - 3 trees.</p> <p>All other lots outside 'Area C.' <u>Site Area</u> up to 500sqm - 2 tree 500-800sqm - 3 trees over 800sqm - 4 trees.</p>	
DEEP SOIL (DCP)	Locality specific DCP controls apply across the LGA.	Read with WDCP control B9 Rear Boundary Setbacks (As per WDCP Map Rear Boundary Setbacks) – Objective is to ensure opportunities for deep soil landscape areas.	MDCP suggests minimum soil volumes for tree planting generally as follows: Large size trees (13-18m high with 16m spread) required 80 cubic metres of soil. Medium size trees (9-12m high with 8m spread) requires 35 cubic metres of soil – as per NSW Apartment Design Code 2015).	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	15% of the floor area of the dwelling (excl. area of garages/laundries), with min 2.5m dimension and a grade <10% to a minimum area of 10msqm. Ground floor units - minimum 30sqm & minimum 4m dimension (excl Warriewood Valley).	Min 10sqm, min 2.5m width	<p>Dwelling house - 18sqm</p> <p>Other dwellings - 12sqm</p>	
COMMUNAL OPEN SPACE	Warriewood Valley - 25% of the site area is to be provided as communal open space within residential flat buildings, shop top housing, mixed use and multi dwelling housing developments.	No control	For development with more than 1 dwelling refer Residential Flat Design Code (N.B: now replaced by Apartment Design Guideline).	

RESIDENTIAL URBAN	Medium Density Residential R3 zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
FRONT SETBACK	Same as R2/E4 except Warriewood Valley	6.5m	Prevailing building line or 6m.	
SIDE SETBACK	For RFB/MUH - Where wall height is <3m, 3m a side setback required. Where wall height is 3m or more, setback = $3m + \frac{H-2}{4}$ Same as R2/E4 except Warriewood Valley	4.5m	1/3 wall height 3m for any window facing side boundary.	
REAR SETBACK	For RFB/MUH: Where wall height is <3m, 3m side setback is required. Where wall height is 3m or more, setback = $3m + \frac{H-2}{4}$ Same as R2/E4, except Warriewood Valley area.	6m except for some sites in Dee Why (Nil setbacks) and some sites in Belrose - 4.5m.	8m Boronia Lane/Rignold Street, Seaforth - 8m from land identified as having biodiversity value in LEP.	
OTHER SETBACKS	Foreshore building line (refer LEP).	Certain specific R3 sites at Belrose - 10m and 15m setbacks to Forestway.	Refer Foreshore Building Line – LEP. Land adjoining RE1, RE2, E1 and E2 zones to be setback 6m (or 8m where it is the rear boundary).	
SECONDARY DWELLINGS	60sqm or 25% floor area principal dwelling	60sqm or 11% floor area principal dwelling or 75sqm if located entirely within an existing principal dwelling.	60sqm or 30% floor area principal dwelling or 75sqm if located entirely within an existing principal dwelling.	Affordable Rental Housing SEPP relevant.
DUAL OCCUPANCY		Permitted with consent. (Both attached and detached)	Permitted with consent. (Both attached and detached)	

RESIDENTIAL NON-URBAN	Large Lots R5 zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	0.4 ha Bayview, 2.0 ha Elanora Heights	Not Applicable (N/A) – No R5 zoned land	Not Applicable (N/A) – No R5 zoned land	

RESIDENTIAL NON-URBAN	Large Lots R5 zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
(DCP)	Min lot width of 40 m No more than 10 lots to share private owned common access corridor			
FSR/DENSITY (LEP/DCP)	No control	N/A	N/A	
MAX HEIGHT (LEP)	8.5m	N/A	N/A	Cl 4.3 PLEP provides variation to height limit for sloping sites >30% and flood prone sites
STOREY HEIGHT (DCP)	2 storeys	N/A	N/A	
WALL HEIGHT (DCP)	No control	N/A	N/A	
BUILDING ENVELOPE	Elanora Heights (excluding Elanora Heights Village Centre) = projected at 45 degrees from a height of 3.5m above ground level (existing) at the side boundaries to the max HOB (can be increased where slope exceeds 30%); or Projected at 45 degrees from a height of 4.2m above ground level (existing) at the side boundaries to the max HOB (can be increased where slope exceeds 30%). Bayview Heights = projected at 45 degrees from a height of 3.5m above ground level (existing) at the side boundaries to the max HOB (can be increased where slope exceeds 30%).	N/A	N/A	
SITE COVER (MAX)	No control	N/A	N/A	
LANDSCAPED AREA (% SITE AREA)	Residential development - Min 80% Horticultural/glasshouse earth floor (no hard standing or sealing) - Min 50%; Non-residential - except agriculture, agricultural sheds and sheds used for a rural industry - Min 94%; Sheds used for the purpose of agriculture or for rural industry, with a maximum of 200 square metres, are permitted in addition to non-	N/A	N/A	Pittwater controls identified by planning assessment staff as being highly effective/impactful.

RESIDENTIAL NON-URBAN	Large Lots R5 zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
	landscaped areas permitted in the above table.			
MINIMUM TREE PLANTING	For Residential: At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site.	N/A	N/A	
DEEP SOIL	Locality specific DCP controls apply across the LGA.	N/A	N/A	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	Min 80sqm, min 3m dimension with one area min 16sqm and min 4m dimension and grade <5%	N/A	N/A	
COMMUNAL OPEN SPACE	No control	N/A	N/A	
FRONT SETBACK	20m, except: 30m to McCarrs Creek Road, Bayview Heights.	N/A	N/A	
SIDE SETBACK	Bayview Heights - 6.5m Elanora Heights - 6.5m if adjoining a road, 7.5m if not adjoining road or reserve, and 20m if adjoining land zoned RE1 or E2.	N/A	N/A	
REAR SETBACK	Bayview Heights 20m; Elanora Heights - 6.5m if adjoining a road, 7.5m if not adjoining road or reserve, and 20m if adjoining land zoned RE1 or E2.	N/A	N/A	
SECONDARY DWELLINGS	Permitted with Consent	N/A	N/A.	
DUAL OCCUPANCY	Permitted with consent (attached)	N/A	N/A	

Table 1. Residential Urban Zones Development Control Summary

2.2.2 Residential Non-Urban Zones

RESIDENTIAL NON-URBAN	Rural Zones (RU2/ RU4)			Comment
FORMER LGA	Pittwater (RU2 Rural Landscape Only)	Warringah (RU4 Primary Production Small Lots Only)	Manly	
MIN LOT SIZE (LEP)	2ha except for some pockets 0.6ha,	2 ha except for some pockets 20ha	Not Applicable (N/A) – No RU2/RU4 zoned land.	

RESIDENTIAL NON-URBAN	Rural Zones (RU2/ RU4)			Comment
FORMER LGA	Pittwater (RU2 Rural Landscape Only)	Warringah (RU4 Primary Production Small Lots Only)	Manly	
DCP	0.8ha and 1 ha at Bayview and Warriewood. Min lot width of 80 m (except Warriewood which is 60m) 3:1 min depth to width ratio. No more than 10 lots to share private owned common access corridor.	in Duffys Forest and Terrey Hills near National Park.		
FSR/DENSITY (LEP/DCP)	No control	No control	N/A	
MAX HEIGHT (LEP)	8.5m	8.5m	N/A	Consider modifiers for sloping sites.
STOREY HEIGHT (DCP)	1-2 storeys	No control	N/A	Cl 4.3 PLEP provides variation to height limit for sloping sites >30% and flood prone sites.
WALL HEIGHT (DCP)	No control	7.2m except on sites with >20% slope.	N/A	
BUILDING ENVELOPE	Projected at 45 degrees from a height of 3.5m above ground level (existing) at the side boundaries to the max HOB (can be varied where slope exceeds 30%).	No control except The Greenway at Duffys Forest - 4m and 45 degrees at the side boundary.	N/A	
SITE COVER (MAX)	No control	No control except land bound by Mona Vale, Myoora, Larool and Cooyong Roads, Terrey Hills - 20% site area >3,500sqm or 30% site area <3,500sqm.	N/A	
LANDSCAPED AREA (% SITE AREA)	Residential development - Min 80% Horticultural/glass house earth floor (no hard standing or sealing) - Min 50% Non-residential - except agriculture, agricultural sheds and sheds used for a rural industry - Min 94% Sheds used for the purpose of agriculture or for the purpose of a rural industry, with a maximum of 200 square metres, are permitted in addition to non-	The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. Land shown in DCP Map Landscape Open Space and Bushland Setting as "Bushland Setting" - minimum of 50% must remain undisturbed by development. Other land: - Min 30% - except land bound by Mona Vale, Myoora, Larool and Cooyong Roads, Terrey	N/A	

RESIDENTIAL NON-URBAN	Rural Zones (RU2/ RU4)			Comment
FORMER LGA	Pittwater (RU2 Rural Landscape Only)	Warringah (RU4 Primary Production Small Lots Only)	Manly	
	<p>landscaped areas permitted in the above table. except: Ingleside/Warriewood: Residential - 96% minus 400sqm Horticultural - 50% Non res - 94% Sheds up to 200 sqm are permitted in addition to non-landscaped areas.</p> <p>Within 'Blue Hatched area' at Ingleside. Residential sites < 2ha - 96% minus 300sqm. Residential sites > 2ha - 96% minus 400sqm. Horticultural - 50%. Non res - 94%. Sheds up to 100 sqm are permitted in addition to non-landscaped areas.</p>	<p>Hills (refer to DCP Map) - Min 70% except for sites <3,500sqm where Min is 50%.</p>		
MINIMUM TREE PLANTING	For Residential: At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site.	Read with WDCP Part D1 Landscape Open Space and Bushland Setting.	N/A	
DEEP SOIL (DCP)	Locality specific DCP controls apply across the LGA.	<p>Read with WDCP control B9 Rear Boundary Setbacks (As per WDCP Map Rear Boundary Setbacks) – Objective is to ensure opportunities for deep soil landscape areas.</p> <p>Min 1m for land that can be included as landscaped open space.</p>	N/A	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	Min 80sqm, min 3m dimension with one area min 16sqm and min 4m dimension and grade <5%	<p>1-2 bedroom dwelling: min 35sqm, min 3m width;</p> <p>3 + bedroom dwelling: min 35sqm, min 3m width.</p>	N/A	
FRONT SETBACK	<p>20m, except 30m to Mona Vale Road, Ingleside/Warriewood</p> <p>15m to 'blue hatched area' in Ingleside (other than land</p>	20m, except 'The Greenway' Duffys Forest - 10m	N/A	

RESIDENTIAL NON-URBAN	Rural Zones (RU2/ RU4)			Comment
FORMER LGA	Pittwater (RU2 Rural Landscape Only)	Warringah (RU4 Primary Production Small Lots Only)	Manly	
	adjoining Mona Vale Road and Lane Cove Road).			
SIDE SETBACK	<p>Bayview Heights - 6.5m</p> <p>Elanora Heights - 6.5m if adjoining a road, 7.5m if not adjoining road or reserve, 20m if adjoining land zoned RE1 or E2.</p> <p>Ingleside - 'Blue Hatched Area': - if an adjoining road or reserve 1.5m, if not adjoining road or reserve 1m one side, 2.5m other side.</p> <p>Outside 'Blue Hatched Area' - if an adjoining road or reserve 20m, if not adjoining road or reserve 7.5m.</p> <p>Warriewood - 7.5m if not adjoining road or reserve, 20m if adjoining land zoned RE1 or E2.</p>	<p>10m except - The Greenway' Duffys Forest - 0.9m</p> <p>Land bound by Mona Vale, Myoora, Larool and Cooyong Roads, Terrey Hills - 7.5m</p>	N/A	
REAR SETBACK	<p>Bayview Heights 20m</p> <p>Elanora Heights - 6.5m if adjoining a road, 7.5m if not adjoining road or reserve, 20m if adjoining land zoned RE1 or E2.</p> <p>Ingleside - 'Blue Hatched Area': - if an adjoining road or reserve 1.5m, if not adjoining road or reserve 6.5m.</p> <p>Outside 'Blue Hatched Area' - if an adjoining road or reserve 20m, if not adjoining road or reserve 7.5m .</p> <p>Warriewood - 7.5m if not adjoining road or reserve, 20m if adjoining land zoned RE1 or E2.</p>	<p>10m except - The Greenway' Duffys Forest - 6m</p> <p>land bound by Mona Vale, Myoora, Larool and Cooyong Roads, Terrey Hills - 7.5m</p>	N/A	

RESIDENTIAL NON-URBAN	Rural Zones (RU2/ RU4)			Comment
FORMER LGA	Pittwater (RU2 Rural Landscape Only)	Warringah (RU4 Primary Production Small Lots Only)	Manly	
OTHER SETBACKS	N/A	20m setback to National Parks (sites in Terrey Hills/Duffys Forest); Land adjacent Mona Vale Road between Myoora and Cooyong Roads - 30m to Mona Vale Road.	N/A	
SECONDARY DWELLINGS	60sqm or 25% floor area principal dwelling. Limited to 5.5m in height if detached from principal dwelling.	Not allowed	N/A	
Dual Occupancy	Permitted with consent (attached)	Not allowed	N/A	

Table 2. Residential Non-Urban Zones Control Summary

2.2.3 Environmental Zones

ENVIRONMENTAL ZONE	E1 National Park Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	No control	20 ha Kamber Road, Terrey Hills	No control	
FSR/DENSITY (LEP/DCP)	No control	No control	No control	
MAX HEIGHT (LEP)	No control	No control	No control	
STOREY HEIGHT (DCP)	No control	No control	No control	
WALL HEIGHT (DCP)	No control	No control	No control	
BUILDING ENVELOPE	No control	No control	No control	
SITE COVER (MAX)	No control	No control	No control	
LANDSCAPED AREA (% SITE AREA)	No control	No control	No control	
FRONT SETBACK	No control	No control	No control	
SIDE SETBACK	No control	No control	No control	
REAR SETBACK	No control	No control	No control	

ENVIRONMENTAL ZONE	E2 Environmental Protection Zone			Comment
FORMER LGA	<i>Pittwater</i>	<i>Warringah</i>	<i>Manly</i>	
MIN LOT SIZE (LEP)	No control	20 ha Former Brookvale Brickworks - undeveloped section known as: - Beacon Hill Road, Brookvale - Aperta Place, Beacon Hill - John Oxley Drive, Frenchs Forest - Haigh Avenue, Belrose - Bundaleer Street, Belrose.	No control	
FSR/DENSITY (LEP/DCP)	No control	No control	No control	
MAX HEIGHT (LEP)	8.5m	No control	No control except for some areas in Seaforth subject to cl 4.3A in the MLEP which limits the height.	Cl 4.3 PLEP provides variation to height limit for sloping sites >30% and flood-prone sites.
STOREY HEIGHT (DCP)	No control	No control	No control	
WALL HEIGHT (DCP)	No control	No control	No control	
BUILDING ENVELOPE	No control	No control	No control	
SITE COVER (MAX)	No control	No control	No control	
LANDSCAPED AREA (% SITE AREA)	No control	No control	No control	
MINIMUM TREE PLANTING	No control	No control	All other lots outside 'Area C.' Site Area up to 500sqm - 2 tree 500-800sqm - 3 trees over 800sqm - 4 trees	
FRONT SETBACK	No control	No control	No control	
SIDE SETBACK	No control	No control	No control	
REAR SETBACK	No control	No control	No control	

RESIDENTIAL URBAN	E3 Environmental Management Zone - Urban context			Comment
FORMER LGA	<i>Pittwater</i>	<i>Warringah</i>	<i>Manly</i>	
MIN LOT SIZE (LEP)	Not Applicable (N/A) – see offshore communities	Not applicable (N/A) – See offshore communities and Non-urban context	Manly: 500–1,150sqm	
FSR/DENSITY (LEP/DCP)	See offshore communities	See offshore communities	0.4:1 - 0.45:1 some sites range 0.26-0.36:1 <i>Note: DCP allows FSR to be</i>	

RESIDENTIAL URBAN	E3 Environmental Management Zone - Urban context			Comment
FORMER LGA	Pittwater	Warringah	Manly	
			varied for lots less than the min lot size, where the FSR is generally based on the equivalent minimum lot size.	
MAX HEIGHT (LEP)	See offshore communities	See offshore communities	Generally, 8.5m, some sites no control except for some areas in Seaforth & Manly subject to cl 4.3A MLEP which limits the height.	
STOREY HEIGHT (DCP)	See offshore communities	See offshore communities	2 storeys	
WALL HEIGHT (DCP)	See offshore communities	See offshore communities	6.5m but can increase up to 8m where the gradient is 1:4.	
BUILDING ENVELOPE	See offshore communities	See offshore communities	No control	
SITE COVER (MAX)	See offshore communities	See offshore communities	No control	
LANDSCAPED AREA (% SITE AREA)	See offshore communities	See offshore communities	Total Open Space Area' required to be 60% of site area and 40% of this space has to be 'landscape area.' Min dimension 3m minimum area 12sqm Above ground total open space (i.e. balconies/ verandas more than 1m above ground) must not exceed: 25% total open space calculation for dwelling houses or 40% for all other development types	
MINIMUM TREE PLANTING	See offshore communities	See offshore communities	All other lots outside 'Area C.' <u>Site Area</u> up to 500sqm - 2 tree 500-800sqm - 3 trees over 800sqm - 4 trees	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	See offshore communities	See offshore communities	Dwelling house - 18sqm Other dwellings - 12sqm	
FRONT SETBACK	See offshore communities	See offshore communities	Prevailing building line or 6m	

RESIDENTIAL URBAN	E3 Environmental Management Zone - Urban context			Comment
FORMER LGA	Pittwater	Warringah	Manly	
SIDE SETBACK	See offshore communities	See offshore communities	1/3 wall height 3m for any window facing side boundary	
REAR SETBACK	See offshore communities	See offshore communities	8m	
OTHER SETBACKS	See offshore communities	See offshore communities	Refer Foreshore Building Line - LEP Land adjoining RE1, RE2, E1 and E2 zones to be setback 6m (or 8m where it is the rear boundary)	
SECONDARY DWELLINGS	See offshore communities	See offshore communities	Permitted with Consent.	

RESIDENTIAL NON-URBAN	Offshore Communities (E3/E4)			Comment
FORMER LGA	Pittwater (E3 Zone)	Warringah (E4 Zone)	Manly	
MIN LOT SIZE (LEP)	1.1 ha except Scotland Island 0.58ha and Currawong 20 ha	5,000sqm (Cottage Point)	N/A	
FSR/DENSITY (LEP/DCP)	No control	No control	N/A	
MAX HEIGHT (LEP)	8.5m	8.5m	N/A	Cl 4.3 PLEP provides variation to height limit for sloping sites >30% and flood prone sites
STOREY HEIGHT (DCP)	2 storeys	No control	N/A	
WALL HEIGHT (DCP)	No control	7.2m except on sites with >20% slope	N/A	
BUILDING ENVELOPE	3.5m and 35 degrees and side boundaries (can be increased where slope exceeds 30%)	4m and 45 degrees at side boundaries	N/A	
SITE COVER (MAX)	No control	No control	N/A	
LANDSCAPED AREA (% SITE AREA)	Depends on site area <u>Site area -</u> <u>Maximum not landscaped</u> <500sqm - 165sqm 500-549 - 33% 550-599 - 32% 600-649 - 31% 650-699 - 30% 700-749 - 29% 750-799 - 28% 800-849 - 27%	40%	N/A	

RESIDENTIAL NON-URBAN	Offshore Communities (E3/E4)			Comment
FORMER LGA	Pittwater (E3 Zone)	Warringah (E4 Zone)	Manly	
	850-899 - 26% 900-949 - 25% 950-999 - 24% 1000 - 23% >1000 - 230sqm - up to 6% variation permitted			
MINIMUM TREE PLANTING	At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site.	No control	N/A	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	Min 80sqm, min 3m dimension with one area min 16sqm and min 4m dimension and grade <5%.	1-2 bedroom dwelling: min 35sqm, min 3m width; 3 + bedroom dwelling: min 35sqm, min 3m width.	N/A	
FRONT SETBACK	6.5m or established building line whichever is greater.	Merit Assessment	N/A	
SIDE SETBACK	1m one side, 2.5m the other side	0.9m	N/A	
REAR SETBACK	6.5m, except: All land zoned E3 in Ross Smith Parade, Great Mackerel Beach - 6.5 rear (other than where the foreshore building line applies) or sited below 36.00 AHD contour whichever allows the greater setback.	No control	N/A	
OTHER SETBACKS	Foreshore building line (refer LEP).		N/A	

RESIDENTIAL NON-URBAN	E3 Environmental Management (other than Offshore Communities)			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	Not Applicable (N/A) – See offshore communities	Warringah 20 ha Paxton St, Frenchs Forest Mona Vale Road, Belrose Mona Vale Road, Terrey Hills Mona Vale Road, Ingleside Kimbriki Road, Ingleside.	Manly - 500 - 1150sqm	
FSR/DENSITY (LEP/DCP)	See offshore communities	No control	0.4:1 - 0.45:1 some sites range 0.26-0.36:1	MDCP allows FSR to be varied for lots less than the min lot size, where the FSR is generally based on the equivalent minimum lot size.

RESIDENTIAL NON-URBAN	E3 Environmental Management (other than Offshore Communities)			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MAX HEIGHT (LEP)	See offshore communities	8.5m	Generally, 8.5m, some sites no control; except some areas in Seaforth & Manly subject to cl 4.3A MLEP which limits height.	
STOREY HEIGHT (DCP)	See offshore communities	No control	2 storeys	
WALL HEIGHT (DCP)	See offshore communities	7.2m except on sites with >20% slope	6.5m but can increase up to 8m where gradient is 1:4	
BUILDING ENVELOPE	See offshore communities	No control	No control	
SITE COVER (MAX)	See offshore communities	No control	No control	
LANDSCAPED AREA (% SITE AREA)	See offshore communities	Min 50% bushland setting	Total Open Space Area required to be 60% of site area and 40% of this space has to be landscape area. Min dimension 3m minimum area 12sqm Above ground total open space (i.e. balconies/ verandas more than 1m above ground) must not exceed: 25% total open space calculation for dwelling houses or 40% for all other development types.	
MINIMUM TREE PLANTING	See offshore communities	No control	All other lots outside 'Area C' <u>Site Area</u> up to 500sqm - 2 tree 500-800sqm - 3 trees over 800sqm - 4 trees	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	See offshore communities	Same as R2 if dwelling house permitted.	Dwelling house - 18sqm Other dwellings - 12sqm	
FRONT SETBACK	See offshore communities	10m (general) 20m - Paxton road Frenchs Forest.	Prevailing building line or 6m	
SIDE SETBACK	See offshore communities	10m	1/3 wall height 3m for any window facing side boundary	
REAR SETBACK	See offshore communities	10m	8m	
OTHER SETBACKS	See offshore communities	20m setback to National Parks (site sin Terrey Hills/Ingleside).	Refer Foreshore Building Line – LEP.	

RESIDENTIAL NON-URBAN	E3 Environmental Management (other than Offshore Communities)			Comment
FORMER LGA	<i>Pittwater</i>	<i>Warringah</i>	<i>Manly</i>	
		20m setback to Mona Vale Road E3 sites at Belrose and Terry Hills. Control also applies to part of Kimbriki site.	Land adjoining RE1, RE2, E1 and E2 zones to be setback 6m (or 8m where it is the rear boundary).	
SECONDARY DWELLINGS	N/A	N/A	60sqm or 30% floor area principal dwelling or 75sqm if located entirely within an existing principal dwelling.	

Table 3. Environmental Zones Development Control Summary

2.2.4 Business Zones

BUSINESS ZONE	B1 Neighbourhood Centre Zone			Comment
FORMER LGA	<i>Pittwater</i>	<i>Warringah</i>	<i>Manly</i>	
MIN LOT SIZE (LEP)	No control	No control	No control	
FSR/DENSITY (LEP/DCP)	1 dwelling per 150sqm The commercial/retail component of the development must be a minimum of 25% of the gross floor area of the building.	No control	1:1	
MAX HEIGHT (LEP)	8.5m except some areas zoned B1 in Bayview and Mona Vale marked 'Area 5 on PLEP map may increase to 10m (refer Cl 4.3 PLEP). <i>Note: Cl 4.3 PLEP provides variation to height limit for sloping sites >30% and flood prone sites.</i>	8.5m	8.5m	
STOREY HEIGHT (DCP)	No control	No control except Pittwater Road, Collaroy (near Anzac Ave) 2 storeys	No control	
WALL HEIGHT (DCP)	No control	No control	No control	
BUILDING ENVELOPE	No control	No control	No control	
SITE COVER (MAX)	No control	No control	No control	

BUSINESS ZONE	B1 Neighbourhood Centre Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
LANDSCAPED AREA (% SITE AREA)	Shop top housing - Min 20% or 35sqm per dwelling whichever is greater. Planter areas are to be a minimum area of 4m ² and where canopy trees are proposed a minimum soil volume of 8m ³ is require.	No control	All side and rear setbacks to boundaries adjoining land zoned Residential in the LEP (excluding laneways) are to be developed for deep soil planting.	
MINIMUM TREE PLANTING	No control	No control	No control	
DEEP SOIL (DCP)	Locality specific DCP controls apply across the LGA.	Read with WDCP control B9 Rear Boundary Setbacks (As per WDCP Map Rear Boundary Setbacks) – Objective is to ensure opportunities for deep soil landscape areas.	Minimum suggested soil volumes for tree planting is provided with the MDCP across the LGA.	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	15% of the floor area of the dwelling (excl. area of garages/laundries), with min 2.5m dimension and a grade <10% to a minimum area of 10sqm. Ground floor units - min 30sqm, minimum 4m dimension.	Min 10sqm, min 2.5m width	20sqm per shop top housing dwelling with min 3m dimension	
COMMUNAL OPEN SPACE	For development with more than 1 dwelling refer Residential Flat Design Code (N.B: now replaced by Apartment Design Guideline).	No control	No control	
FRONT SETBACK	3.5m	Nil	Predominant building alignment	
SIDE SETBACK	Nil, or 3m if adjoins R2, R3, E4, RE1, RE2, E2, W1 Zone	Merit Assessment	Nil except where adjoins R1, R2, E3, E4 zones would be 1/3 wall height. All side-facing windows min 3m setback.	
REAR SETBACK	Nil, or 3m if adjoins R2, R3, E4, RE1, RE2, E2, W1 Zone	Merit Assessment	If development adjoins residential minimum 8m setback for basement/ground level. Upper levels to be setback further at a plane of 45 degrees 3m above ground level at 8m rear setback line.	

BUSINESS ZONE	B2 Neighbourhood Centre Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	No control	No control	No control	
FSR/DENSITY (LEP/DCP)	No control The commercial/retail component of the development must be a minimum of 25% of the gross floor area of the building.	No control	1.5:1 - 2:1 Except for Manly Town Centre mostly 2.5:1 to 3:1, some 1:1 and 2:1	
MAX HEIGHT (LEP)	Mainly 8.5m except: Avalon Town Centre - 5m for properties adjacent Wickham Lane; Elanora Heights Village - 11m; Newport Town Centre – 10.5m-12m, with some 7-10m sites. Refer also CI 4.3 PLEP in relation to 'Area 1 - Area 4' which lie within Newport commercial centre.	Mainly 11m except: The Strand Dee Why, Freshwater, Forestville, and Forestway shopping centre - 12-13m.	Seaforth - 12m Balgowlah 8.5m-12.5m - 40m Manly Town Centre 10m - 26m	CI 4.3 PLEP provides variation to height limit for sloping sites >30% and flood-prone sites
STOREY HEIGHT (DCP)	Refer site-specific master plans for Newport Centre and Elanora Heights.	Mainly 3 storeys except: Parts of Dee Why (The Strand) and Collaroy (Waterloo St) – 2 storeys	No control - except Seaforth - 3 storeys	
WALL HEIGHT (DCP)	No control	No control	No control, except Seaforth - 10.5m	
BUILDING ENVELOPE	Avalon Town Centre - Buildings are to be sited within the following projected building envelope planes: 45 degrees on the south and west side of street, 36 degrees on the east and north side of the street, and 60 degrees on side boundaries The planes are measured from a height of 4.2 metres above ground level (existing) at the boundary line to the maximum building height	No control	No control except Manly Town Centre - development should be constructed to the same building envelope as existing buildings on a site	
SITE COVER (MAX)	No control	No control	No control	
LANDSCAPED AREA (% SITE AREA)	Shop top housing - Min 20% or 35sqm per dwelling whichever is greater	No control except for land adjacent	No control	This control is not clear within the MDCP. The requirements

BUSINESS ZONE	B2 Neighbourhood Centre Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
	<p>Planter areas are to be a minimum area of 4m² and where canopy trees are proposed a minimum soil volume of 8m³ is required</p> <p>Newport commercial Centre - Min 1.5% of properties fronting Foamcrest Avenue</p>	Warringah Road at Forestville shops - Min 40%		are either not clearly stated or overly complicated.
MINIMUM TREE PLANTING	No control	No control	No control	
DEEP SOIL	<p>Newport commercial Centre - A deep soil zone is required along the full frontage of a lot with frontage to Foamcrest Avenue for a minimum site depth of 6 metres (excluding driveway crossings).</p> <p>Other locality specific DCP controls apply across the LGA.</p>	Read with WDCP control B9 Rear Boundary Setbacks (As per WDCP Map Rear Boundary Setbacks) – Objective is to ensure opportunities for deep soil-landscape areas.	Minimum suggested soil volumes for tree planting is provided with the MDCP across the LGA.	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	<p>15% of the floor area of the dwelling (excl. area of garages/laundries), with min 2.5m dimension and a grade <10% to a minimum area of 10m²</p> <p>Ground floor units - min 30sqm, min 4m dimension</p> <p>except Newport/Elanora Heights Centres - minimum 10 sqm, min-width 2.4m</p>	Min 10sqm, min 2.5m width	20sqm per shop top housing dwelling with min 3m dimension	
COMMUNAL OPEN SPACE	Newport - min 1.5% of the site area, min dimension 6m	No control	For development with more than 1 dwelling refer Residential Flat Design Code (N.B: now replaced by Apartment Design Guideline)	
FRONT SETBACK	<p>3.5m</p> <p>Except Refer specific controls Elanora Height Village Master plan and Newport Commercial Centre</p>	<p>Nil for ground and first floors, additional levels 5m except</p> <ul style="list-style-type: none"> - part of Forestville Shops - 4m -Forestway & Glenrose Shopping Centres - on merit - The Strand, Dee Why 2.5m ground and first floors, 6.5m above the first floor 	<p>Nil setback except where dictated by townscape principles.</p> <p>Seaforth Town Centre requires the third storey to be setback 3m for the block on south/east side of Sydney Road and Ethel Street</p>	Current front setback controls on B2 zoned land are all specific to a locality.

BUSINESS ZONE	B2 Neighbourhood Centre Zone			Comment
FORMER LGA	<i>Pittwater</i>	<i>Warringah</i>	<i>Manly</i>	
			See also site-specific controls for The Corso - Manly Town Centre.	
SIDE SETBACK	Nil except: 3m if adjoins R2, R3, E4, RE1, RE2, W1, E2 Zone 1.5m if adjoining a road or laneway in Avalon Town Centre Refer specific controls Elanora Height Village Master plan	Merit Assessment	Nil setback except: where adjoins R1, R2, E3, E4 zones would be 1/3 wall height. All side facing windows min 3m setback. Seaforth Town Centre - Refer specific controls for Centre (Section 4.2.7.6 - Manly DCP)	
REAR SETBACK	Nil except: 3m if adjoins R2, R3, E4, RE1, RE2, W1, E2 Zone 3.5m if adjoining a road or laneway in Avalon Town Centre Refer specific controls Elanora Height Village Master plan	Merit Assessment	Balgowlah Town Centre - Nos. 340 to 358 Sydney Road, Balgowlah - must be setback 1.5m. Seaforth Town Centre - Refer specific controls for Centre (Section 4.2.7.6 - Manly DCP)	Mostly focused on the residential component of land zoned as B2 or specific to a particular locality. Building setbacks are to be dependent on the site locality and intended use.

BUSINESS ZONE	B3 Commercial Core Zone			Comment
FORMER LGA	<i>Pittwater</i>	<i>Warringah</i>	<i>Manly</i>	
MIN LOT SIZE (LEP)	Not Applicable (N/A) – No B3 zone	No control	Not Applicable (N/A) – No B3 zone	B3 zoned land only listed within the Warringah LEP. All B3 related controls are specific to additional use areas within the site specific sections of the DCPs.
FSR/DENSITY (LEP/DCP)	N/A	No control	N/A	
MAX HEIGHT (LEP)	N/A	No control	N/A	
STOREY HEIGHT (DCP)	N/A	Refer site specific DCP	N/A	
WALL HEIGHT (DCP)	N/A	Refer site specific DCP	N/A	
BUILDING ENVELOPE	N/A	Refer site specific DCP	N/A	
SITE COVER (MAX)	N/A	Refer site specific DCP	N/A	
LANDSCAPED AREA (% SITE AREA)	N/A	Refer site specific DCP	N/A	

BUSINESS ZONE	B3 Commercial Core Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MINIMUM TREE PLANTING	N/A	Refer site specific DCP	N/A	
DEEP SOIL	N/A	Refer site specific DCP	N/A	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	N/A	Refer site specific DCP	N/A	
FRONT SETBACK	N/A	Refer site specific DCP	N/A	
SIDE SETBACK	N/A	Refer site specific DCP	N/A	
REAR SETBACK	N/A	Refer site specific DCP	N/A	

BUSINESS ZONE	B4 Mixed Use Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	No control	No control	Not Applicable (N/A) – No B4 zone	
FSR/DENSITY (LEP/DCP)	No specific control The commercial/retail component of the development must be a minimum of 25% of the gross floor area of the building.	1.45:1 to 4.4:1 Dee Why Town Centres	N/A	
MAX HEIGHT (LEP)	Mona Vale 8.5m - 13m some areas zoned B4 Mona Vale marked 'Area 5 on PLEP map may increase to 10m (refer CI 4.3 PLEP)	Dee Why - 11m - 30m	N/A	
STOREY HEIGHT (DCP)	No control	No control	N/A	
WALL HEIGHT (DCP)	No control	No control	N/A	
BUILDING ENVELOPE	No control	For RFBs - 5m and 45 degrees at side boundaries	N/A	
SITE COVER (MAX)	No control	No control	N/A	
LANDSCAPED AREA (% SITE AREA)	Shop top housing - Min 20% or 35sqm per dwelling whichever is greater Planter areas are to be a minimum area of 4m2 and	Min 20% site area For RFBs - Minimum 40% site area	N/A	

BUSINESS ZONE	B4 Mixed Use Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
	where canopy trees are proposed a minimum soil volume of 8m ³ is require			
MINIMUM TREE PLANTING	No control	No control	N/A	
DEEP SOIL	Locality specific DCP controls apply across the LGA.	Read with WDCP control B9 Rear Boundary Setbacks (As per WDCP Map Rear Boundary Setbacks) – Objective is to ensure opportunities for deep soil landscape areas.	N/A	Minimum suggested soil volumes for tree planting is provided with the MDCP across the LGA.
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	1.5% of the floor area of the dwelling (excl. area of garages/laundries), with min 2.5m dimension and a grade <10% to a minimum area of 10m ² Ground floor units - min 30sqm, minimum 4m dimension	Min 10sqm, min 2.5m width	N/A	
COMMUNAL OPEN SPACE	No control	Min 10sqm, min 2.5m width	N/A	
FRONT SETBACK	3.5m except: Mona Vale Core Commercial Centre (refer map Section A4.9 Pittwater DCP) - 3.5m at ground level up to 8.49m in height, then 6.0 to that part of the building 8.5m and greater above ground level (existing)	Refer 'build to' lines Dee Why Town Centre DCP control	N/A	
SIDE SETBACK	Nil, or 3m if adjoining R2, R3, E4, RE1, RE2, E2 Zone	Refer site specific DCP	N/A	
REAR SETBACK	Nil, or 3m if adjoining R2, R3, E4, RE1, RE2, E2 Zone	Refer site specific DCP	N/A	

BUSINESS ZONE	B5 Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	Not Applicable (N/A) – No B5 zone	No control	Not Applicable (N/A) – No B5 zone	
FSR/DENSITY (LEP/DCP)	N/A	No control	N/A	

BUSINESS ZONE	B5 Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MAX HEIGHT (LEP)	N/A	11m	N/A	
STOREY HEIGHT (DCP)	N/A	No control	N/A	
WALL HEIGHT (DCP)	N/A	No control	N/A	
BUILDING ENVELOPE	N/A	No control	N/A	
SITE COVER (MAX)	N/A	No control	N/A	
LANDSCAPED AREA (% SITE AREA)	N/A	No control	N/A	
MINIMUM TREE PLANTING	N/A	No control	N/A	
DEEP SOIL	N/A	No control	N/A	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	N/A	N/A - no residential	N/A	
FRONT SETBACK	N/A	Consistent with adjacent buildings'	N/A	
SIDE SETBACK	N/A	Merit Assessment	N/A	
REAR SETBACK	N/A	Merit Assessment	N/A	
OTHER SETBACKS	N/A	Forestville Shops - 10m setback to Warringah Road	N/A	

BUSINESS ZONE	B6 Enterprise Corridor Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	No control	No control	No control	
FSR/DENSITY (LEP/DCP)	No control	No control	1:1	
MAX HEIGHT (LEP)	8.5m	No control	11m	Cl 4.3 PLEP provides variation to height limit for sloping sites >30% and flood prone sites
STOREY HEIGHT (DCP)	No control	No control	No control	
WALL HEIGHT (DCP)	No control	No control	No control	
BUILDING ENVELOPE	No control	No control	No control	

BUSINESS ZONE	B6 Enterprise Corridor Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
SITE COVER (MAX)	No control	No control	No control	
LANDSCAPED AREA (% SITE AREA)	Landscaping shall reflect the scale and form of development and shall be incorporated into the building design through setback and modulation.	No control	Setback areas are to be landscaped with trees set in the lawn or other ground cover and no parking is to be located in the area between the street frontage and the building alignment.	
MINIMUM TREE PLANTING	No control	No control	No control	
DEEP SOIL	Locality specific DCP controls apply across the LGA.	No control	Minimum suggested soil volumes for tree planting is provided with the MDCP across the LGA.	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	No control	No control	No control	
FRONT SETBACK	3.5m except: Adjoining Pittwater Road, Warriewood - 10m or established building line, whichever is the greater.	No control	4.5m	
SIDE SETBACK	Nil, or 3m if adjoining R2, R3, E4, RE1, RE2, E2 Zone	No control	Nil	
REAR SETBACK	Nil, or 3m if adjoins R2, R3, E4, RE1, RE2, E2 Zone	No control	Nil	
OTHER SETBACKS	No control	No control	Riparian setbacks are provided along Burnt Bridge Creek	

BUSINESS ZONE	B7 Zone Business Park			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	8,000sqm Any subdivided lot shall have a minimum of 20m street frontage	4,000sqm	Not Applicable (N/A) – No B7 zone	
FSR/DENSITY (LEP/DCP)	1:1	No control	N/A	
MAX HEIGHT (LEP)	11m	11m Belrose no control Frenchs Forest	N/A	CI 4.3 PLEP provides variation to height limit for sloping sites >30% and flood-prone sites
STOREY HEIGHT (DCP)	No control	No control	N/A	
WALL HEIGHT (DCP)	No control	No control	N/A	

BUILDING ENVELOPE	No control	No control	N/A	
SITE COVER (MAX)	No control	Only applicable Frenchs Forest and Belrose Business Parks: - 33.3% - Total Building Footprint.	N/A	
LANDSCAPED AREA (% SITE AREA)	Landscaping must reflect the scale and form of development and shall be incorporated into the building design through setback and modulation.	Min 33.3%	N/A	
MINIMUM TREE PLANTING	No control	No control	N/A	
DEEP SOIL	Locality specific DCP controls apply across the LGA.	Read with WDCP control B9 Rear Boundary Setbacks (As per WDCP Map Rear Boundary Setbacks) – Objective is to ensure opportunities for deep soil landscape areas.	N/A	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	N/A - no residential	N/A - no residential	N/A	
FRONT SETBACK	Warriewood - 10m except land adjoining Mona Vale Road or Pittwater Road - 30m with a minimum setback for vehicle parking/turning areas of 15m Warriewood valley - 6.5m except land adjoining Mona Vale Road - 30m	Belrose - 6.5m primary frontage, 10m secondary frontage Frenchs Forest - 10m	N/A	
SIDE SETBACK	Warriewood - 5m Warriewood valley - 3m or 30m to Mona Vale or Pittwater Road All other – 5m	Belrose - site area < 1ha - 5m - site area > 1ha - 10m Frenchs Forest - Nil	N/A	
REAR SETBACK	Warriewood - 5m Warriewood valley - 3m or 30m to Mona Vale or Pittwater Road All other – 5m	Merit Assessment	N/A	
OTHER SETBACKS	No control	Belrose - 30m setback to Mona Vale Road and Forest Way Frenchs Forest - 30m setback to Warringah Road	N/A	

Table 4. Business Zones Development Control Summary

2.2.5 Industrial Zones

INDUSTRIAL ZONE	IN1 General Industrial Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	Not Applicable (N/A) – No IN1 zone	4,000sqm	Not Applicable (N/A) – No IN1 zone	
FSR/DENSITY (LEP/DCP)	N/A	No control	N/A	
MAX HEIGHT (LEP)	N/A	11m	N/A	
STOREY HEIGHT (DCP)	N/A	No control	N/A	
WALL HEIGHT (DCP)	N/A	No control	N/A	
BUILDING ENVELOPE	N/A	No control	N/A	
SITE COVER (MAX)	N/A	No control	N/A	
LANDSCAPED AREA (% SITE AREA)	N/A	No control	N/A	
DEEP SOIL	N/A	Read with WDCP control B9 Rear Boundary Setbacks (As per WDCP Map Rear Boundary Setbacks) – Objective is to ensure opportunities for deep soil landscape areas.	N/A	
FRONT SETBACK	N/A	4.5m	N/A	
SIDE SETBACK	N/A	Merit Assessment	N/A	
REAR SETBACK	N/A	Merit Assessment	N/A	

INDUSTRIAL ZONE	IN2 - Light Industrial Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	1,000sqm - Mona Vale, Nth Narrabeen 2,000sqm – Warriewood Any subdivided lot shall have a minimum of 20m street frontage	4,000sqm	Not Applicable (N/A) – No IN2 zone	

INDUSTRIAL ZONE	IN2 - Light Industrial Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
	The maximum mean depth to width ratio shall be 3:1			
FSR/DENSITY (LEP/DCP)	1:1	No control	N/A	
MAX HEIGHT (LEP)	11m	9m except for Terry Hills - 8.5m	N/A	Cl 4.3 PLEP provides variation to height limit for sloping sites >30% and flood-prone sites
STOREY HEIGHT (DCP)	No control	No control except for Cook St, Forestville	N/A	
WALL HEIGHT (DCP)	No control	No control	N/A	
BUILDING ENVELOPE	No control	No control except Terrey Hills - 4m and 45 degrees at the side boundary	N/A	
SITE COVER (MAX)	No control	No control	N/A	
LANDSCAPED AREA (% SITE AREA)	Landscaping shall reflect the scale and form of development and shall be incorporated into the building design through setback and modulation.	Min 40% Terrey Hills & Manly Vale no control Forestville & North Manly	N/A	
DEEP SOIL	N/A	Read with WDCP control B9 Rear Boundary Setbacks (As per WDCP Map Rear Boundary Setbacks) – Objective is to ensure opportunities for deep soil landscape areas.	N/A	
FRONT SETBACK	6.5m except land adjoining Barrenjoey Road, Mona Vale - 10m Warriewood - 10m except land adjoining Mona Vale Road or Pittwater Road - 30m with a minimum setback for vehicle parking/turning areas of 1.5m Warriewood valley -6.5m except land adjoining Mona Vale Road - 30m	6.5m except 4.5m - Terry Hills 4.0m - North Manly	N/A	
SIDE SETBACK	Nil, or 3m if adjoins R2, R3, E4, RE1, RE2, E2 Zone Except Warriewood valley 3m to all	North Manly/Forestville - Nil Terrey Hills/Manly Vale 0.9m	N/A	

INDUSTRIAL ZONE	IN2 - Light Industrial Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
	side boundaries or 30m to Mona Vale or Pittwater Road All other with no frontage to Mona Vale Road or Pittwater Road 3m			
REAR SETBACK	Nil, or 3m if adjoins R2, R3, E4, RE1, RE2, E2 Zone Except Warriewood valley 3m to rear boundary or 30m to Mona Vale or Pittwater Road All other with no frontage to Mona Vale Road or Pittwater Road 3m	Land at Tepko Road adjoining R2: 2m for 50% of the length of the building wall and 4m for the remaining 50% of the wall. All other land in IN2: 6m	N/A	

INDUSTRIAL ZONE	IN4 - Working Waterfront Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	No control	Not Applicable (N/A) – No IN4 zone	Not Applicable (N/A) – No IN4 zone	
FSR/DENSITY (LEP/DCP)	No control	N/A	N/A	
MAX HEIGHT (LEP)	8.5m	N/A	N/A	Cl 4.3 PLEP provides variation to height limit for sloping sites >30% and flood prone sites
STOREY HEIGHT (DCP)	No control	N/A	N/A	
WALL HEIGHT (DCP)	No control	N/A	N/A	
BUILDING ENVELOPE	No control	N/A	N/A	
SITE COVER (MAX)	No control	N/A	N/A	
LANDSCAPED AREA (% SITE AREA)	Landscaping shall reflect the scale and form of development and shall be incorporated into the building design through setback and modulation.	N/A	N/A	
DEEP SOIL	No control	N/A	N/A	
FRONT SETBACK	3.5m	N/A	N/A	Standard 3.5m front setback control in Pittwater DCP applies is a cross-zone standard.

INDUSTRIAL ZONE	IN4 - Working Waterfront Zone			Comment
FORMER LGA	Pittwater	Warringah	Manly	
SIDE SETBACK	Nil, or 3m if adjoins R2, E4, RE1, E2, W1 Zone	N/A	N/A	
REAR SETBACK	Warriewood valley 3m to all side and rear boundaries or 30m to Mona Vale or Pittwater Road	N/A	N/A	

Table 5. Industrial Zones Development Control Summary

2.2.6 Waterway Zones

WATERWAY ZONES	W1 Natural Waterways			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	No control	No control	No control	
FSR/DENSITY (LEP/DCP)	No control	No control	No control	
MAX HEIGHT (LEP)	4m	No control	No control	
WALL HEIGHT (DCP)	No control	No control	No control	
BUILDING ENVELOPE	No control	No control	No control	
SITE COVER (MAX)	No control	No control	No control	
LANDSCAPED AREA (% SITE AREA)	No control	No control	No control	
MINIMUM TREE PLANTING	No control	No control	No control	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	No control	No control	No control	
COMMUNAL OPEN SPACE	No control	No control	No control	
FRONT SETBACK	Merit Assessment	No control	No control	
SIDE SETBACK	Merit Assessment	No control	No control	
REAR SETBACK	Merit Assessment	No control	No control	

WATERWAY ZONES	W2 Recreational Waterways			Comment
FORMER LGA	<i>Pittwater</i>	<i>Warringah</i>	<i>Manly</i>	
MIN LOT SIZE (LEP)	No control	Not Applicable (N/A) – No W2 zone	Not Applicable (N/A) – No W2 zone	
FSR/DENSITY (LEP/DCP)	No control	N/A	N/A	
MAX HEIGHT (LEP)	4m	N/A	N/A	
STOREY HEIGHT (DCP)	No control	N/A	N/A	
WALL HEIGHT (DCP)	No control	N/A	N/A	
BUILDING ENVELOPE	No control	N/A	N/A	
SITE COVER (MAX)	No control	N/A	N/A	
LANDSCAPED AREA (% SITE AREA)	No control	N/A	N/A	
MINIMUM TREE PLANTING	No control	N/A	N/A	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	No control	N/A	N/A	
COMMUNAL OPEN SPACE	No control	N/A	N/A	
FRONT SETBACK	Merit Assessment	N/A	N/A	
SIDE SETBACK	Merit Assessment	N/A	N/A	
REAR SETBACK	Merit Assessment	N/A	N/A	

Table 6. Waterway Zones Development Control Summary

2.2.7 Recreational Zones

TYPICAL LOCATION	RE1 Public Recreation			Comment
FORMER LGA	<i>Pittwater</i>	<i>Warringah</i>	<i>Manly</i>	
MIN LOT SIZE (LEP)	No control	No control	No control	
FSR/DENSITY (LEP/DCP)	No control	No control	No control	
MAX HEIGHT (LEP)	8.5m	No control	No control except for some areas in	Cl 4.3 PLEP provides variation to height limit for sloping sites >30% and flood-prone sites

			Seaforth subject to cl 4.3A MLEP which limits the height	
STOREY HEIGHT (DCP)	No control	No control	No control	
WALL HEIGHT (DCP)	No control	No control	No control	
SITE COVER (MAX)	No control	No control	No control	
LANDSCAPED AREA (% SITE AREA)	No control	No control	No control	
MINIMUM TREE PLANTING	No control	No control	No control	
DEEP SOIL	Locality specific DCP controls apply across the LGA.	Read with WDCP control B9 Rear Boundary Setbacks (As per WDCP Map Rear Boundary Setbacks) – Objective is to ensure opportunities for deep soil landscape areas.	Minimum suggested soil volumes for tree planting is provided across the LGA.	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	No control	No control	No control	
FRONT SETBACK	Merit Assessment	No control	No control	
SIDE SETBACK	Merit Assessment	No control	No control	
REAR SETBACK	Merit Assessment	No control	No control	

TYPICAL LOCATION	RE2 Private Recreation			Comment
FORMER LGA	Pittwater	Warringah	Manly	
MIN LOT SIZE (LEP)	No control	No control	No control	
FSR/DENSITY (LEP/DCP)	No control	No control	No control	
MAX HEIGHT (LEP)	8.5m	No control	No control	CI 4.3 PLEP provides variation to height limit for sloping sites >30% and flood-prone sites
WALL HEIGHT (DCP)	No control	No control	No control	
BUILDING ENVELOPE	No control	No control	No control	
SITE COVER (MAX)	No control	No control	No control	

TYPICAL LOCATION	RE2 Private Recreation			Comment
FORMER LGA	Pittwater	Warringah	Manly	
LANDSCAPED AREA (% SITE AREA)	No control	Min 40%	No control	
MINIMUM TREE PLANTING	No control	No control	No control	
DEEP SOIL	Locality specific DCP controls apply across the LGA.	Read with WDCP control B9 Rear Boundary Setbacks (As per WDCP Map Rear Boundary Setbacks) – Objective is to ensure opportunities for deep soil landscape areas.	Minimum suggested soil volumes for tree planting is provided across the LGA.	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	N/A - no residential	N/A - no residential	N/A - no residential	
COMMUNAL OPEN SPACE	N/A - no residential	N/A - no residential	N/A - no residential	
FRONT SETBACK	RE2 within Waterway locality - 3.5m otherwise on merit	No control	No control	
SIDE SETBACK	Merit Assessment	No control	No control	
REAR SETBACK	Merit Assessment	No control	No control	

Table 7. Recreational Zones Development Control Summary

2.2.8 Deferred Lands - Oxford Falls Valley and Belrose North

TYPICAL LOCATION	Deferred Lands		Comment
FORMER LGA	Warringah 2000		
LOCALITY	Oxford Falls Valley	Belrose North	
DESIRED FUTURE CHARACTER	<ul style="list-style-type: none"> The present character of the Oxford Falls Valley locality will remain unchanged except in circumstances specifically addressed as follows. Future development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses. 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, where possible, enhanced. 	<ul style="list-style-type: none"> The present character of the Belrose North locality will remain unchanged except in circumstances specifically addressed as follows. The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be grouped in areas that will result in the minimum amount of disturbance of vegetation and landforms and buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged. Development will be limited to new detached style housing conforming with the 	-

TYPICAL LOCATION	Deferred Lands		Comment
FORMER LGA	Warringah 2000		
LOCALITY	Oxford Falls Valley	Belrose North	
	<ul style="list-style-type: none"> 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 which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged. A dense bushland buffer will be retained or established along Forest Way and Wakehurst Parkway. Fencing is not to detract from the landscaped vista of the streetscape. 	<p>housing density standards set out below and low intensity, low impact uses.</p> <ul style="list-style-type: none"> A dense bushland buffer will be retained or established along Forest Way. Fencing is not to detract from the landscaped vista of the streetscape. Development in the locality will not create siltation or pollution of Middle Harbour. 	
MIN LOT SIZE (LEP)/ SUBDIVISION	No control	Must not be granted for land to allow erection of a dwelling within 50m of an access road to the quarry	
FSR/DENSITY (LEP/DCP)	1 dwelling per 20 ha of the site area	1 dwelling per 20 ha of site area (with certain exceptions for land one dwelling held in the same ownership on 8 March 1974 and not less than 2 ha / urban land where dwelling houses are permissible and if for housing for older people or people with a disability and complies with Clause 29)	
MAX HEIGHT (LEP)	8.5m (not to exceed)	8.5m (not to exceed)	
STOREY HEIGHT (DCP)	No control	No control	
WALL HEIGHT (DCP)	7.2m except on sites with >20% slope	7.2m except on sites with >20% slope	
BUILDING ENVELOPE	45 degrees from a height of 4 metres above natural ground level at the side boundaries.	45 degrees from a height of 4 metres above natural ground level at the side boundaries	
SITE COVER (MAX)	No control	No control	
LANDSCAPED AREA (% SITE AREA)	30%	50% (site area is to be kept as natural bushland or landscaped with local species)	
MINIMUM TREE PLANTING	No control	No control	
DEEP SOIL	1m	No control	
PRIVATE OPEN SPACE (FOR RESIDENTIAL)	No control	No control	

TYPICAL LOCATION	Deferred Lands		Comment
FORMER LGA	Warringah 2000		
LOCALITY	Oxford Falls Valley	Belrose North	
COMMUNAL OPEN SPACE	No control	No control	
FRONT SETBACK	20m (roads) (20m on the secondary frontage for corner allotments fronting Forest Way or Wakehurst Parkway)	20m (corner allotments fronting Forestway see side setback control apply to the secondary road)	
SIDE SETBACK	10m	10m	
REAR SETBACK	10m	10m	
OTHER SETBACKS	20m (National Park)	20m (National Park)	

Table 8. Summary on Deferred Lands Controls

2.2.9 Other General Controls

The table below provides a summary of other general provisions and development controls which is to be considered as part of the UD Study.

BUILT FORM CONTROL	MDCP	WDCP11	WDCP	PDCP	INITIAL COUNCIL STAFF COMMENT FOR CONSIDERATION	EXISTING DCP & LEP MAPPING AND/OR CONTROLS	AJ+C TRACT COMMENTS
BUILT FORM ELEMENTS							
MINIMUM DWELLING SIZE	✓	X	X	X	<i>It is suggested that minimum dwelling size controls be considered in conjunction with dwelling mix and be guided by documents such as the Apartment Design Guide.</i>	MDCP 4.1.1.1 Residential Density and Dwelling Size Studio dwellings: 35sqm. 1 BR dwellings: 50sqm 2 BR dwellings: 70sqm 3 BR dwellings: 90sqm 4+ BR dwellings: 4th bedroom and further additional bedrooms increase the minimum internal area by 12sqm each. Additional bathrooms increase the minimum internal area by 5sqm.	ADG lists apartment sizes.
ADDITIONAL CONTROLS: BUILDING HEIGHT - STOREYS	✓	✓	X	✓	<i>It is suggested that building storey height controls for different development types be informed by the Urban Design Study. Consideration should be given to the appropriate height of buildings at the rear of existing developments such as on battle-axe allotments, granny flats or detached dual occupancy.</i>	WDCP Number of Storeys Map	

BUILT FORM CONTROL	MDCP	WDCP11	WDCP	PDCP	INITIAL COUNCIL STAFF COMMENT FOR CONSIDERATION	EXISTING DCP & LEP MAPPING AND/OR CONTROLS	AJ+C TRACT COMMENTS
					Allowance for sloping sites and consideration of 'attic' spaces should also be considered.		
BUILDING SEPARATION	✓	X	X	✓	It is suggested that controls relating to building separation be informed by the Urban Design Study, the Apartment Design Guide and other relevant guidelines.		
SETBACKS – FORESHORE BUILDING LINE	✓	✓	X	X	It is suggested that Foreshore Building setbacks in Warringah DCP be included within the new LEP and incorporated into relevant Foreshore Building Setbacks.	WDCP Special Setback Map MLEP Cl 6.10 & PLEP Cl 7.8 'Limited Development on the Foreshore Area' Foreshore Building Line Maps	
SETBACK – COASTAL CLIFF, NATIONAL PARK AND ENVIRONMENTAL CORRIDORS	X	✓	X	X	It is suggested that a setback control be included for all land that adjoins National Parks and/or Bushland or other specific Environmental Corridors. Refer also comments relating to 'Development near bushland and open space'. Consider also how this might cross over with mapped 'Biodiversity areas' within the LEP.	WDCP Special Setback Map MLEP Cl 6.9 Foreshore Scenic Protection Area	WDCP 2011 establishes 20m National Park setback. State-wide requirements for Bushfire Asset Protection Zones (APZs) also apply.
SETBACKS -MAIN ROADS	X	✓	X	✓	It is suggested that setbacks to main roads be incorporated into front building setback control.	Warringah DCP Main Roads Setback Map	WDCP2011 sets a minimum 10m-30m from Main Roads using Map mentioned.
FIRST FLOOR AND ROOF ADDITIONS	✓	X	X	X	It is suggested that controls relating to bulk and scale of upper level additions be included in DCP section relating to bulk and scale. With respect to privacy/overshadowing impacts of second storey additions on battle-axe allotments, this should be included in sections relating to building height/privacy/solar access. Controls relating to use of attic space as habitable area should be included in new section relating to attics.		The Building Code of Australia requires 60% of attics/roof to have a minimum of height of 2.4m for living spaces.
ROOFS	X	✓	X	X	It is suggested that controls relating to roof height and pitch be included in section relating to bulk and scale and that this be informed by the Urban Design Study.	WDCP11 – Part D Design: D11 Roofs. - Design to encourage innovate design solutions to improve the urban environment. - To be designed to complement the local skyline.	

BUILT FORM CONTROL	MDCP	WDCP11	WDCP	PDCP	INITIAL COUNCIL STAFF COMMENT FOR CONSIDERATION	EXISTING DCP & LEP MAPPING AND/OR CONTROLS	AJ+C TRACT COMMENTS
						- To be designed to conceal plan and equipment.	
EAVES	X	X	X	✓	It is suggested that controls relating to eaves be incorporated into controls relating to roof/bulk and scale or façade treatment and informed by the Urban Design Study. Consideration of eaves could also be included in controls relating to energy efficiency/weather protection and shading.	PDCP Part C, Section 1.23 (Residential developments)	
ATTICS	X	X	X	X	It is suggested that controls be prepared in respect of attic development. This may be informed by the Urban Design Study.		The Building Code of Australia requires 60% of attics/roof to have a minimum of height of 2.4m for living spaces.
COLOURS AND MATERIALS	X	✓	X	✓	It is suggested that colours and material requirements in the DCP be informed by the Local Character Study and Urban Design Study. Consideration should be given concurrently to the impacts of colours and material choice on energy efficiency requirements.		
GLARE AND REFLECTION	X	✓	X	X	It is suggested that controls relating to glare and reflection be incorporated into controls relating to building materials and colours. Controls relating to artificial illumination should also be included for specific development (such as illuminated signage or controls relating to amenity).		Also may need to align with the Draft Local Character Study
SITE ISOLATION	X	X	X	X	It is suggested that controls be developed with respect to ensuring that site isolation is avoided, particularly in town centre and or medium/higher density residential settings. This may be considered in conjunction with other built form controls such as minimum lot size or frontage requirements.		
PUBLIC DOMAIN	X	X	X	X	It is suggested that controls be included with respect to the public domain interface. This could be incorporated with controls relating to streetscape. Requirements for upgrades to the public domain in key locations and/or for key development types should also be articulated within the DCP.		NBC Public Domain Vision & Guidelines (PSV&DG) are in Draft, Local Character Study also relevant.
ACTIVE STREET FRONTAGES	X	X	X	X	It is suggested that DCP controls be prepared requiring active street frontages within town and		

BUILT FORM CONTROL	MDCP	WDCP11	WDCP	PDCP	INITIAL COUNCIL STAFF COMMENT FOR CONSIDERATION	EXISTING DCP & LEP MAPPING AND/OR CONTROLS	AJ+C TRACT COMMENTS
					neighbourhood centres. These controls informed by the Urban Design Study.		
DESIGN EXCELLENCE	X	X	X	X	It is suggested that controls relating to Design Excellence be included within the new LEP. Additional control may be included in the DCP where warranted.		
FENCES – FRONT, SIDE AND REAR	✓	✓	X	✓	It is suggested that new controls for front fencing be prepared for the LGA as a whole having regard to the Local Character Study and Urban Design Study. Specific consideration should be given to sites fronting main/busy roads as well as fencing requirements for heritage items and within heritage conservation areas.	<p>PDCP Flora and Fauna Conservation Category 1 and 2 Areas.</p> <p>WDCP11 Part D Design: D15 Side and Rear Fences - Side and rear fences are to be no higher than 1.8, (measures from lowest side of the fence).</p>	
BOARDING HOUSES	✓	X	X	X	<p>It is suggested that controls for boarding houses be prepared following the recommendations of the Urban Design Study and Local Character Study. Consideration should also be given to SEPP (Affordable Rental Housing) and draft Diversity SEPP.</p> <p>Controls for boarding houses may need to reflect their location including within low density zones compared to town centre locations.</p>	<p>Manly LEP: Part 4, Section 4.4.9.</p> <p>Boarding houses permissible with consent under Zones R1, R2, R3, B1 and B2.</p>	Council's Affordable Housing Policy – Review also relevant.
SENIORS HOUSING	X	X	X	✓	<p>It is suggested that controls for seniors housing be prepared following the recommendations of the Urban Design Study and Local Character Study.</p> <p>Consideration should also be given to SEPP (Housing for aged and disabled persons) and the associated guideline.</p>	PDCP Part C, Section 1.21 - SEPP Seniors Living Developments	

Table 9. Summary on Additional Controls from the Statutory Framework Analysis (Northern Beaches Council)

3 Relevant Master Plans Summary

3.1 Objectives

This section summaries key information of six relevant localities, including:

- Manly 2015 Master Plan
- Dee Why Town Centre Master Plan 2013
- Newport Village Commercial Centre Master plan
- Draft Mona Vale Place Plan 2016
- Freshwater Village Development Controls
- Elanora Heights Village Centre.

3.2 Manly 2015 Master Plan Summary

The former Manly Council commissioned a master plan to revitalise the Manly CBD and create a vibrant, attractive and functional 'village centre' for the local community. It sought to increase the economic resilience of the town centre as well as improve the quality of retail and services provided within the Manly CBD. As part of the vision, a renewed streetscape and public domain program was established to enhance the retail and commercial experience for locals and visitors.

The master plan acknowledged Manly as a people-friendly international icon for seaside holidays, with a village atmosphere and unique natural assets. Significant issues identified include:

- 'Disconnected roads'.
- 'Lack of village heart'.
- 'Imbalanced growth'.
- 'Congestion caused by parking'.
- 'Public Domain'

In response, the Manly 2015 master plan envisioned a compact village, continuing the pedestrianisation of the town centre to support retail and commercial elements. The urban and built form items highlighted to be addressed included:

- Establishing connections between the Manly CBD and Manly ferry wharf which adds a further layer of interest in the experience of the place for visitors travelling from Circular Quay/the Sydney CBD.
- Establishing walkability active transport accessibility in line with Gilbert Smiths vision for the Manly Town Centre as a village with wide tree lined boulevards focused on a large central park – 'the wharf formed a hub to his plan, with Belgrave Street the Corso and Victoria Parade radiating outwards like spokes'.
- Pedestrianising the town centre especially along the key streets leading to The Corso (between Whistler Street and Darley Road), and along the beachfront (between South Steyne and North Steyne).
- Protecting and supporting connections to the green spaces that border the perimeter of the Manly CBD such as Ivanhoe Park and Gilbert Park.

- Improving pedestrian amenity at key locations including the 'Whistler Street / Sydney Road intersection', 'East/West Promenade at the harbour', 'the Corso between Darley Road and Whistler Street', and 'North Steyne/South Steyne at the beachfront'.
- Improving the public domain within the Manly CBD outside of the Corso and the waterfront.
- Activating and creating vibrant street frontages for Whistler Street, Short Street and Henrietta Laneway, and portions of Belgrave Street, Central Avenue, Market Lane, Wentworth Street and Raglan Street.
- Retaining heritage building and streetscape qualities such as the 'early Federation and Victorian shop-top buildings', the 'Congregational Church at Sydney Road', 'St Mathews Church in The Corso', 'The Steyne and New Brighton Hotels' along The Corso, and individual buildings along the southern end of Belgrave Street.
- Improving the gateway experience at 'Pittwater Road/Raglan Street', 'Sydney Road/Whistler Street', 'Belgrave Street' and the 'Wentworth Street/Ferry Wharf' connection.
- Establishing effective urban design parameters for buildings along Belgrave Street.
- Return to two way traffic in Whistler Street and on the Beach Terrace at the Ocean Beach.
- Proposed bike lanes in Raglan Street and Belgrave Street.

The master plan also included analysis and design proposals for the following key sites:

'Manly Beach Terrace'

- Conversion of the North Steyne/South Steyne roadway to a shared-use zone to minimise pedestrian and vehicle conflicts.
- Expand alfresco dining along the North Steyne and South Steyne.
- Expand the beach terracing concept northward to enable direct beach access from the northern quadrant of the town centre.

'Sydney Road / High Street'

- A focus on 'pedestrianising Sydney Road between Whistler Street and Belgrave Street'.
- Creating a 'pedestrianised gateway plaza between Belgrave Street and Sydney Road'.
- Establishing a design concept for Sydney Road that formalised the street as a 'High Street'.

'Belgrave Street / Grand Boulevard'

- The establishment of a gateway plaza through the 'removal of traffic from Sydney Road between Belgrave Street and Whistler Street' and 'removal of the parking lot on the northern corner'.
- Considering the future relocation of the tennis courts from the north-western edge of Belgrave Street to promote sustainable modes of transport and/or activate the area as a 'grand parade' leading to the foreshore.
- Promote the redevelopment of inferior quality buildings around Belgrave Street through the establishment of a four-storey/15m height limit (ensuring that the urban design parameters are high quality and are sympathetic with local heritage listed buildings at 7 and 12 Belgrave Street).

'Village Centre'

- The establishment of a village centre with new community-orientated facilities - including a new library and community centre (new light-filled top floor library with outdoor rooftop gardens, a cinema and multi-purpose community spaces) and public spaces (Two forecourts from Whistler Street).
- A new frontage of 4 storey commercial buildings was proposed along Whistler Street.
- A larger piazza space was to be established at the eastern end of the site as the main public space.
- Consideration of the 'Whistler Street Triangle' site (Village Centre) to provide new shop-top buildings 'to complete the encircling edges of shops established by the back edges of The Corso and Sydney Road'.
- Establish smaller meaningful public spaces

'Town Centre North'

- Converting the Whistler Street, Central Avenue and Henrietta Lane streets towards the foreshore to share use zones to expand and support the pedestrian network.
- Establish the vista between Raglan Street and Belgrave Street to reveal the St Marys Catholic Church as a landmark feature at the end of Short Street.
- The reconfiguration of two key buildings (the National Building in Central Avenue and the Pacific Point Arcade building) to encourage streetscape activation and attract people into the mall via Henrietta Lane and Short Street.

'Manly Oval Carpark'

- Upon the amalgamation of the Northern Beaches councils, the administrator of the established Northern Beaches Council subsequently decided not to proceed with the Oval Car park, and a full settlement with the tenderer to terminate this project was negotiated.

3.3 Dee Why Town Centre Master Plan 2013 Summary

It was commissioned by the former Warringah Council to explore and identify the best possible ways forward to achieve feasible and sustainable outcomes for the Dee Why Town Centre. Twelve master plan recommendations were made as one of the outcomes of this master plan process. They are:

- Human Scale – To create a human scale town centre embedded in a distinctive network of public space and a high level of amenity.
- Infrastructure – Supporting infrastructure needs to be delivered simultaneously with development.
- Mosaic of Zones – Encouraging a mosaic of zones or precincts that each have their own distinctive character.
- Community & Culture – Focusing on community & culture including through public art.
- Town Centre - Revitalisation and activation of the town centre as an urgent priority.
- Employment – Support for a wide range of uses to provide employment and revive retail activity, particularly small/independent businesses that could differentiate the Dee Why Town Centre from other retail precincts within the region.
- Access – Reduced reliance on private car access to Dee Why Town Centre, made possible through public transport and infrastructure that responds to the needs of pedestrians and cyclists.
- Pedestrian Focus - Pedestrian-oriented and active at street level. This could be achieved through:
 - Strengthening connections to adjacent natural resources;
 - Creating a secondary pedestrian and cycle network – parallel and perpendicular to Pittwater Road using laneways and side streets;
 - Keeping pedestrian activity at ground level for any future crossing of Pittwater Road.
- Traffic Calming - Vehicular traffic should be managed and calmed.
- Car Parking - Multideck public car parking should be strategically located around the Dee Why Town Centre periphery within a 400m radius walking threshold and connected with a reliable and efficient mini-bus loop.
- Development – Noting compromise may be needed to encourage development, Dee Why Town Centre's character & amenity is to be maintained. On some larger amalgamated sites or gateway locations, there may be opportunities for a trade-off between height and open space/community benefits.
- Water Sensitive Urban Design - Adopt Water Sensitive Urban Design approaches and should be interpreted with public art and landscaping to celebrate the water.

The Dee Why master plan also determined a structure plan that includes a "Green Spine" to connect business, social heart and future social areas of Dee Why.

3.4 Newport Village Commercial Centre Master Plan Summary

The former Pittwater Council commissioned a master plan in late 2006 in response to Council's desire to revitalise the Newport Village Commercial Centre. Key challenges identified by the master plan were traffic on Barrenjoey Road, flooding, and a loss of both quantity and diversity of commercial, retail and service uses over time.

The master planning process was firmly grounded in community and stakeholder engagement. It sought to establish an integrated vision document for Newport Village Commercial Centre.

The master plan had developed a vision for Newport Village as the centre of the Newport Community. It includes a range of proposals regarding:

- Open space
- Vehicle movement and public parking
- Vehicular Access and underground parking
- Pedestrian and cycle network
- Land uses
- Public domain/landscape character
- Built form
- Streets
- Plazas
- Arcades
- Pedestrian paths
- Public domain elements

A series of recommended development controls are also included, which were incorporated in the Pittwater 21 DCP Appendix 12. This master plan came into force on 20 December 2014.

3.5 Draft Mona Vale Place Plan Summary

The former Pittwater Council commissioned the Mona Vale Place Plan in 2013, as a 'tactical and action-orientated strategy' to establish place-focused infrastructure and investment in line with local needs.

The report highlighting the following key themes relating to design and place were considered significant to the community:

- General opposition to the increase of height limit from 4 storeys to 6 storeys in fear of building bulk and overshadowing.
- General concern over the increase in traffic and population.
- General concern over losing trees and green space at Village Park.
- Recognising the need to improve the infrastructure:
 - Increase public transport including the lack of service to the west (i.e. Chatswood, Ryde, new hospital precinct).
 - A better pedestrian and bicycle network.
 - More car parking or better parking strategy, including more road as a solution to relieve traffic congestions.
 - More schools and parks for the community.
- Recognising the need to maintain and improve the 'village' atmosphere:
 - Local community shopping, no large shopping centre.
 - More pedestrian areas, less through traffic, pedestrian-only streets.

- Low rise or no development at all.
- Maintain and increase green spaces.
- Recognising the need to protect employment-generating areas.
- Recognising the undulating topography as a challenge to sensitive development.

The Plan identified the following key design intent to underly the plan:

- 'The Heart' – enhancing the existing assets within the centre to function as a focal point of activity and serve as a local landmark.
- 'A Connected Community' – new transport linkages to improve connectivity between neighbouring streets and support an internal semi-public open pedestrian link for new developments occurring in the town centre.
- 'Green Links' – Landscaped streets and linkages overlayed with the stormwater network to connect to recreational spaces.
- 'Mix of Activities' – Non-singular land use patterns in support of a precinct structure (civic, village, industrial and beach) to encourage social interaction and natural surveillance.
- 'Housing Choice' – Diverse housing opportunities to be provided, transitioning from low to medium density and exploring affordable housing options for younger generations.

The primary built form character elements within the draft 'Mona Vale Place Plan' include:

- That finer grain built forms are to be supported and also replicated within larger developments.
- Consider light-weight building expressions, climatically and environmentally appropriate, and include natural colour palettes and articulated facades.
- Establishing the provision of expressive roof forms, indoor-outdoor integration and living.
- Ensuring that increased density and denser built forms are located to take advantage of the topography, in proximity to public transport and community facilities.
- Establishing mixed use apartments within the town centre core (6-storeys to 4-storeys maximum), interface area (3 storeys maximum) and transitional height and scale to the residential and education zone (2 storeys maximum).
- Ensuring that upper-level setbacks are established for any buildings above 3 storeys.
- Ensuring that front setbacks to include deep soil planting zones.
- Providing direct pedestrian access from the street in the residential zone – limiting impacts of driveways (lane or side access for vehicular access where possible).
- Amalgamating narrow lots (less than 10m wide).
- Establishing centrally located landscaped courtyards for the lots fronting Dygal Street.
- Rear setback areas for landscaping for lots fronting Waratah and Park Streets.
- Establishing street activation for the frontage addressing Harkeith and Darley Streets.

3.6 Freshwater Village Development Controls Summary

The former Warringah Council commissioned the Freshwater Village master plan to ensure that the built form character within Freshwater Village was in alignment with the coastal setting. The master plan set out to achieve the following objectives:

- *'O1. To reinforce and enhance the role of Freshwater Village as a centre for the local community.'*
- *'O2. To achieve high quality built form that enhances the streetscapes and coastal character of Freshwater Village.'*
- *'O3. To maintain and enhance Freshwater as an attractive destination among Sydney's coastal centres'.*

- *'O4. To ensure development responds to the low scale, narrow lot pattern of Freshwater'.*
- *'O5. To achieve comfortable, functional and attractive buildings for residents, workers and visitors'.*

The Freshwater Village master plan identified the following built form and architectural planning controls within the DCP to ensure the achievement of high-quality urban design outcomes for Freshwater Village:

- Maximum number of storeys (3-storeys for Freshwater Village) in certain areas via the 'DCP Map Number of Storeys'.
- Required street activation to reinforce and enhance the main street character of Lawrence Street.
- Responses to the typical narrow lot pattern and smaller retail frontages with vertical proportions that carry through to the façade.
- Maximum lengths of shopfronts.
- Front, side and rear setback planning controls:
 - New buildings built to the boundary can be setback a maximum of 3m.
 - The third storey is to be set back a minimum of 5m from the property boundary.
 - 'Side or rear boundaries of a proposed development site adjoining residential zones (per the DCP map) require a minimum setback of 2m.
 - Side or rear boundaries of a proposed development site not adjoining residential zones are to be determined on merit with regards to the streetscape, neighbour amenity, and adjoining setbacks.
- Buildings and roof designs are required to correspond appropriately to the topography.
- Building scale, mass and proportions are to respond to the narrow lot subdivision and low scale character of Freshwater Village – maximum building length of 20m.
- Minimum Green Star requirements for large lots.
- Materials and colour requirements that relate to the context of the proposed development and be earthy coloured and mid-tone/dark.
- The provision of through-site links and legible laneways, arcades and active transport linkages.

3.7 Elanora Heights Village Centre Summary

The former Pittwater Council commissioned the Elanora Heights Village Centre master plan to ensure that the future character for the village was one that was desirable and subscribed to best practice urban design principles. Located along Kalang Road (near St Andrews Gate and Powder Works Road), the master plan sought to amalgamate and consolidate the village centre site into one that reflected the village atmosphere and coastal environment. It included a new 'village square' as well as trails and through-site links.

The master plan (and following DCP amendment) acknowledges the following design principles:

- *'To enhance and activate the existing character of Kalang Road'.*
- *'To create a high quality public domain environment'.*
- *'To encourage upgrades to existing properties and shops'.*
- *'To ensure development achieves design excellence'.*
- *'To create a strong sense of place as a small scale coastal village centre'.*
- *'To extend the village centre uses and activity to the southern block on Kalang Road'.*
- *'To ensure the whole length of the village centre is active and vibrant with increased visitation to the southern block'.*
- *'To ensure the village retains a low scale fine grain character'.*
- *'To maximize opportunities for cafes and restaurants'.*

- *'To announce arrival at the village centre through architectural and landscape markers'.*
- *'To improve visibility of the existing Community Centre and children playground to Kalang Road and the rest of the village centre'.*
- *'To encourage greater knowledge of Kywong Reserve'.*

The master plan identified improvements to Elanora Heights Village's public domain, ensuring that it offered a vibrant streetscape with elements including public art, recreational spaces to relax, and informal play opportunities.

The following desired architectural elements for the desired future character include:

- *'tree-lined main street'.*
- *'low scale, 3-storey built form'.*
- *'colourful facades and high-quality architecture'.*
- *'Buildings abut each other along both sides of Kalang Road'.*
- *'Driveways do not interrupt the pedestrian verges'.*
- *'deep balconies to the upper levels create a play of light and shade on the facades'.*
- *'The use of natural materials enhances the facades and streetscape'.*
- *'The lower scale edges of the buildings to the rear of the properties and St Andrews Gate create a gentle transition to the lower scale houses'.*
- *'Lush planting and shading devices along generous footpaths give plenty of shade to pedestrians'.*
- *'The landscaped verges have regular seating areas that do not interrupt the flow of pedestrians past the shop fronts'.*
- *The street frontages of the new buildings are active with well designed, fine grain shop fronts and high quality signage under the colonnade on the western verge along Kalang Road or under the awnings along the eastern verge'.*

The DCP then includes very specific controls to create a particular master planned outcome, including setbacks, building depths, ceilings heights, façade articulation, active frontage and solar requirements.

4 Key Development Standards from the Low Rise Housing Diversity Code & Guide

4.1 Objective

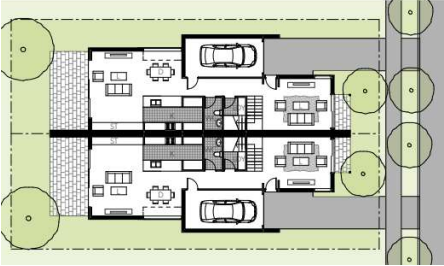
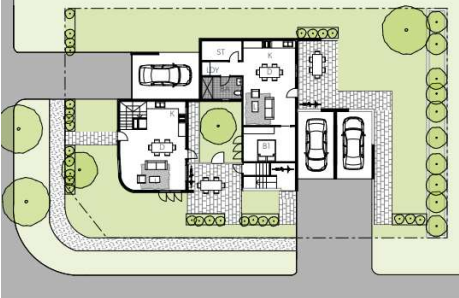
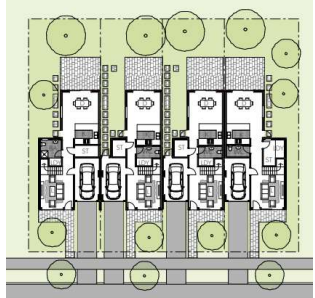
This section reviews at a high level the primary development control standard as outlined within the Department of Planning, Industry and Environment's Low Rise Housing Diversity Code and Design Guide. The Diversity Code is contained as Part 3B of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)*.

Design Principles under the Low Rise Housing Code

- **Principle 1** – Context and neighbourhood character
- **Principle 2** – Built form and scale
- **Principle 3** – Density
- **Principle 4** – Sustainability
- **Principle 5** – Landscape
- **Principle 6** – Amenity
- **Principle 7** – Safety
- **Principle 8** – Housing diversity and social interaction
- **Principle 9** – Aesthetics

The table below lists and compares the primary controls for dual occupancies (side by side), manor houses and dual occupancies (above) and multi dwelling housing (terraces).

4.2 Development Standards for the Low Rise Housing Diversity Code Summary

Dev Standard	Dual Occupancies (Side by Side)		Manor Houses & Dual Occupancies (Above)		Multi Dwelling Housing (Terraces)	
	Clause		Clause		Clause	
An example provided -Low Rise Housing Diversity Design Guide for DAs	Dual occupancy - two dwellings side by side		Manor house manor house with three dwellings on a corner lot		Terrace house with car parking fronting a primary road	
Permissibility	3B.1 (3)	Permitted in R1, R2, R3 and RU5 zones (Dual occupancies permitted if dual occupancies are permitted under the relevant LEP)	3B.1A	Permitted in R1, R2, R3 and RU5 zones (Manor houses allowed if multi dwelling housing or RFB allowed under the relevant LEP) (Dual occupancies (above) permitted if dual occupancies are permitted under the relevant LEP)	3B.1 (3)	Permitted in R1, R2, R3 and RU5 zones (Terrace houses allowed if multi dwelling housing allowed under the relevant LEP)
Minimum Lot Size	3B.8 (1)	Minimum lot size per LEP, or 400m ² if no minimum lot size specified.	3B.21 (a) 3B.21 (b)	Manor House = 600 m ² (or per LEP) Dual Occupancy = Minimum lot size per LEP, or 400m ² if no minimum lot size specified.	3B.33 (1)	Terrace House = 600 m ² (or per LEP)
Minimum Lot Width	3B.8 (2)	12m (measured at the building line)	3B.21 (c)	15m (measured at the building line)	3B.33 (2)	21m (measured at the building line)
Maximum Building Height	3B.9	8.5m above ground level (existing)	3B.22	8.5m above ground level (existing)	3B.34	9m above ground level (existing)

Dev Standard	Dual Occupancies (Side by Side)			Manor Houses & Dual Occupancies (Above)			Multi Dwelling Housing (Terraces)				
	Clause			Clause			Clause				
Maximum GFA (All Buildings)	3B.10	400m ² – 2,000m ²	25% of lot area + 300m ²	3B.23	25% of the lot area + 150m ² to a maximum of 400m ²	3B.35	Zone R1, R2, or RU5	60% of lot area			
		>2,000m ²	800m ²				Zone R3	80% of lot area			
Minimum Landscaped Area	3B.15	<ul style="list-style-type: none">50% of the parent lot area minus 100m²25% of the area forward of building to be landscaped1.5m minimum length and width		3B.27	<ul style="list-style-type: none">50% of the parent lot area minus 00m²50% of the area forward of building to be landscaped1.5m minimum length and width	3B.40 (Other Landscape standards apply for non- Torrens Title see 3B.40 (2) (3) (4) (5))	Zone R1, R2, or RU5 (Torrens Title)	30% of lot area			
							Zone R3 (Torrens Title)	20% of lot area			
							Zone R1, R2, or RU5 (Strata Title)	30% of the parent lot area - least 54m ² per dwelling			
							Zone R3 (Strata Title)	20% of the parent lot area - least 36m ² per dwelling			
Car Parking	3B.18 (2)	At least 1 off-street car parking space must be provided for each dwelling.		3B.30	At least 1 off-street car parking space must be provided for each dwelling		3B.43	At least 1 off-street car parking space must be provided for each dwelling			
		A garage, carport or car parking space at ground level (existing) and accessed from a primary road, secondary road or parallel road must have a minimum setback:			A garage, carport or car parking space at ground level (existing) and accessed from a primary road, secondary road or parallel road must have a minimum setback:			A garage, carport or car parking space at ground level (existing) and accessed from a primary road, secondary road or parallel road must have a minimum setback:			
		Setback from the primary road	Minimum off-street parking setback from the road			Setback from the primary road		Minimum off-street parking setback from the road		Setback from the primary road	Minimum off-street parking setback from the road
		<4.5m	5.5m			<4.5m		5.5m		<4.5m	5.5m
		4.5m or more	1m+ behind the building line			4.5m or more		1m+ behind the building line		4.5m or more	1m+ behind the building line

Dev Standard	Dual Occupancies (Side by Side)				Manor Houses & Dual Occupancies (Above)		Multi Dwelling Housing (Terraces)					
	Clause				Clause			Clause				
Concurrent Subdivision	6.3 (Torrens) 6.1 (2) (strata)	Torrens title and strata subdivision only allowed for dual occupancies if designated within LEP. Torrens Title requirements: <ul style="list-style-type: none">1 dwelling per lotLot within R1, R2, R3 or RU56m wide minimum + access to public roadLot size per LEP or 200m² minimum			6.1 (2)	Torrens Title for Manor Houses permitted under the Code. <ul style="list-style-type: none">If strata subdivision for Dual Occupancies is permitted under the LEP, strata subdivision is allowed under the Code.		6.3 (Torrens) 6.2 (2) (strata)	Torrens Title for Terraces permitted under the Code if no part of a dwelling is located above any other part of another dwelling. Torrens Title requirements: <ul style="list-style-type: none">One dwelling per lotLot within R1, R2, R3 or RU56m wide minimum + access to a public roadLot size per LEP or 200m² minimumAdditional requirements under clause 3B.40			
Primary Road Setback	3B.11 (1), (2) & (3)	Average of x2 similar dual occupancies within 40m on the same side			3B.24 (1), (2) & (3)	Average of x2 residential accommodation within 40m on same side; or		3B.36 (1), (2) & (3)	Average of x2 nearest dwellings, dual occupancies, terraces within 40m on the same side			
	*Some Exceptions may apply to see 3B.12	Lot Area		Setback	*Some Exceptions may apply to see 3B.12	Lot Area		Setback	*Some Exceptions may apply to see 3B.12	Lot Area		Setback
		400m ² –900m ²		4.5m		400m ² –900m ²		4.5m		Primary Road minimum		3.5m
		900m ² -1500m ²		6.5m		900m ² -1500m ²		6.5m				
		> 1500m ²		10m		> 1500m ²		10m				
Side Setbacks	3B.11 (4)	Lot Width	Building Height (BH)	Min Side Setback	3B.24 (4) & (5)	<ul style="list-style-type: none">1.5m minimum setback from a side boundary for Manor House or dual occupancy (one above the other)If 10m+ behind the building line and >4.5m above ground level, minimum side setback is [S = H – 3m]<ul style="list-style-type: none">‘S’ is minimum side setback		3B.36 (4)	<ul style="list-style-type: none">1.5m minimum setback from a side boundary for Multi dwelling housing (Terraces)			
	*Some Exceptions may apply to see 3B.12	12m–24m	0m–4.5m	0.9m	*Some Exceptions may apply to see 3B.12							
			>4.5m–8.5m	(BH–4.5m) ÷ 4 + 0.9m								
		>24m–36m	0m–4.5m	1.5m								

Dev Standard	Dual Occupancies (Side by Side)				Manor Houses & Dual Occupancies (Above)				Multi Dwelling Housing (Terraces)			
	Clause				Clause				Clause			
			>4.5m–8.5m	(BH–4.5m) ÷ 4 + 1.5m		<ul style="list-style-type: none"> 'H' is the height of the part of building 						
		>36m	0m–8.5m	2.5m								
Rear Setbacks	3B.11 (5)	Lot Area	Building Height (BH)	Min Rear Setback	3B.24 (6)	Lot Area	Building Height (BH)	Min Rear Setback	3B.36 (5)	Lot Area	Building Height (BH)	Min Rear Setback
	*Some Exceptions may apply to see 3B.12	400m ² –900m ²	0m–4.5m	3m	*Some Exceptions may apply to see 3B.25	400m ² –1500m ²	0m–4.5m	6m	*Some Exceptions may apply to see 3B.37	>600–900m ²	0m–4.5m	3m
		400m ² –900m ²	>4.5m–8.5m	8m		> 1500m ²	0m–4.5m	10m		>600–900m ²	>4.5m–8.5m	8m
		900m ² –1500m ²	0m–4.5m	5m		400m ² –1500m ²	>4.5m–8.5m	10m		>900–1500m ²	0m–4.5m	5m
		900m ² –1500m ²	>4.5m–8.5m	12m		> 1500m ²	>4.5m–8.5m	15m		>900–1500m ²	>4.5m–8.5m	12m
		> 1500m ²	0m–4.5m	10m						> 1500m ²	0m–4.5m	10m
		> 1500m ²	>4.5m–8.5m	15m						> 1500m ²	>4.5m–8.5m	15m

Table 10. Summary Table from the Low Rise Housing Diversity Code (NSW DPIE)

4.3 Considerations

The Low-Rise Housing Diversity Code:

- Provides a code-assessable pathway for low rise medium density housing forms across NSW.
- Provides a design guideline to aid the development of low rise medium density housing across NSW, partially overriding local government controls.
- Promotes built form outcomes focused on quality outcomes that are well-designed and sustainable whilst still promoting housing diversity.
- Promotes a complying development process to speed up development approvals.

It creates a number of considerations for local governments:

- Possible strategic-, local community- and council-preference for housing growth to focused in specified urban growth areas/sites and not across low density zoned suburbs.
- Implications for local infrastructure.
- Lack of trust and/or confidence in the Comply Development process by Council and local community.
- Possible implications for local character and built form.
- Lack in confidence that a state-wide code will retain existing local character.

5 Other Sydney Council Development Standards

5.1 Objective

The following sections provides a selection of different other Sydney Council development standards and planning controls for consideration and discussion. Extracts have been selected to enable a snapshot comparison of the key developmental controls within other local government areas.

The following councils selected for their local planning and development control standards include:

- City of Parramatta (who have summarised their key controls as part of their land use and planning control harmonisation process – ‘Harmonising our land use planning framework’, 2019)
- Hornsby Council
- Ku-Ring-gai Council
- Sutherland Shire Council

5.2 City of Parramatta DCP Standards - LEP & DCP Review Discussion Paper 2019 - Summary

The figure below is a DCP standards table extracted from the City of Parramatta LEP and DCP Review Discussion Paper in 2019.

The City of Parramatta produced and publicly exhibited the discussion paper to highlight the different development standards controls between the Auburn, Holroyd, The Hills and Hornsby DCPs.

Control	Parramatta DCP	Auburn DCP	Holroyd DCP	The Hills DCP	Hornsby DCP	Recommendation
Minimum site frontage	15m	N/A	10m	N/A	N/A	15m for proposed subdivisions No minimum would apply in the case of existing residential lots
Maximum site coverage	N/A	65% - 70% depending on lot size (65% for lots over 450sqm)	60%	60% Max. dwelling footprint: 45%	30% - 65% depending on lot size (50% for lots of 450-899sqm)	Not considered necessary as FSR and landscaping controls will determine site coverage
Minimum front setback	5m – 9m (as per prevailing setback) 3m to secondary street on corner lots	5.5m – 6m 2m-3m to secondary street on corner lots	6m (or as per prevailing setback)	10m (or per prevailing setback if larger) Corner lots: 6m to primary street and 4m to secondary Classified road: 10m	6m (or per prevailing setback if larger) 3m to secondary street on corner lot Classified road: 9m	As per prevailing setback (but no less than 6m) 10m setback to classified roads
Minimum side setback	900mm	900mm	900mm	900mm 1.5m for 3 storeys	900mm 1.5m for 2 storeys	900mm
Minimum rear setback	30% site length For lots <500sqm: 6m (or as per prevailing setback)	10m	Single storey: 3m Upper storeys: 7m	Single storey: 4m Upper storeys: 6m Classified road: 6-8m (depending on height)	1 storey: 3m 2 storey: 8m	30% of site length (but no less than 10m)
Minimum landscaped area	40% of site (including deep soil zone)	30% of site (all deep soil) Min width 900mm	Lots <600sqm: 20% of site Lots >600sqm: 25% of site	40% of site	10% - 45% depending on lot size (30% for lots of 600-899sqm)	40% (including deep soil zone)
Minimum deep soil zone	30% (50% at rear / 15% at front)	As above	N/A	N/A	N/A	30% (minimum 4m dimensions)
Minimum private open space	100sqm (min 6m x 6m dimensions) Lots < 550sqm: 80sqm (min 4m x 4m dimensions)	50sqm (min 5m in any direction)	15% of site (minimum 25sqm and 4m x 4m dimension)	20% of site or 80sqm, whichever is greater (min 6m x 4m)	24sqm 16sqm for lots less than 9m wide (min 3m x 3m dimensions)	100sqm

Figure 1. Summary 1 of Key DCP Controls for Dwelling Housing from the 'Harmonising our land use planning framework Discussion Paper' (City of Parramatta, 2019)

Control	Parramatta DCP	Auburn DCP	Holroyd DCP	The Hills DCP	Hornsby DCP	Recommendation	
						Townhouses/villas	Terraces
Site frontage	Minimum 24m	Minimum 18m	Minimum 24m	Minimum 28m	Minimum 30m	24m Each dwelling to be min 5m wide	18m Each dwelling to be min 5m wide
Minimum front setback	Primary: 5-7m (per prevailing setback) Secondary: 3-5m	4m (all frontages)	Primary: 6m (per prevailing setback) Secondary: 4m	Primary: 10m Secondary: 6m	Primary: 7.6m Classified road: 9m	As per prevailing setback (min 6m) Classified Rd: 10m	As per prevailing setback (min 6m) Classified Rd: 10m
Minimum side setbacks	3m (4.5m where dwellings address side boundaries)	1.2m (3.7m where pedestrian entry is required at the side)	Single storey: 0.9m Second storey: 4m	Single storey: 4.5m (5m portion: 1.5m) Upper storeys: 6m	3m (6m where dwellings address side boundaries)	0.9m (4.5m where dwellings address side boundaries)	0.9m (1.2m for side entrance)
Minimum rear setback	15% site length	4m (12m-14m separation between rows of houses)	3m Second storey: 4m	Single storey: 4.5m (5m portion: 1.5m) Upper storeys: 6m	6m	7m, plus 3.5m separation between rows of dwellings, (refer figure 9)	7m
Minimum landscaped area	40% of site (incl. deep soil zone)	30% of site	Lots <600sqm: 20% Lots >600sqm: 25% Min. 2m wide Max. 50% at front	50% (Min. 2mx2m)	See below	40% (inc. deep soil) plus 1m landscape strip along driveway	40% (inc. deep soil)
Minimum deep soil zone	30% (min. 4mx4m) of which 50% at rear/ 15% at front/ 10% communal open space)	30% of the site	N/A	30% of the site	Landscape strips along boundaries: Front: 6m wide Secondary/side: 3m Rear: 4m wide	30% (min dimension 4m)	30% (min dimension 4m)
Minimum private open space	40sqm per dwelling Min. dimension 4m	35sqm per dwelling Min. dim 5m	20% floor area (incl. principal 16sqm) per dwelling Min dim 3m	One continuous area equal to 50% of the dwelling floor area (per dwelling)	24sqm per dwelling Min. dim 3m	40sqm per dwelling	40sqm per dwelling
Dwelling size mix	N/A	A mix of sizes to be provided	N/A		A mix of sizes to be provided. Min. 10% each in large schemes.	For schemes of 10+ dwellings, 20% must have 3 or more bedrooms.	
Adaptable housing	10% dwellings to meet AS 4299	10%-20% dwellings to meet AS 4299	15% dwelling to meet AS 4299	5% to meet AS 4299 or AS 1428	10% AS 4299 20% Silver level of Universal Design	15% dwellings to meet Livable Housing Guidelines (2012) silver level design. This is discussed further in Appendix C.	

Figure 2. Summary 2 of Key DCP Controls for Multi-Dwelling Housing 'Harmonising our land use planning framework Discussion Paper' (City of Parramatta, 2019)

Control	Parramatta DCP	Auburn DCP	Holroyd DCP	The Hills DCP	Hornsby DCP	Recommendation	
						Manor houses	RFBs
Minimum site frontage	Primary: 24m Secondary: 18m	R4 zone: 26m B4 zone: 20m	24m	30m	30m-40m (based on height)	15m	24m
Site coverage	N/A	Max. 50% of site	Max. 30% of site	N/A	N/A	Not considered necessary. Duplicates other controls.	
Minimum front setback	Primary: 5m-9m Secondary: 3-5m	4m – 6m	As per prevailing (minimum of 6m)	Primary: 10m Secondary: 6m	9m – 10m (based on height)	As per prevailing setback (min 6m) Classified Rd: 10m	
Minimum side setbacks	As per <i>Apartment Design Guide</i>	3m	3m	6m	6m – 9m (based on height)	0.9m (1.2m for side entrance)	As per <i>Apartment Design Guide</i>
Minimum rear setback	15% site length	10m (2m to rear lane)	20% site length 30% (> 5 storeys)	8m	6m – 10m (based on height)	30% site length (min 10m)	6m (2-4 storeys) 9m (5-8 storeys) 12m (9+ storeys)
Minimum landscaped area	40% of site (incl. deep soil zone)	As per deep soil zone requirement	30% of site	50% of site (min 2mx2m)	As per deep soil zone requirement	40% (inc. deep soil) plus 1m landscape strip along driveway	40% (inc. deep soil) plus 1m landscape strip along driveway
Minimum deep soil zone	30% (min 4mx4m) of which 50% at rear of site	30% of site area	N/A	N/A	Deep soil areas along boundaries, to be min width of: Front/side: 6m-7m Rear: 4m-7m	30% (min dimension 4m)	30% (min dimension 4m)
Minimum private and communal open space	Private: 10sqm per dwelling (min. dimension 2.5m) Communal: 10sqm per dwelling	Private: 8sqm-9sqm/dwelling (min. dimension 2.5m) Communal: Min. dimension 10m	Private: 10sqm per dwelling (min. dimension 2.5m) Communal: Greater of 10sqm/dwelling or 30% of site area (Min. dimension 4m)	Private: 10sqm per dwelling (min. dimension 2.5m) Communal: 20sqm per dwelling	Private: 4sqm-15sqm (depending on unit size) Communal: Min. 50sqm (Min. dimension 4m-6m)	1 bed/studio: 8sqm 2+ bed: 12sqm Ground floor unit: 16sqm Min. dimension: 3m	As per <i>Apartment Design Guide</i>
Dwelling size mix	10-20% 1bed/studio 60-75% 2 bed 10-20% 3 bed	A mix of sizes to be provided	A mix of sizes to be provided (Max 20% studios and 1 bed)	Max 25% studio and 1 bed Min 10% 3+ bed	Min. 10% each	A mix of sizes should be provided.	Schemes of 10+ units: 10-20% 3+ bed; 60-75% 2 bed; 10-20% 1 bed/studio
Adaptable housing	10% apartments to meet AS 4299	10%-20% apartments to meet AS 4299	15% apartments to meet AS 4299	5% apartments to meet AS 4299 or AS 1428	10% apartments to meet AS 4299 20% units to meet silver level of Universal Design	15% dwellings to meet <i>Livable Housing Guidelines</i> (2012) silver level design. This is discussed further in Appendix C.	

Figure 3. Summary 3 of Key DCP Controls for Residential Flat Buildings (RFBs) and Manor Houses 'Harmonising our land use planning framework Discussion Paper' (City of Parramatta, 2019)

5.3 Development Standards Summary Table

The table below is a summary of the main built form controls from the following LGA's:

- *Hornsby Local Environmental Plan 2013* and Hornsby Development Control Plan 2013
- *Ku-ring-gai Local Environmental Plan 2015* and Ku-ring-gai Development Control Plan 2016
- *Sutherland Shire Local Environmental Plan 2015* and Sutherland Shire Development Control Plan 2015
- *Georges River Draft Local Environmental Plan 2020* and Georges River Draft Development Control Plan 2020.

Dev Standard	Hornsby Council: LEP 2013 DCP 2013	Ku-ring-gai Council: LEP 2015 DCP 2016	Sutherland Shire: LEP 2015 DCP 2015	Georges River Council Draft LEP 2020 Draft DCP 2020										
Dwelling Houses														
Min lot size	500m ² - 600m ²	1,500m ² Subdivision only allowed: Minimum lot width of 18m along a line that is 12m from the street frontage of the lot	550m ²	450m ²										
Min lot width	15m	18m	15m	N/A										
Max height	8.5m	9.5m Cl 4.3 + Height of Buildings Map	8.5m-9m Cl 4.3 + Height of Buildings Map	9m										
Max FSR	Uses site coverage (30-60% depending on lot size)	More than 1,700m ² : 0.3:1. 1,001m ² -1,699m ² : ((170+ (0.2 x site area)) / site area): 1. 801m ² -1,000m ² : ((170+ (0.25 x site area)) / site area): 1. 800m ² or less: 0.4:1.	0.55:1 (typical) Cl 4.4A + Floor Space Ratio Map	Calculation (see table extract below – Draft GRLEP 2020) <table><tr><th>Site Area</th><th>Maximum Gross Floor Area (sqm)</th></tr><tr><td>≤ 650sqm</td><td>Site area × 0.55</td></tr><tr><td>> 650sqm ≤ 1000sqm</td><td>(Site area – 650) × 0.3 + 357.50</td></tr><tr><td>> 1000sqm ≤ 1500sqm</td><td>(Site area – 1000) × 0.2 + 462.50</td></tr><tr><td>> 1500sqm</td><td>(Site area – 1500) × 0.1 + 562.50</td></tr></table>	Site Area	Maximum Gross Floor Area (sqm)	≤ 650sqm	Site area × 0.55	> 650sqm ≤ 1000sqm	(Site area – 650) × 0.3 + 357.50	> 1000sqm ≤ 1500sqm	(Site area – 1000) × 0.2 + 462.50	> 1500sqm	(Site area – 1500) × 0.1 + 562.50
Site Area	Maximum Gross Floor Area (sqm)													
≤ 650sqm	Site area × 0.55													
> 650sqm ≤ 1000sqm	(Site area – 650) × 0.3 + 357.50													
> 1000sqm ≤ 1500sqm	(Site area – 1000) × 0.2 + 462.50													
> 1500sqm	(Site area – 1500) × 0.1 + 562.50													
Coverage / Built Upon Area (BUA)	200m ² to 249m ² - 65% 250m ² to 299m ² - 60% 300 m ² to 449m ² - 55% 450m ² to 899m ² - 50% 900m ² to 1499m ² - 40% 1500m ² or larger - 30%	2 x 1 storey dwellings – 50% 1 x 1 storey and 1 x 2 storey dwellings – 45% 2 x 2 storey dwellings – 40%	Maximum 60%	N/A										

Setbacks Front	6m or prevailing	Single Storey: Low side: 9m / High Side 12m. Two Storey: Low side: 9m – Average: 11m High side: 12m – Average: 14m.	7.5m or prevailing	4.5m (main building face) 5.5m (front wall of garage, car port rood, onsite parking space) or 20% average setback of adjoining dwellings
Setbacks Side	0.9m or 1.5m (2 storeys)	Side with of less than 20m: 1.5m for single storey 2m for two storeys. Side with 20m or more: 9% of side width for single storey 12% of side width for double storey.	0.9m (ground) 1.5m (second storey, internal lot or bushfire prone land)	0.9m or 1.2m – outside FSPA (second storey) 0.9m or 1.5m – FSPA (second storey)
Setbacks Rear	3m or 8m (2 storeys)	12m for sites with a greater depth than 48m. 25% of the average site depth for sites with depth less than 48m.	6.0m or 4.0m (internal lot)	6m or 15% of the average site length (whichever is >)
Min landscaped area	40%	50m ² (minimum 5m deep), plus tree replenishment and planning policy. Max BUA apply to all dwellings as per Section 4A.3 of Ku-ring-gai DCP 2018.	30%-40%	20 or 25% (Foreshore Scenic Protection Area)
Dual Occupancies				
Min lot size	500m ² - 600m ²	550m ²	600m ² Cl 4.1 + Lot Size Map	650m ² or 1000sqm (Foreshore Scenic Protection Area)
Min lot width	15m	18m	15m	15m (two attached dwelling facing street) 18m (two detached dwellings one in front) 22m (two detached dwellings side by side)
Max height	8.5m	9.5m	8.5m-9m (5.4m on an internal lot or where a rear dwelling forming a dual occupancy is proposed on a lot with only one road frontage - Cl 4.3(4) & (5) + Height of Buildings Map	9m

Calculation (see table extract below – Draft GRLEP 2020)

Max FSR	Uses site coverage (30-60% depending on lot size)	Must not exceed 0.4:1. (if permissible on land).	0.7:1 (typical) CI 4.4A + Floor Space Ratio Map	Site Area	Maximum Gross Floor Area (sqm)
				≤ 1,000sqm	Site area x 0.6
				> 1,000sqm	Sliding scale formula:
				> 1,000sqm to 1,500sqm	(Site area – 1000) x 0.3 + 600
				> 1,500sqm to 2,000sqm	(Site area – 1500) x 0.2 + 750
				> 2,000sqm	(Site area – 2000) x 0.1 + 850
Coverage	200m ² to 249m ² - 65% 250m ² to 299m ² - 60% 300 m ² to 449m ² - 55% 450m ² to 899m ² - 50% 900m ² to 1499m ² - 40% 1500m ² or larger - 30%	Site area (+ Coverage single storey) Less than 800m ² (60%) 800-899m ² (58%) 900-999m ² (56%) 1000-1199m ² (54%) 1200-1500m ² (52%) Greater than 1500m ² (50%)	Maximum 60%	N/A	
Setbacks Front	6m or prevailing	Single Storey: Low side: 9m / High Side 12m. Two Storey: Low side: 9m – Average: 11m High side: 12m – Average: 14m. 7m separation between detached dual occupancy dwellings.	7.5m or prevailing 3.0m (secondary) 4.0m (internal lot)	4.5m – main building face or prevailing 5.5m (front wall of garage, car port road, onsite parking space); or Within 20% average setback of dwellings on adjoining lots	
Setbacks Side	0.9m or 1.2m (pedestrian entrance from the side)	Side with of less than 20m: 1.5m for single storey 2m for two storeys. Side with 20m or more: 9% of side width for single storey 12% of side width for double storey.	0.9m (ground) 1.5m (second storey, internal lot or bushfire prone land)	0.9m-1.2m	

Setbacks Rear	3m or 8m (2 storeys)	12m for sites with a greater depth than 48m. 25% of the average site depth for sites with depth less than 48m.	6.0m 4.0m (internal lot)	6m or 15% of the average site length (whichever is >)
Min landscaped area	40%	50m ² (minimum 5m deep), plus tree replenishment and planning policy. Max BUA apply to all dwellings as per Section 4A.3 of Ku-ring-gai DCP 2018.	35%-40%	20 or 25% (Foreshore Scenic Protection Area)
Medium Density (R3)				
Min lot size	N/A	Cl 4.1 + Lot Size Map Subdivision only allowed: Minimum lot width and depth of 24m would be possible	Cl 4.1 + Lot Size Map	800m ²
Min lot width	30m	24m (width and depth)	15m	18m
Max height	10.5m (2 storeys + attic) 12m (3 storeys)	Maximum 3 storeys Cl 4.1 + Height of Buildings Map	9m	9m
Max FSR	Cl 4.4 + Floor Space Ratio Map	N/A	0.55:1-0.7:1	0.7:1
Coverage	N/A	40%	N/A	N/A
Setbacks Front	7.5m (local roads) 9.0m (designated roads)	10.0m (primary street boundary) 8.0m (secondary street boundary)	7.5m or prevailing 3.0m (secondary street) 4.0m (internal lot)	4.5m – main building face or prevailing 5.5m (front wall of garage, car port road, onsite parking space)
Setbacks Side	3m (if oriented to the front/rear of property and not the side) 6m (can be reduced by 3m for 1/3 of building length for RFB)	3.0m (where side elevation has non-habitable rooms). 6.0m (oriented towards side boundaries and/or have openings to habitable rooms).	0.9m (ground) 1.5m (second storey, internal lot or bushfire prone land)	1.5m (terraces or manor houses) 4m-6m (multi dwelling)
Setbacks Rear	6m	6.0m	6m or 4.0m (internal lot)	6m
Min landscaped area	Deep soil areas along boundaries, to be min width of: Front/side: 6m-7m and Rear: 4m-7m	40% deep soil landscaping area, plus tree replenishment and planting policy	30-35%	20%
High Density (R4)				

Min lot size	N/A	Cl 4.1 + Lot Size Map Subdivision only allowed: Minimum lot width and depth of 24m would be possible	Cl 4.1 + Lot Size Map	1000 m ²
Min lot width	30m	24m (width and depth)	15-26m (RFB) Development sites with site frontage width less than 26m may not allow for the full FSR to be realised.	20m (Kogarah) or 24m (Hurstville) –not to be reduced unless the development site is an isolated site.
Max height	Cl 4.3 + Height of Buildings Map	1,800m ² or less: 11.5m 1,801m ² -2,399m ² : 14.5m Over 2,400m ² : As per Height of Buildings Map. Maximum number of storeys: 7 (23.5m)	Cl 4.3 + Height of Buildings Map	Cl 4.3 + Height of Buildings Map
Max FSR	Cl 4.4 + Floor Space Ratio Map	1,800m ² or less: 0.8:1 1,801m ² -2,399m ² : 1.0:1 Over 2,400m ² : As per floor Space Ratio map	Cl 4.4 & 4.4A + Floor Space Ratio Map	Cl 4.4 and Floor Space Ratio Map
Coverage	N/A	30%	N/A	N/A
Setbacks Front	9m – 3+ storeys (can be reduced by 3m for 1/3 of building width) 10m – 5 & 6+ storeys (can be reduced to 4.5m for non-habitable (can be reduced to 8m for 1/3 of building width)	10m street boundary	7.5m (primary and secondary street) 1.5m encroachment for building elements allowed – max 1/3 rd area of facade	5m – up to four storeys and corner sites 8m – building levels above four storeys (additional setback of 2-3m for upper storeys may be required depending on lot width – determined by merit)
Setbacks Side	6m – 3+ storeys (can be reduced by 3m for 1/3 of building width) 6m – 5 storeys (can be reduced to 4.5m for non-habitable rooms for 1/3 of building width) 9m - 6+ storeys (can be reduced to 7m for non-habitable rooms for 1/3 of building width)	6m up to the fourth storey. 9m for fifth storey and above. Buildings of 3 storeys or less (on sites less than 1800m ²) can have minimum 3m setback. Additional zone interface setbacks apply.	Architectural Merit	6m – up to four storeys 9m – above four storeys

Setbacks Rear	6m – 3+ storeys 10m – 5 storeys (can be reduced to 8m for 1/3 of building width) 10m - 6+ storeys (can be reduced to 4.5m for non-habitable rooms for 1/3 of building width)	6m up to the fourth storey. 9m for fifth storey and above. Buildings of 3 storeys or less (on sites less than 1800m ²) can have minimum 3m setback. Additional zone interface setbacks apply.	Architectural Merit	6m – up to four storeys 9m – above four storeys
Min landscaped area	Deep soil areas along boundaries, to be min width of: Front/side: 6m-7m and Rear: 4m-7m	Less than 1800m ² site area: 40% 1800m ² or more: 50%. Tree replenishment and planting principles apply	30% or site/area specific	10%
Foreshore or Foreshore Scenic Protection Areas (FSPA)				
Min lot size	N/A	N/A	850m ² Cl 4.1 + Lot Size Map	700m ² or 1000m ² (dual occ) Cl 4.1 + Lot Size Map
Max height	8.5m	N/A	8.5m-9m Cl 4.3 + Height of Buildings Map	Cl 4.3 + Height of Buildings Map
Max FSR	N/A	N/A	0.5:1 Cl 4.4 & 4.4A + Floor Space Ratio Map	Cl 4.4 and Floor Space Ratio Map
Setbacks Front	Cl 6.1 + Foreshore Building Line Map 3m-6m (local roads) or on merit	N/A	Cl 6.1 + Foreshore Building Line Map	Cl 6.1 + Foreshore Building Line Map + Locality Provisions
Setbacks Side	2m	N/A	2.5m (ancillary development)	1.5m (ancillary development)
Setbacks Rear	3m or 8m (2 storey)	N/A	Dependent on dwelling type	
Min landscaped area	40%	N/A	40%	25%
Environmental Management/Living (E3/E4)				
Min lot size	40ha Cl 4.1 + Lot Size Map	Minimum lot size 1500m ² Subdivision only allowed: Minimum lot width of 18m along a line that is 12m from the street frontage of the lot.	850m ² Cl 4.1 + Lot Size Map	Cl 4.3 + Height of Buildings Map

Max height	8.5-10.5m	9.5m Cl 4.3 + Height of Buildings Map	8.5m-9m Cl 4.3 + Height of Buildings Map	Cl 4.3 + Height of Buildings Map
Max FSR	0.3:1 (Area A2) 0.5:1 (Area D)	1,501m ² or more: $((250 + (0.15 \times \text{site area})) / \text{site area}):1$ 1,001m ² - 1,500m ² : $((170 + (0.20 \times \text{site area})) / \text{site area}):1$ 801m ² - 1,000m ² : $((120 + (0.25 \times \text{site area})) / \text{site area}):1$ 800m ² or less: 0.4:1	0.5:1 Cl 4.4 & 4.4A + Floor Space Ratio Map	Cl 4.4 and Floor Space Ratio Map
Coverage / BUA	E3: Up to 899m ² : 50% 900m ² -1499m ² : 40% 1500m ² -3999m ² : 30% 4000m ² or larger: On merit.	Area less than 850m ² : Site Area x 0.5). Area 850m ² or greater: Site Area x $[0.5 - (\text{SA}-850/6500)]$	N/A	N/A
Setbacks Front	10m or average of two neighbouring houses - lots <4000m ² 15m - lots >4000m ² (local roads) 30m (designated roads) 5m or 10m – lots <4000m ² or >4000m ² (secondary roads)	Single Storey: Low side: 9m / High Side 12m. Two Storey: Low side: 9m – Average: 11m High side: 12m – Average: 14m.	7.5m or prevailing 6.0m (locality – Green Hills/Barden Ridge) 3.0m (secondary) 4.0m (internal lot)	As per dwelling type
Setbacks Side	5m (lots <4000m ²) or 10m (lots >4000m ²)	Side with of less than 20m: 1.5m for single storey 2m for two storeys. Side with 20m or more: 9% of side width for single storey 12% of side width for double storey.	1.5m	As per dwelling type
Setbacks Rear	10m (lots <4000m ²) or 15m (lots >4000m ²)	12m for sites with a greater depth than 48m.	6.0m or 4.0m (internal lot) 8.0m (locality– Green Hills/Barden Ridge))	As per dwelling type

		25% of the average site depth for sites with depth less than 48m.		
Min landscaped area	40%	50m ² (minimum 5m deep), plus tree replenishment and planning policy. Max BUA apply to all dwellings as per Section 4A.3 of Ku-ring-gai DCP 2018.	40%	25%
Other Built Form Development Controls				
Min Private Open Space	16m ² - Dwelling (lot width < 9m) 24m ² - Dwelling/Multi dwelling (3m min) 4m ² -15m ² - RFB – Private (unit size) 50m ² – RFB - Communal (4m-6m min)	50m ² - Dwellings/Dual Occ (5m deep). 25.0m ² - Medium Density units (per unit). RFB - At least 10% to be provided as communal open space (minimum area of 80m ² and 8m dimension). Mixed Use - Section 8C.8 lists general controls for communal open space provisions. Minimum of 10m ² communal open space per dwelling. Commercial/Retail: Section 9C.7 provides general controls for communal open space for offices.	36m ² - Dwellings/Dual Occ/Multi dwelling (min 5m, of which 9m ² must be paved) ADG mins for RFB – (1 bed – 8m ² /2 bed - 10m ² /3 bed -12m ²)	30m ² - Dwelling (5m min) ADG mins for RFB – (1 bed – 8m ² /2 bed - 10m ² /3 bed -12m ²)
Roofs	Dwelling house - max pitch of 35 degrees, except if a steeper roof pitch is more consistent with the existing character of the locality. Multi-dwelling - max pitch of 25 degrees, other than gable ends that predominately face a side boundary when used as a minor design feature. Multi-dwelling/RFB - Low pitched or flat roofs with wide eaves are			Existing or 35° for a new dwelling - Low Density

encouraged for compatibility with streetscape character and sun control.

Attic	Merit – Must be contained wholly within the roof space.	Attic room designs are to avoid: i) increasing the bulk of the building; ii) causing undue overshadowing of adjacent properties and open spaces; iii) causing loss of significant views from adjacent properties; or iv) being excessive in scale and bulk relative to the rest of the building. 4 To be located within the existing roof forms and retain the streetscape appearance of the existing buildings.	Not specified	Merit - Must include a dormer window (width not to exceed 1/3 of the width of the roof to a 1.3m max including window frame)
Eaves	Dwelling house/Multi-dwelling - Pitched roofs with wide eaves are encouraged for compatibility with streetscape character and sun control. RFB - Low pitched or flat roofs with wide eaves are encouraged for compatibility with streetscape character and sun control		No overshadowing by fences, roof overhangs	Eaves and sun shading to face the street frontage for low density housing
Floor to Ceiling	Not specified for dwelling houses 2.7m – ADG (2.4m residential non-habitable & 1.8m for attic spaces)	Not specified for dwelling houses 2.7m – ADG (2.4m residential non-habitable & 1.8m for attic spaces)	Not specified for dwelling houses 2.7m – ADG (2.4m residential non-habitable & 1.8m for attic spaces)	2.4m – Low density (1.7m habitable roof space) 2.7m – ADG (2.4m residential non-habitable & 1.8m for attic spaces)
Fence Height	1.2m - Dwelling house (front) 1.5m-1.8m – RFB/Multi Dwelling Private Courtyards (front + open form) 1.5m (front) 1.8m (side, and rear)	0.9m for visually solid forms (front). 1.2m for visual transparent fences (front). Higher than front fences 1.2m (on merit) 1.8m fronting busy roads.	1.3m - Solid form (front) 1.5m - Open form (front) 1.8m (front on merit, side, and rear)	0.9m - Solid form 1.2m - Open form 1.8m (front for noise/on merit, side, and rear)

Colours/Materials	Colour palettes should reference the natural habitat and environmental influences of the area and avoid use of primary colours 30% min exposed brick or natural material cladding	Full set of Building Design and Sustainability controls – Part 23 Section 23.4 Material and Finishes.	Extensive use of highly reflective materials is not acceptable for roof or wall cladding.	No large expansive surfaces of predominantly white, light or primary colours would dominate the streetscape or other vista should be used. New development should incorporate colour schemes that have a hue and tonal relationship with the predominant colour schemes found in the street. Matching buildings in a row should be finished in the same colour or have a tonal Relationship External finishes and claddings of ancillary structures and outbuildings are to have low reflectivity finishes.
Parking	See Parking Table extract	See Parking Table extract	See Parking Table extract	See Parking Table extract

Table 11. Summary on Development Controls from selected Councils

Type of Development	Car Parking Requirement	
	Sites < 800m from Railway Station	Sites > 800m from Railway Station
Residential Accommodation		
Dwelling Houses		
0-2 Bedrooms	1 space/ dwelling	
3 or more Bedrooms	2 spaces/ dwelling	
Secondary Dwellings (see Note*)		
0-2 Bedrooms	1 space/ dwelling	1 space/ dwelling
3 or more Bedrooms	2 spaces/ dwelling	2 spaces/ dwelling
Attached Dual Occupancy		
0-2 Bedrooms		1 space/ dwelling
3 or more Bedrooms		2 spaces/ dwelling
Medium Density Dwellings		
0-1 Bedroom	0.75 space/ dwelling	1 space/ dwelling
2 Bedrooms	1 space/ dwelling	1.25 spaces/ dwelling
3 or more Bedrooms	1.5 spaces/ dwelling	2 spaces/ dwelling
Visitors (see Note***)	1 space per 7 dwellings	1 space per 5 dwellings
High Density Dwellings (including Universal Design Housing**)		
Studio	Maximum 0.4 space/dwelling	
1 Bedroom	Maximum 0.4 space/dwelling	1 space/ dwelling
2 Bedrooms	Maximum 0.7 space/dwelling	1.25 spaces/ dwelling
3 or more Bedrooms	Maximum 1.2 space/dwelling	2 spaces/ dwelling
Visitors (see Note***)	1 space per 7 dwellings	1 space per 5 dwellings
Seniors Housing	per SEPP (Housing for Seniors or People with a Disability) 2004	

Hornsby DCP 2013 - Car Parking Table 1.C.2.1(d) Extract

LAND USE	PARKING RATE	
Residential		
Dwelling-houses	2 spaces for single occupancy. Dual occupancy under 125m ² : 1 space per dwelling. Dual occupancy over 125m ² : 2 spaces per dwelling.	Boarding Houses, Group Homes, Hostels 1 space per staff. Parking rate to be assessed on merit of application.
Multi-dwelling housing	1 bedroom unit: 1 space. 2 bedroom unit: minimum multiple of 1.25 spaces per unit. 3 bedroom unit: minimum multiple 1.5 spaces per unit. Visitor parking: 1 space per 4 units.	Seniors Housing Provisions of Seniors Living Policy apply. The following parking provision is recommended: <u>Resident funded development</u> 2 spaces per 3 self contained units plus 1 visitor space for every 5 units. <u>Subsidised developments</u> 1 space per 10 self contained units plus 1 visitor space for every 10 units.
Residential flat buildings, and residential component of mixed use development	Resident parking: Studio unit: 0.5 spaces per unit 1 bedroom unit: 1 space per unit 2 bedroom unit: 1.25 space per unit 3 bedroom unit: 2 spaces per unit Visitor parking: 1 space per 4 units The above are minimum requirements unless Council is satisfied on the merit basis there are particular circumstances that warrant reduction of the above rates. Note: Studios or the like will be considered as bedrooms for the purpose of this DCP.	Hostels, nursing and convalescent homes Hostels of more than 60 residents shall provide a mini-bus service. 1 space per 10 beds for visitors, plus 1.5 spaces per 2 employees, plus 1 space for ambulance
Boarding Houses, Group Homes, Hostels	1 space per staff. Parking rate to be assessed on merit of application.	

Ku-ring-gai DCP 2015 - Car Parking Table Extract

Table 12. Car Parking Table – Hornsby & Ku-ring-gai Councils

Use	Rate
Residential Accommodation	
Dwelling Houses	Maximum 2 spaces per dwelling
Secondary Dwellings	No requirement
Dual Occupancies	Minimum 1 space per dwelling Maximum 2 spaces per dwelling. Only 2 spaces are to be evident (per development) when viewed from the street
Multi Dwelling Housing	Zones R2, R3, R4, B1, & B2 Minimum 1 space per 1 bed; plus, 1.5 spaces per 2 bed; plus, 2 spaces per 3 bed; plus, 1 visitor space per 4 dwellings
Residential Flat Building/Shop Top Housing	Zones R4 & R3 Minimum: 1 space per 1 bed, 1.5 spaces per 2 bed, 2 spaces per 3 bed, 1 visitor space per 4 units Zone B1, B2, B3 & B4 Minimum 1 space per unit – No visitor parking
Seniors Housing	Car parking rates consistent with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 where the SEPP does not otherwise apply
Boarding House (not subject to ARH SEPP)	Zone B3 1 space for every 2 bedrooms; plus, 1 space for any residential manager; plus 1 space for every 2 employees working at any one time. All other zones: 1 space for every 2 bedrooms; plus, 1 space for any residential manager; plus, 1 space for every 2 employees working at any one time.

Sutherland Shire DCP 2015 - Car Parking Table 1 Extract

Dwelling Houses, Dual Occupancies, Multi Dwelling

Parking	<ul style="list-style-type: none"> Each dwelling is to provide one (1) garage and one (1) driveway space (unless otherwise provided for in the building envelope).
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Residential Flat Buildings

Parking	<p>In accordance with 'A Plan for Growing Sydney' (Department of Planning and Environment):</p> <ul style="list-style-type: none"> If located in a strategic centre (i.e. Kogarah CBD and Hurstville CBD) and within 800m of a Railway, the 'Metropolitan Regional Centre (CBD)' rates apply. If located within 800m of a railway and outside the strategic centres the 'Metropolitan Subregional Centre' rates apply. If located outside of 800m of a Railway, the relevant DCP applies.
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Interim Policy – Georges River Control Plan DCP 2020 – Car Parking Table Extract

Table 13. Car Parking Table – Sutherland Shire

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6 International Examples

6.1 Somerville, MA USA

The United States jurisdiction of Somerville, Massachusetts uses a form-based control system, which is considered to be current best practice in the United States. In an Australian context, Somerville would be considered a large LGA within greater Boston, and the US conceptualisation of 'Form-based Codes' can be understood as empowered DCP level controls that focus as much on issues of urban design as architectural character. Somerville adopted their code in late 2019, transitioning from a text standards-based code ordinance.

Of most relevance to this project, the Somerville Form-Based Zoning Ordinance defines 'Building Types' (typologies) which are then used to direct built form. These typologies are: cottage, detached house, semi-detached house, duplex, detached triple decker, semi-detached triple decker, multi-plex, row houses, apartment house, apartment building, residential tower, general building, fabrication building, commercial building, commercial block building, lab building, box building, strip commerce, and pad commerce.

The Form-Based code separates each typology into 'Main Massing' and 'Building Components'.

'Main Massing' controls lot dimensions, setbacks, building separation, lot coverage, landscaped area ("green score"), building height, façade length and windows by orientation, as well as typologically-specific features such as those for apartments: minimum unit sizes with reductions for affordable and net zero housing, number of dwellings and minimum outdoor amenity space per dwelling. Building height is controlled through floor-to-floors, number of storeys and roof type (flat, gable or hip), as well as overall height for certain typologies.

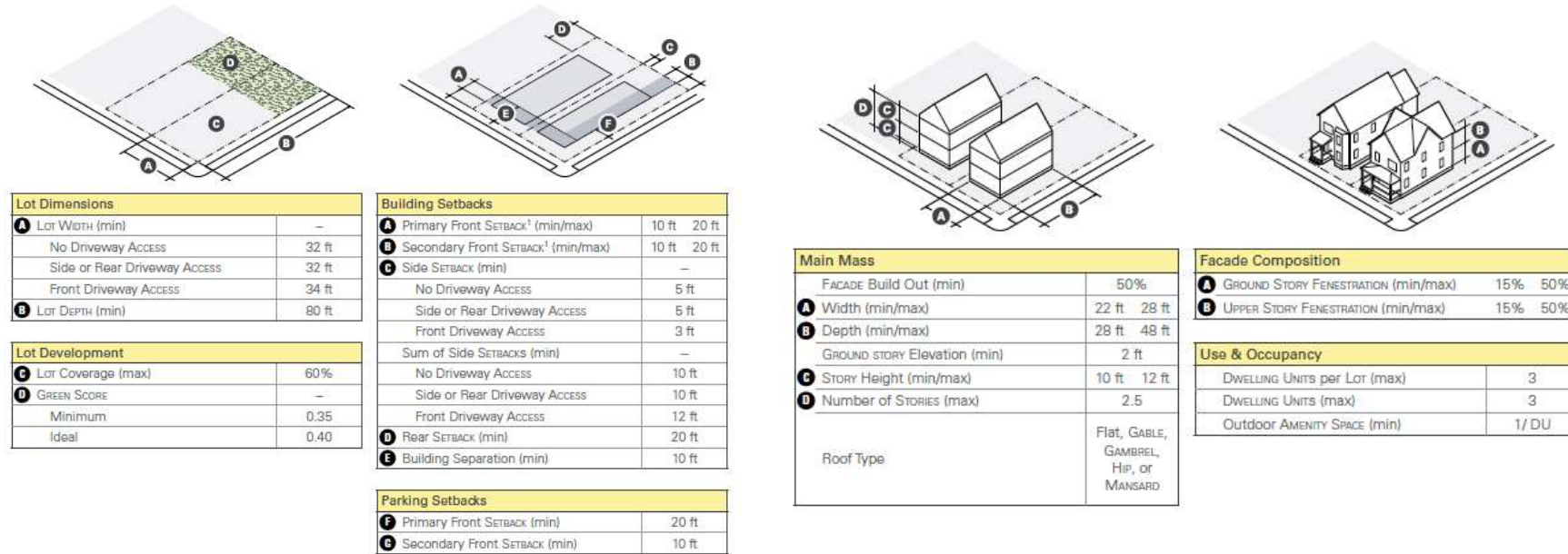
'Building Components' are then architectural features that can extrude a maximum distance beyond the 'Main Massing' envelope. Each feature is described in detail, with discrete controls provided for each. They are applied to each typology via a permission table, identifying those elements are permitted as of right, permitted with consent or not permitted. For example, building components for residential typologies are listed as: entry canopy, stoop, portico, projecting porch, lobby entrance, bay [window], balcony, dormer, shed dormer, cross gable. From this list, an apartment development can include most as of right, but is not permitted to utilise dormer, shed dormer or cross gable components.

Building typologies are allocated according to land-use zoning district, with four main types of zoning district as well as sub-districts. Typologies are repeated across zones, with different controls sometimes applied. Information in brackets lists Australian equivalents.

- Residential: neighbourhood (from secondary dwelling to 3-storey manor house) and urban residential (from manor house to 4-storey walk up).
- Mid-rise: 3-storey, 4-storey, 5-storey and 6-storey (apartments and office buildings).
- High Rise (higher density mixed-use areas).
- Commercial (residential prohibited): "fabrication" (bespoke manufacturing/maker spaces), commercial core (office and lab), commercial industrial.
- Special Districts (large areas with separate master plans or single users such as Universities).
- Overlay districts: Transit Areas (lower parking rates) and Pedestrian Streets (greater limitation on building uses).

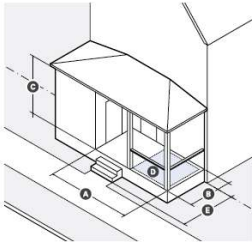
The next page provides an example of one Building Type from the Somerville Zoning Ordinance, as well as one of the dozens Building Components permitted for this Building Type.

Figure 4. Example Form-Based Controls for Detached Dwellings from the Somerville Zoning Ordinance (City of Somerville, 2019)



i. Engaged Porch

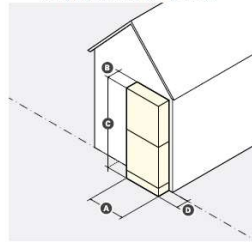
i. An engaged porch is a porch attached to a building at two sides, one to the facade and the other to a mud room or entry foyer.



Dimensions	
A Width (min)	12 ft
B Depth (min)	6 ft
C CLEARANCE (min)	8 ft
D FURNITURE AREA, Clear (min)	6 ft x 6 ft
Mud Room/Foyer Width (max)	40% of main body width
E SETBACK ENCROACHMENT (max)	—
Front	100%
Side & Rear	0 ft

j. Bay Window

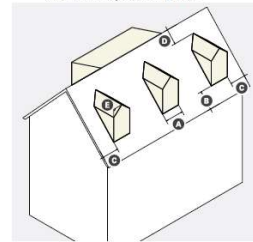
j. A bay window is an assembly of windows projecting from a building to provide additional viewable space, increased light, multi-directional views, and articulation to an exterior wall.



Dimensions	
A Width (max)	16 ft
B Projection (max)	3 ft
C Height (max)	Height of Building in Stories
D SETBACK ENCROACHMENT (max)	—
Front	3 ft
Side & Rear	0 ft

k. Dormer

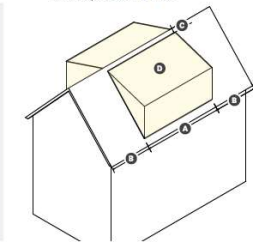
k. A dormer is a window space with a gable, hip, or arched roof that projects perpendicularly from a pitched roof below. Dormer windows provide light to the habitable space of a half-story.



Dimensions	
A Width (max)	window(s) width + 18 in
Side Wall Setback (min)	—
Roof with eave	0 ft
Roof without eave	1 ft
B Front & Rear Wall Setback (min)	3 ft
C Ridge Setback (min)	1 ft
D Roof Slope (min)	4:12 (18.43°)
E Dormer Separation (min)	50% of dormer width

l. Shed Dormer

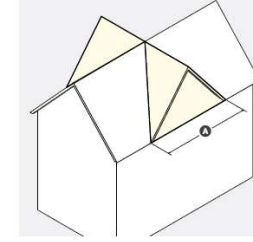
l. A shed dormer is window space with a shed roof that projects perpendicularly from a pitched roof below. Shed dormers provide light and additional habitable space to a half-story.



Dimensions	
A Width (max)	window(s) width + 36 in
Side Wall Setback (min)	—
Roof with eave	0 ft
Roof without eave	1 ft
B Front & Rear Wall Setback (min)	3 ft
C Ridge Setback (min)	1 ft
D Roof Slope (min)	4:12 (18.43°)
E Dormer Separation (min)	50% of dormer width

m. Cross Gable

m. A cross gable is a sloped roof that projects perpendicularly from the roof of a building to provide significant additional habitable space to a half-story.

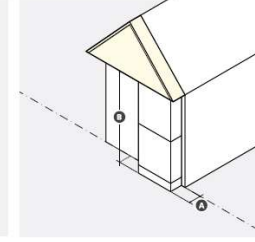


Dimensions	
A Width (max)	Equal to the width of the FAÇADE or side wall of the BUILDING, which ever is less
Fenestration (min)	15%

- ii. Standards
- The ridge and eave of the cross gable must be structurally integrated into the ridge and eave of the main roof.
 - Cross gables never have cheek walls.

n. Projecting Gable

n. A projecting gable is an extension of the wall enclosing a pitched roof that expands the size of an attic or the habitable space of a half-story.



Dimensions	
A Front Setback Encroachment (max)	Same as the furthest projecting Bay or Porch
B CLEARANCE (min)	Height of Building in Stories

- ii. Standards
- A projecting gable may extend only forward of the REAR of a BUILDING.
 - A projecting gable is permitted only when a Bay or Porch is also present.

6.2 Auckland Council, NZ

The city of Auckland in New Zealand controls built form through a 'Unitary Plan' and associated 'Design Manual'; roughly equivalent to an LEP and DCP respectively.

The Auckland Unitary Plan 2016 is the principal statutory planning document for Auckland

The Unitary Plan provides controls for the following environmental overlays and land use zones:

- General Overlays
 - Growth Corridor overlay
 - Natural Resources (aquifer, streams, lakes, wetlands, ecological)
 - Heritage (natural, historic and special character)
 - Infrastructure
- Coastal management areas
- Rural urban Boundary
- General zones (residential, open space, business, city centres, industry, future zones, cemetery, recreation, school zones, etc.)
- Precincts.

Each set of overlays, zoning or precinct has its own set of design and development controls, which variously cover:

- Use description and activity table
- Standards of use
- Height and angle of recession plane
- Yards or Setbacks (front, rear, side, setbacks for lakeside yards, Riparian setbacks, coastal setbacks, etc)
- Building coverage
- Landscaping requirements
- Outdoor living space and open spaces
- Outlook space (ensuring visual privacy)
- Minimum dwelling size (for medium to high density residential units)
- Fences (types), walls (heights),
- Wind environment control guidelines (categories A – E)
- Access arrangements
- Buffer zones and requirements to residential units

Precincts identified within the Unitary Plan are also provided with separate sets of controls that are specific for each precinct. The precincts are clearly marked in the Plan through a Precinct Boundary and Interface Control Area Plan.

The associated Auckland Council Design Manual functions as a supplementary practical design guide, demonstrating the key development standards and technical requirements that apply for the Auckland Unitary Plan. The Manual is provided as a website (www.aucklanddesignmanual.co.nz) with development standards, council policy and best practice urban design and development examples appropriate for Auckland. Typologies covered are:

- Stand-alone housing
- Terraced housing
- Apartment building design
- Design for waste guide
- Maori design
- Home building guide and sustainability.

The figures that follow provide an example of some of the relevant standards from the Auckland Council's Auckland Design Manual, in this case for residential typologies:

BUILDING HEIGHT		BUILDING COVERAGE						
Zone	Height Limit	Zone	Maximum Building Coverage					
Large Lot	8 metres, plus additional 1 metre to allow for roof forms	Large Lot	20% of site or 400 square metres – whichever is the smaller					
Rural & Coastal Settlement	8 metres, plus additional 1 metre to allow for roof forms	Rural & Coastal Settlement	20% of site or 200 square metres – whichever is the smaller					
Single House	8 metres, plus additional 1 metre to allow for roof forms	Single House	35% of net site area					
Mixed Housing Suburban	8 metres, plus additional 1 metre to allow for roof forms	Mixed Housing Suburban	40% of net site area					
Mixed Housing Urban	11 metres, plus additional 1 metre to allow for roof forms	Mixed Housing Urban	45% of net site area					
Terraced Housing & Apartment Buildings	16 metres (or otherwise shown on variation control)	Terraced Housing & Apartment Buildings	50% of net site area					

HEIGHT IN RELATION TO BOUNDARY		YARD CONTROLS						
Zone	Maximum Vertical Height	Zone	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Riparian (Streams)	Lakeside	Coastal Protection
Large Lot	Rule does not apply to these zones	Large Lot	10m	6m	6m	10m	30m	25m
Rural & Coastal Settlement		Rural & Coastal Settlement	5m	1m	1m	10m	30m	20m
Single House	45° recession plane from a point 2.5m vertically above ground level along side and rear boundaries	Single House	3m	1m	1m	10m	30m	10m
Mixed Housing Suburban	45° recession plane from a point 2.5m vertically above ground level along side and rear boundaries	Mixed Housing Suburban	3m	1m	1m	10m	30m	10m
Mixed Housing Urban	45° recession plane from a point 3m vertically above ground level along side and rear boundaries	Mixed Housing Urban	2.5m	1m	1m	10m	30m	10m
Terraced Housing & Apartment Buildings	45° recession plane from a point 3m vertically above ground level along side and rear boundaries	Terraced Housing & Apartment Buildings	1.5m	1m	1m	10m	30m	10m

Figure 5. Standards Tables of Development Controls for Residential Uses (Auckland Council, 2018)

IMPERVIOUS SURFACES

Zone	Maximum Impervious Area
Large Lot	35% of site or 1400 square metres – whichever is the smaller
Rural & Coastal Settlement	35% of site or 1400 square metres – whichever is the smaller
Single House	60% of site
Mixed Housing Suburban	60% of site
Mixed Housing Urban	60% of site
Terraced Housing & Apartment Buildings	70% of site

LANDSCAPED AREA

Zone	Minimum Landscaping
Large Lot	Rule does not apply to these zones
Rural & Coastal Settlement	
Single House	40% of net site area (this must include half the front yard as a landscaped area)
Mixed Housing Suburban	40% of net site area (this must include half the front yard as a landscaped area)
Mixed Housing Urban	35% of net site area (this must include half the front yard as a landscaped area)
Terraced Housing & Apartment Buildings	30% of net site area

OUTLOOK SPACE

Zone	Minimum Outlook Area
Large Lot	Rule does not apply to these zones
Rural & Coastal Settlement	
Single House	
Mixed Housing Suburban	<ul style="list-style-type: none"> Main living room: minimum of 6m in depth and 4m in width Principal bedroom: minimum of 3m in depth and 3m in width Other habitable rooms: minimum of 1m in depth and 1m in width
Mixed Housing Urban	
Terraced Housing & Apartment Buildings	

OUTDOOR LIVING SPACE

Zone	Minimum Outdoor Living Space located at ground level	Minimum Outdoor Living Space for principal living rooms located above ground level
Large Lot	Rule does not apply to these zones	
Rural & Coastal Settlement		
Single House		
Mixed Housing Suburban	20m²	<ul style="list-style-type: none"> 5m² for 1 bedroom or studio 8m² for 2 bedroom or more
Mixed Housing Urban		
Terraced Housing & Apartment Buildings		

Figure 6. Standards Tables of Development Controls for Residential Landscape Areas and Open Spaces (Auckland Council, 2018)

7 Conclusion

In meeting the objectives outlined by Northern Beaches Council as Part 1A of The Study, this review has undertaken:

1. A detailed review of all statutory and strategic planning frameworks applicable to the Northern Beaches Local Government Area (LGA).
2. A review of the existing built form controls that apply to the LGA, derived from the four legacy Council LEP and DCPs still in force.
3. A review of State built form controls that apply to the LGA.
4. A comparison of design guideline examples and development control standards from other jurisdictions.

This review will inform the subsequent phases of the Northern Beaches Urban Design Study in its use as a reference document for the development of new built form controls for residential, business and industrial areas within the Northern Beaches Local Government Area.
