

Attachments 2

Extraordinary Meeting of Council

Notice is hereby given that an Extraordinary Meeting of the Northern Beaches Council will be held at Mona Vale Memorial Hall, 1 Park Street, Mona Vale, on:

Thursday 2 June 2016

Commencing at 6.30pm for the purpose of considering items included on the Agenda.

Copies of business papers are available at the Customer Service Counters at Northern Beaches Council's offices Manly, Pittwater and Dee Why.

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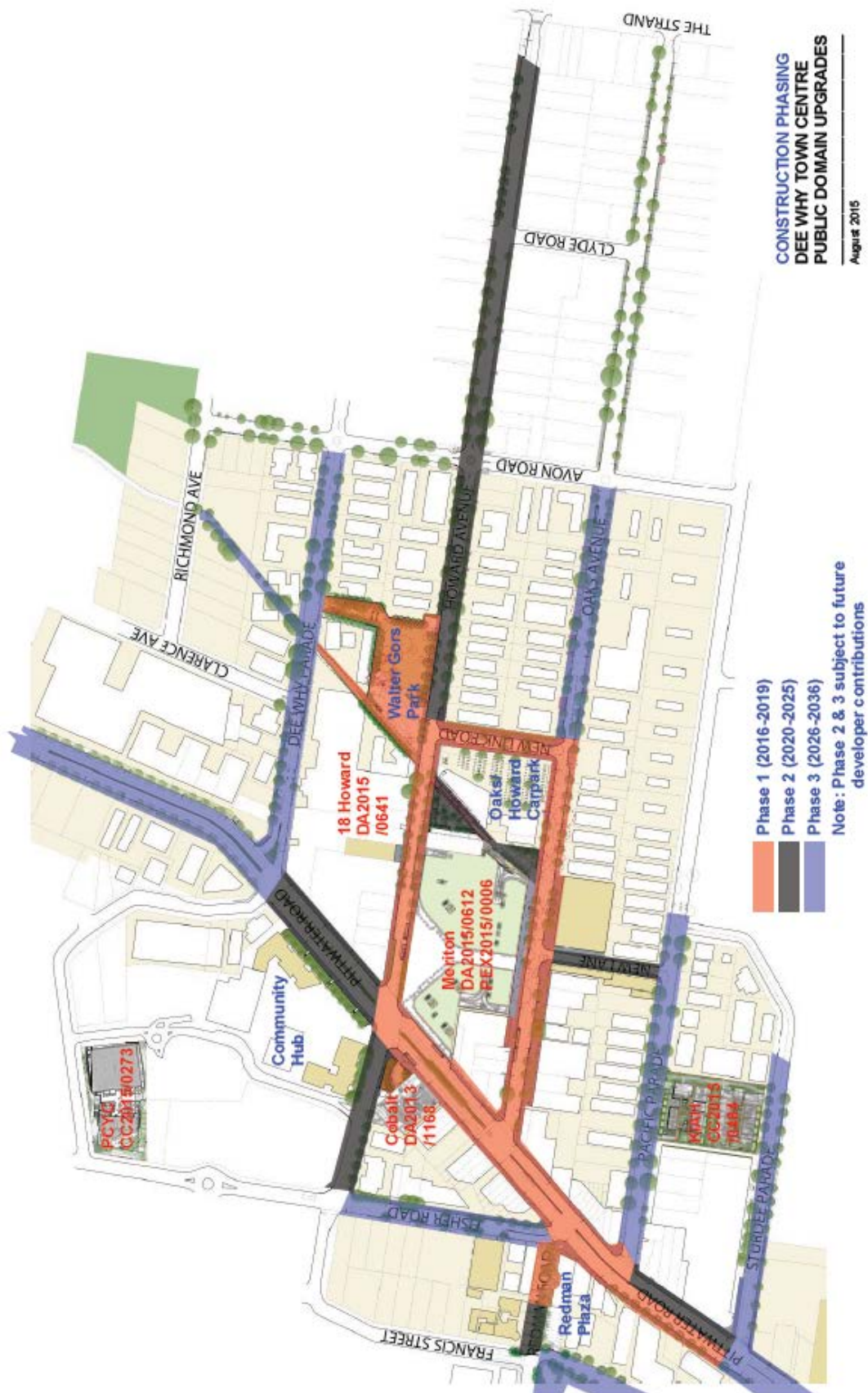
Environment & Infrastructure Report No. 1.DOC - Proposed Traffic Scheme and Phase 1 Streetscape Design for the Dee Why Town Centre Proposed 2 Way Traffic Scheme and DYTC Masterplan Construction Phasing and Current DAs



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Environment & Infrastructure Report No. 1.DOC - Proposed Traffic Scheme and Phase 1 Streetscape Design for the Dee Why Town Centre Proposed 2 Way Traffic Scheme and DYTC Masterplan Construction Phasing and Current DAs



May 2016

**NORTHERN BEACHES INDEPENDENT
ASSESSMENT PANEL – NORTH**
CHARTER

1. Functions

The functions of the Northern Beaches Independent Assessment Panel - North (NBIAP-N) are to:

- a) consider and make final independent determinations on all development applications that are referred to it by the General Manager under this Charter;
- b) provide an independent and open forum for interested persons and the community to make submissions relevant to the applications before the NBIAP-N;
- c) achieve best practice **environmental, social and economic** outcomes consistent with the relevant legislation and planning controls.

2. Constitution

- a) The NBIAP-N is a body constituted for the purpose of sub-delegation of the functions by the **Council (under Section 377 of the Local Government Act)** and consists of the following members:
 - i) a lawyer who is currently admitted or eligible for admission to practice law in New South Wales as a Legal Practitioner (who, unless otherwise disqualified, shall preside as Chairperson at all meetings of the NBIAP at which he or she is present);
 - ii) a professional expert with a university degree **in town planning**;
 - iii) a professional expert with a university degree in an **environmental and/or urban design** discipline; and
 - iv) a member of the public rotated from a panel of at least 4 persons, being members of the community from which the member of the public shall be meritoriously drawn as and when required.
- b) The Members of the NBIAP-N are appointed by the General Manager for a term of 2 years.
- c) A member of the NBIAP-N vacates membership of the NBIAP-N if the member:
 - i) dies, or
 - ii) resigns in writing to the General Manager, or
 - iii) completes a term and is not re-appointed, or
 - iv) is removed from his or her membership of the NBIAP-N by Council for breach of any relevantly applicable requirements of the NBIAP-N Memorandum of Understanding or the guidelines issued by the General Manager in respect of the NBIAP-N as in force from time to time, or
 - v) without reasonable excuse does not attend a meeting of the NBIAP-N in compliance with a call of the NBIAP-N or is otherwise absent (without a

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- written explanation for any such absence given to and accepted by the General Manager) from 2 consecutive meetings of the NBIAP-N, or
- vi) becomes bankrupt, applies to take the benefit of any law for the relief of bankrupt or insolvent debtors, compounds with his or her creditors or makes an assignment of his or her remuneration for their benefit, or
 - vii) becomes physically or mentally incapacitated to such an extent that he or she is unable to continue discharging the responsibilities of being a member of the NBIAP-N, or
 - viii) is removed by the General Manager for any or no reason and without notice.
- d) Remuneration of a member of the NBIAP-N shall be as determined by the General Manager.
 - e) An alternate member may from time to time be appointed by the General Manager.
 - f) The NBIAP-N may, subject to this Charter and any guidelines issued by the General Manager in respect of the NBIAP-N as in force from time to time, determine its own procedure.
 - g) The NBIAP-N is not bound by the rules of evidence and may inquire into and inform itself on any matter in such manner as it thinks fit, subject to the rules of natural justice (the rules of procedural fairness).
 - h) The NBIAP-N is to act with as little formality as the circumstances of the case permit and according to equity, good conscience and the substantial merits of the case without regard to technicalities or legal forms.
 - i) The quorum for a meeting of the NBIAP-N is 3 members of the NBIAP-N who hold office for the time being and who are not otherwise disentitled from voting on any particular matter before the meeting.
 - j) Proceedings of the NBIAP-N shall be open to the public. However, the NBIAP-N may close part of a public meeting to the public where the NBIAP-N is of the opinion that such action is strictly necessary in order to protect commercial information of a confidential nature. In addition, for the purpose of enabling the NBIAP-N to convene in private for the express purpose of deciding upon its findings, conclusions and decisions, deliberations and decisions of the NBIAP-N shall be conducted and made in closed session following the conclusion of the NBIAP-N hearing submissions on behalf of the applicant and any other interested parties.
 - k) Where, at any public meeting, there are a large number of objectors with a common interest, the NBIAP-N may, in its absolute discretion, hear a representative of those persons with a view to discharging its responsibilities in a timely manner.
 - l) The NBIAP-N may, in its absolute discretion, but otherwise fairly and consistently, impose time limits on oral presentations by persons other than members of the panel with a view to discharging its responsibilities in a timely manner.
 - m) Each member of the NBIAP-N, unless otherwise disentitled to vote, is entitled to one vote. However, the person presiding at a meeting of the NBIAP-N has, in the event of an equality of votes, a second or casting vote.
 - n) A member of the NBIAP-N is disentitled to vote on any matter with which the NBIAP-N is concerned if the person has a pecuniary interest in the matter (as

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defined in sections 442 and 443 of the *Local Government Act 1993* (NSW)) or a conflict of interest in the matter as relevantly defined in the Manly Code of Conduct, and is otherwise present at a meeting of the NBIAP-N at which the matter is being considered. However, a member of the NBIAP-N is not disqualified to vote on any matter with which the NBIAP-N is concerned if, in the absence of any *other* probative material that would give rise to a pecuniary interest or a conflict of interest as referred to above, the person or any member of the person's family has from time to time personal, familial, business or professional connections or dealings with persons, organisations or associations or bodies within the Northern Beaches local government area of a kind that could not reasonably be regarded as likely to influence any decision the person might make in relation to the particular matter before the NBIAP-N.

- o) A decision of the NBIAP-N shall be by a majority of votes of members present and otherwise entitled to vote at the relevant meeting of the NBIAP-N.
- p) The meetings and other process of the NBIAP-N will be undertaken in accordance with the NBIAP-N guidelines issued by the General Manager from time to time. Where there are no such guidelines, or where some matter is not covered by the guidelines, regard shall be had to the statutory provisions otherwise relevantly applicable to the conduct of NSW local council meetings to the extent to which they are deemed by the Chairperson to be appropriate to the conduct of meetings of the NBIAP-N as well as the ordinary law of meetings to the extent to which that law is not inconsistent with the foregoing.
- q) An officer of Northern Beaches Council appointed by the General Manager shall act as secretary to the NBIAP-N and may be present at any meeting of the NBIAP-N. In addition, the General Manager may, if in the opinion of the General Manager it is necessary or advisable so to do, provide other administrative support to the NBIAP-N whether by way of the provision of staff or otherwise.
- r) NBIAP-N shall hold meetings as required generally meetings should be held in each calendar month. Each meeting shall ordinarily be held in a different calendar month. However, an additional meeting may be called at the discretion of the Chair, and any such meeting may at the discretion of the Chair be held in any calendar month even if a meeting has already been held or is otherwise scheduled to take place in that month.
- s) Each NBIAP-N member shall complete their Pecuniary Interest Declaration Return (Return) and submit it to the General Manager upon appointment to the Panel and shall also submit an annual Return in July each year covering the period to 30 June of the previous 12 months.

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3. Development Applications to be Referred to NBIAP-N

The General Manager will refer to the NBIAP-N the following types of development applications:

- a) Any Development Application with an estimated cost > \$10 Million and where there are 5 or more objections that are relevant and remain unresolved;
- b) Any Section 96(2) application to modify a Development Consent previously determined by NBIAP-N;
- c) Any Development Application or Section 96 (2) Application where a resolution of the Development Unit recommends such application be determined by the NBIAP-N on the basis of Public Interest considerations;
- d) Any Development Application or Section 96(2) Application where a variation to a development standard in an Environmental Planning Instrument is more than 10%.

3.1 Section 82 Review of Determination – Applications Referral to NBIAP-N

- a) All Development Applications that were previously determined by the Development Unit and where a Section 82A Review has been submitted.
- b) All Development applications that were previously determined by NBIAP-N and where a Section 82A Review has been submitted to Council will be forwarded to a Section 82A Review Panel for determination.]
- c) Where NBIAP meets under clause 3.2(b) of this Charter, the Panel shall consist only of members who have not been previously involved in the determination of the applications before them.

4. Obligation of Members

All NBIAP-N members are required to comply with the following conditions of engagement detailed below. These conditions are based on Council's assessment of minimum requirements needed to deliver an appropriate standard of service. Relevantly, a member of the NBIAP-N must:

- a) faithfully and diligently perform their respective obligations under this Charter, the NBIAP-N Memorandum of Understanding, and any guidelines issued by the General Manager from time to time, and must at all times act in accordance with the Code of Conduct (to the extent, if any, modified by this Charter),
- b) not disclose any confidential information obtained in the performance of any of the functions of the NBIAP-N,
- c) not make oral or written statements of any description to the media or to the NBIAP-N Panel in connection with or which touches upon any or all of the functions of the NBIAP-N,
- d) inform himself or herself of materials presented before the NBIAP-N,
- e) not purport to represent Northern Beaches Council in any capacity, and
- f) comply with the provisions of the Work, Health and Safety Act 2011 (NSW), to the extent to which those provisions are relevantly applicable to members of the NBIAP-N as regards the performance of their respective duties as such, as well as with all occupational health and safety policies and procedures of Northern Beaches Council as in force from time to time.

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5. Other Business or Employment

Public perception of bias/conflict of interest requires that Members not engage in any of the following while they are members of NBIAP-N:

- Appearing for or against Council in development matters, for example, as consultants acting on behalf of applicants or Council, giving evidence in Court for or against Council;
- Making representations to any Northern Beaches Council panel on behalf of others, for example, making a submission in support of a development, or on behalf of an objector;
- Making representations to Council in relation to planning and development matters, for example, supporting an application for a rezoning;
- Deriving income (other than remuneration for being an NBIAP-N member) through contracts with Council.
- Any other work conducted within the Northern Beaches Local Government area shall be the subject of a declaration of interest to the General Manager.

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Northern Beaches Independent Assessment Panel – North

Memorandum of Understanding

I _____ hereby accept appointment to the Northern Beaches Independent Assessment Panel – North (NBIAP-N) on the following terms and conditions:

1. I have read and agree with the Northern Beaches Independent Assessment Panel – North Charter shown as Annexure "A" to the Memorandum.
2. I acknowledge and agree that my appointment begins on the <dates to be inserted>, the term is renewable by the General Manager at their absolute discretion.
3. I understand and accept that each member of the NBIAP-N is entitled to receive such remuneration for attending meetings and taking part in the business of the NBIAP-N as determined by the General Manager and advised in writing.
4. I acknowledge and accept that if I have a pecuniary interest in any matter (as defined in section 442 and 443 of the *Local Government Act 1993* (NSW)), to be considered by a meeting of the NBIAP-N, or a conflict of interest as defined in the Code of Conduct, then:-
 - i. I will immediately disclose the nature of that interest to the NBIAP-N at the commencement of a meeting prior to any consideration of any matter, and
 - ii. Unless otherwise permitted by the NBIAP-N Charter, I will not be present at any time when the matter is being considered or discussed by the NBIAP-N.
5. I understand and accept that the business conducted by the NBIAP-N shall be subject to the provisions of section 148 of the *Environmental Planning and Assessment Act 1979* (NSW) and I will not disclose or misuse any information provided to me as a member of the NBIAP-N.
6. I acknowledge and agree that the Council may immediately terminate my appointment to the NBIAP-N by notice in writing, given to me or posted by pre-paid letter addressed to my last known place of residence or business or post office box, if, among other things, I act in breach of the requirements of paragraph 5 of this Memorandum of Understanding or if I fail to attend 2 consecutive meeting of the panel which I should attend, without a written explanation for my absences given to and accepted by the General Manager.

Panel Member

Signed _____ Date _____

General Manager

Signed _____ Date _____

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Planning & Community Report No. 2.DOC - North Curl Curl Community Centre Draft Concept Plan

Draft Concept Plan - North Curl Curl Community Centre

North Curl Curl Community Centre

DRAFT CONCEPT PLAN - JUNE 2016



Map not to scale

NORTHERN BEACHES
COUNCIL

Vision:

To provide a multi-use facility that promotes shared use and intergenerational engagement

Community Centre

- Provide full accessibility for the building – entrances, pathways, parking and toilets
- Investigate the feasibility of extending or reconfiguring the building to enable multiple groups to use the building at once and to cater for the growing demand for community space
- Provide a low fence around the community centre and associated grounds with its own gated entrances
- Conduct an energy audit to identify opportunities to reduce cost and carbon emissions, for example, installing solar panels and reverse cycle air conditioning
- Replace the ageing roof, consider colourbond
- Investigate the feasibility of installing a window and/or sunlights in the western meeting room

Park Space

- Development of a community garden, skate area, picnic and BBQ facilities, nature play and carpark (impervious)
- Improve the accessibility and connectivity of the community centre and the site as a whole
- Improve the landscaping around the site and community centre with native vegetation and, where appropriate, child friendly playscaping (play/landscaping)
- The grass in front of the building (former eastern bowling green) is to be retained as the grounds of the community centre available to hire for activities such as croquet, weddings and functions
- Replace the fence around the northern and eastern boundaries with a nicer, lower fence. Create a formal entrance from the north as well as additional entrances from the east
- Provide accessible external toilets for users of the surrounding park
- Develop a sensory garden on the eastern side of the community centre
- Improve the vegetation on the boundary at John Fisher Park and provide an appropriate link

northernbeaches.nsw.gov.au

Planning & Community Report No. 2.DOC - North Curl Curl Community Centre Draft Concept Plan

North Curl Curl Community Centre Future Use Submission Analysis

2016/063096

Attachment 2

North Curl Curl Community Centre Future Use – Stage 1 consultation (idea gathering) submission analysis

Submissions open from Monday 15 February to Sunday 20 March

213 submissions received

Topic	Responses	Proposal/Issue	Comment
Use of building	82	Support for shared community use, e.g. all age groups and varied activities, e.g. music, dancing meetings, courses, cards etc. – shared space	Noted. The community centre will continue to accommodate a variety of users, by allowing regular bookings during the week and leaving the weekends largely free for casual bookings. This ensures that the centre does not become dominated by a small number of groups via regular bookings and provides fair access to the availability of the centre.
	35	Support for use by seniors, including U3A	
	13	Support for use by youth/teenagers, safe place, drop in centre	
	6	Support for use by young and old, including intergeneration space and activities	The community centre has become a popular location for functions and parties, however, it has been brought to council's attention that the noise being generated is impacting on nearby residents. In response, council has reviewed the suitability of the community centre for functions and gatherings and from now on will only allow one booking past 10pm in any calendar month. Note that council will honour existing bookings. For any new bookings hirers will be advised to cease amplified music at 11pm and that the hire of the centre finishes at 12 midnight. Hirers will also be advised to be respectful of residents in regard to loud music and when leaving the centre.
	4	Support use by support groups	
	4	Support for use by young mums given Dee Why centre removed/ playgroup	
	13	Support for use/hire by local community for events/functions/activities, e.g. kids parties, 21sts, birthdays, weddings	
	3	Support for community friendly meeting place	
	3	Support for cultural activities	
	5	Noise from functions to be considered, including time constraints, conditions of hire and type of function	
	1	Objection to building being used for night time party venue – level of noise unsuitable in a residential area	
	6	Support for use as day care centre/pre school	
			Given that the community centre is already fully utilised, there

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6	Request for an environment centre for information on beach, lagoon, marine environments and gardening, composting worm farming	in insufficient space to accommodate a day care centre. The proposed community garden may be able to incorporate an educational component. Given that the community centre is fully utilised, there is insufficient space to accommodate a full-time environmental education centre. However, the centre can be booked for environmental education activities and events.
12	Support for use of community centre facilities by Woodturners, with a large work shed behind the community centre	Unfortunately the proposal for the Woodturners to erect a large work shed out the back of the site could not be accommodated. The proposal was considered too large and inappropriate for the location.
1	Support for indoor sports such as netball, basketball and roller derby	One of the criteria for assessing the proposals raised through submissions was that the current users of the community centre continue to be accommodated on the site. Each of these proposals would require the displacement of existing users and are therefore not supported.
1	Suggest remove building to develop outdoor activities	
3	Suggest to remove building and return to parkland	
4	Suggest remove the building and bowling greens and build a skate facility	
1	Remove building for synthetic playing field	
1	Request for ice skating rink	
2	Request for indoor skatepark	
1	Request for a swimming pool, 50m pool and kiddie pool	
2	Use as club change facilities and storage to support use of synthetic fields on site	
1	Request for an auditorium that can accommodate large choir/orchestra and seating for up to 600	
1	Request for sports club, e.g. indoor table tennis and outdoor bowls	The community centre is available to hire for regular and casual bookings.
3	Support for use by sporting groups, e.g. on weekends	
2	Facilities for skaters to hang out	
1	Request for co-sharing office space to support new businesses	
1	Request for shared use by sporting groups, e.g. Harbord Harlequins Rugby Club who don't have a club house.	
1	Request for police station/community coupling centre/relationship workshops	
1	Family friendly venue for up and coming musicians, bands, with a liquor licence	
12	Request for movie screenings	
1	Support for a cafe and/or skate shop with proceeds going to	The criteria for assessing proposals stated that existing users

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Planning & Community Report No. 2.DOC - North Curl Curl Community Centre Draft Concept Plan

North Curl Curl Community Centre Future Use Submission Analysis

2016/063096

	community/youth groups	of the community centre are not to be replaced, however, it also states that there will be investigations into the potential to reconfigure or extend the building to cater for the growing demand for community space.
	11 Support for cafe/canteen/bistro	
	2 Install a pizza oven and sell pizzas	
	3 Request for a restaurant/bistro	
	1 Building facilities could be used by community garden users	
	2 Support for commercial use of the building to best serve ratepayers	
	1 Objection to commercial use of the site	
	1 Request for an information hub for local services	The North Curl Curl Community Centre has a notice board inside the building and space for brochures
	1 More storage areas	Council is working with centre hirers to provide storage where possible. There is insufficient space to provide storage for groups who are not users of the community centre.
	1 Historic photo display	This suggestion should be investigated further.
Building improvements	3 Request that a committee oversees the use of the building	The North Curl Curl Community Centre is managed by council in line with all of Warringah's community centres. This ensures consistent management and decision making and equity for current and potential hirers.
	1 Suggest volunteers operate the building	
	6 Request to upgrade building/facilities	Some improvements have been made to the building and more will be done as funding becomes available.
	3 Renovate/modernise the building, e.g. suggest beachy theme	
	2 Improve the building, e.g. with murals and/or rendering	
	2 Request to retain architectural character of building	
	2 Update similar to Creative Space	
	1 Upgrade toilets and change rooms	
	15 Request for air conditioning, fans don't work well enough. Too cold in winter	
	2 Installation of air conditioning and sound proofing may minimise noise from parties	The draft concept plan proposes that an energy audit be conducted to identify opportunities to reduce cost and carbon emissions, for example, solar panels and reverse cycle air conditioning.
	1 Improve passive solar heating and cooling	
	4 Environmental design, including environmentally friendly heating/cooling and lighting, increased ventilation, solar panels, rainwater tank, recycled materials	
	5 Reconfigure building to allow various activities simultaneously, consider soundproofing	The draft concept plan proposes to investigate potential reconfiguring and/or expansion to allow multiple groups to use the building at the same time and to accommodate the growing need for community spaces.
	1 Do not expand the building	
	1 More meeting rooms	

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1	Add an additional story with south facing balcony with outdoor catering	These options will be investigated as customer requests.
5	Dark blinds/blockout curtains would allow for projectors/movie/DVD screenings	
1	Whiteboard/chalk board availability	
1	Provide a projector screen	
9	Improved accessibility	The draft concept plan proposes to improve the accessibility of the building and the surrounding park, in terms of pathways, entrances, parking and toilets.
4	Accessible toilets	The draft concept plan proposes to construct an external toilet available to users of the park's facilities.
3	Publicly available toilets	The kitchen was upgraded prior to being opened as a community centre.
3	Improve kitchen – e.g. so cooking classes can be offered	Noted
1	Communal cooking facilities	Noted
2	Furniture needs to be easy for seniors to move around, e.g. tables too heavy	Information about all of council's community centres is available on the website.
2	Street numbers and signage	The draft concept plan proposes multiple access points with gated access off Griffin Road.
2	Advertise availability	The draft concept plan has been designed based on five weeks of community consultation.
1	Suggests multiple access points, with safety/gated access from main road	The draft concept plan proposes to replace the ageing roof.
1	Sense of community incorporated into the design and promotion of facility	
1	Replace roof to allow safe collection of water runoff	
3	Concern roof is asbestos and subsequent safety concerns, suggest replace roof.	
1	Request to provide lodging for skatepark events and camps	Council does not normally provide overnight bookings of community centres.
1	Object to the residential development of the site	It is not proposed to develop the site for housing.
Outside surrounding land		
Community Garden		
80	Submissions in support of a community garden	The draft concept plan proposes to include a community garden on the site. Curly Community Garden Incorporated (CCGI) has lodged an application to establish and operate the garden. As per the Community Garden Guidelines, the application requires community consultation. Consultation for the community garden, including a garden design, will be undertaken simultaneously with the draft concept plan.
226	Signatures on petitions in support of a community garden	Should the concept plan and community garden application
2	A community garden would be an important project for our Tibetan community	
1	Concern that a community garden may be vandalised if youth are also using the area	
1	Disability groups could be involved in the garden	
1	Objection to community garden – no reason given	

Planning & Community Report No. 2.DOC - North Curl Curl Community Centre Draft Concept Plan
North Curl Curl Community Centre Future Use Submission Analysis

2016/063096

Skate facility	2	Request for a recycling centre for gardens	be approved, then council will work with CCGI to refine the garden design and ensure it is accessible and inviting to garden members and the public.
	2	Request for a nursery	There is potential for a nursery to be incorporated into the community garden.
	58	Request/Support/No objection to skate facility	Council's research has consistently shown extensive support for a permanent skate facility in North Curl Curl, including a petition with 443 signatures that was received by council in October 2015 in relation to A Spirit of Play: Warringah's Open Space Strategy (2015). The open space strategy recommended that the North Curl Curl Community Centre site be considered for accommodating the needs of local skaters. The Recreation Strategy (2009) also identified a demand for a skate park in the central beaches area. The draft concept plan proposes to provide an area for skate boarding. To minimise potential noise impacts on nearby residents it is proposed to locate the skate area at the rear of the site - at the furthest point from houses. Being located behind the community centre will assist to buffer any noise generated.
	5	Support/no objection for skate facility, but at the furthest most point from the community centre and residents to minimise noise and impact	
	2	Request for skate park to be professionally designed	
	2	Request for world class skatepark that can offer camps and competitions	
	1	Support for encouraging girls to skate	
	2	Request for skatepark and incorporate roller derby track	
	1	Elevated viewing area for skatepark with disabled access	
	1	Uncertain about skate facility proposal	
	3	Concern about potential noise from skate facility – as a current user of community centre	
	4	Concern/objection about use as a skate facility due to potential impact on neighbours (although submitters not neighbours themselves)	
	1	Objection to skate facility or basketball hoop on grounds of potential noise (submission from immediate resident)	
	1	Objection to skate facility – no reason stated	
	2	Suggest access be time limited to reduce impact on neighbours, e.g. skate facility closed on a Sunday	
	1	Request for no music to limit impact on neighbours	
			Council has used low level amplified music at occasional skate events that have been held at other locations around Warringah. Should a skate event be planned for the proposed North Curl Curl skate area then residents would be notified in advance.
	2	Suggest access to the skate facility should be via John Fisher Park to improve safe access away from busy roads, limit impacts on residents and use when other family members are playing sport	The draft concept plan proposes that an appropriate link to John Fisher Park be investigated.
	1	Concern about safety of seniors accessing the community centre	The draft concept plan proposes facilities that cater to a range of interest and demographics. Shared use and intergenerational interaction is encouraged, however, safety is paramount. To minimise potential conflict between users of the site's different facilities, it is recommended that skate

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North Curl Curl Community Centre Future Use Submission Analysis

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			blockers be installed in high traffic shared areas, such as the central stairs and ramp access which may look inviting to skaters.
	1	Concern skate park may encourage rough element to the area	Careful design and good passive surveillance off Griffin Road will help to reduce the likelihood of anti-social behaviour. Furthermore, as reported in A Spirit of Play: Warringah's Open Space Strategy (2015), there can sometimes be a perception that youth just hanging around are up to no good. Research has found that there is no correlation between perceptions of youth behaviour and the actual prevalence of youth offenses (National Foundation for Educational Research in Halsey and White 2010). Conversely youth need open spaces to socialise and engage in physical activity.
	1	Objection to skate facility on grounds of likely graffiti	
Croquet	24	Support for Croquet	The draft concept plan proposes to retain the former bowling green in front of the community centre for use by groups that hire the community centre, for example for use for croquet.
Playground	19	Request for playground/play space	The draft concept plan proposes to provide a nature play area within the grounds of the community garden. There are two other playgrounds relatively close by, so nature play is proposed to provide a different type of play experience and one that is in keeping with the garden environment and adjacent lagoon.
Woodturners and Toy Repair clubhouse	24	Request/support for the Sydney Northern Beaches Woodturners and Toy Repair Group to be accommodated on the site, e.g. build shed behind the community centre – 308sqm	Unfortunately the proposal to install a large shed to house the Woodturners cannot be accommodated on this site. The proposed shed is too large and is not considered to be consistent with the environmental, recreation and sporting values of the area.
Sports building	3	Shipping containers for storage, e.g. Woodturners	Council acknowledges the needs of sporting groups for additional space, however, unfortunately the proposal for a second building on the North Curl Curl Community Centre site is not supported. Furthermore, the geotechnical survey undertaken on the site recommends against constructing anything in the south western corner that would require high level footings. However, there may be scope to extend the existing building. The draft concept plan proposes to investigate the potential to extend the building to cater for the growing demand for community space. It is recommended that a project be undertaken to investigate the needs of sporting groups in the area and how they can best be accommodated. A review of the John Fisher Park Plan of
	1	Request to construct a new building in the south west corner for use by local sporting groups, with meeting room, outdoor deck and storage area. Plus extension to existing building for externally accessible toilets.	
	1	Request to construct building in south west corner for use by John Fisher Park sporting groups, e.g. baseball, with toilet facilities and storage which can be used by other groups such as community garden.	

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Planning & Community Report No. 2.DOC - North Curl Curl Community Centre Draft Concept Plan

North Curl Curl Community Centre Future Use Submission Analysis

2016/063096

Synthetic sportsfield	6	Request for all weather multi-purpose playing field, e.g. hockey, soccer, futsal	Management is also proposed for 2019-20.
	1	Request for hockey fields	Requests for synthetic sportsfields to be constructed on the site are not supported. There are a number of reasons for this. Firstly, it is important for the existing community centre users to not be displaced. Secondly, having sporting games played with lights at night directly across the road from houses would have an unacceptable impact on residents, primarily in terms of noise, and particularly in an area where residents are already heavily impacted by the popularity of sports in the area. Council's preference is to develop the area for unstructured recreational activities.
	2	Support for futsal on existing bowling greens	
	1	Request to construct four futsal courts where the bowling greens are at present. To be commercially operated, with a long term lease. Proposal requires operational space which could use the western end of the community centre plus a modest extension with toilets available to the public.	
	1	Request to construct and run two futsal courts on the western bowling green, with profits going back to community	
Futsal	3	Support for futsal	
	1	Support for futsal courts – public use	
	1	Objection to futsal – considers we have enough futsal courts available	
Sportsfield	1	Objection to more sportsfields due to impact on parking	
Bowling greens	1	Request for sportsfield at rear	
	7	Support for lawn bowls/bare foot bowling	The eastern bowling green will continue to be available to hire as part of the community centre, however, it will not be maintained to the standard of a bowling green as previously.
	1	Passive use of bowling greens	
	1	Support use for kubb bowls	The grassed area of the eastern bowling green will continue to be available to hire as part of the community centre. Temporary staging could potentially be installed in line with a relevant booking.
Patanque	1	Suggest installing outdoor stage for events/plays, with picnic area and outdoor movies	The draft concept plan proposes to develop a skate area at the rear of the site.
	1	Remove bowling greens and incorporate into skate facility	There is potential for a patanque court to be incorporated into the former eastern bowling green which is proposed to form part of the community centre grounds. However, unfortunately the community centre is largely fully booked so it would be difficult to find a day/time to accommodate this proposed use. This option should be given further consideration.
	1	Request for patanque court 4 metres x 15 metres	Unfortunately space is limited and these requests cannot be accommodated on this site at present.
Western bowling green	2	Request to retain for junior soccer/football	
Fitness equipment	3	Request for fitness equipment/gym	
BMX	1	Request for bmx jumps	
Bike pump track	1	Request for bike pump track	
Junior bike park	2	Request for junior bike park	

ATTACHMENT 2

Planning & Community Report No. 2.DOC - North Curl Curl Community Centre Draft Concept Plan North Curl Curl Community Centre Future Use Submission Analysis

2016/063096

Basketball	2	Request for basketball hoop	
Cricket nets	1	Request for cricket nets	
Tennis	2	Support for tennis courts	
Table tennis	1	Request for ping pong table	
Football	1	Suggest use land behind community centre for football, instead of the bowling greens	
Men's shed (and women)	1	Request for men's shed	
Pool	1	Request for pool	
Wall ball	1	Request for wall ball court	
Padle tennis	1	Install Padel tennis courts.	
Chess	1	Request for outdoor chess	There is potential for chess boards to be incorporated into the tops of picnic tables.
Bike rack	3	Request for bike rack under shelter	The draft concept plan proposes to include bike racks.
BBQ/Picnic area	13	Request for BBQ/picnic area	The draft concept plan proposes to include a BBQ area and picnic tables. Shade is to be provided.
	1	Request for outdoor wood-fired pizza oven	
	9	Request for shaded, including shaded outdoor seating	
Parking	1	Request for more parking	The draft concept plan proposes to include off street parking for users of the site's facilities. It is proposed to use an impervious surface to minimise impacts on the surrounding environment.
	19	Need to consider parking, e.g. onsite parking required	
	7	Upgrade parking area	
	1	Provide parking for sporting and beach goers	
	2	No extension of car park	
	1	No increase in parking pressure in surrounding area due to impacts on neighbours, i.e. onsite parking provided	
	1	Objection to site being used for car parking, especially hard surface	
	1	No hard surface parking	
	1	Suggest mini bus from Dee Why would reduce need for large carpark	
Toilets	15	Support for additional toilets to accommodate outside users, or external entry to internal toilets	The draft concept plan proposes to include an externally accessible toilet
Environment	15	Request to plant more native trees and plants	The draft concept plan proposes to landscape the site with native plants. There will be no encroachment on Alan Newton Reserve. Where possible, additional plantings will be made to enhance and widen the riparian zone. It is proposed that the carpark have an impervious surface. The community garden will add to the environmental values of the site. The proposed skate area will be designed to minimise impacts on the lagoon and surrounds. There is potential for the skate area to
	14	Request for landscaping	
	1	Request for bird sanctuary	
	3	Request to build on the ecological, environmental and social values of the area	
	2	Request to improve the lagoon and surrounds generally	
	3	Request for parkland	
	3	Expand Alan Newton Reserve	

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ATTACHMENT 2

Planning & Community Report No. 2.DOC - North Curl Curl Community Centre Draft Concept Plan North Curl Curl Community Centre Future Use Submission Analysis

2016/063096

Open space	3	Create buffer zone for Alan Newton Reserve – no encroachment	have a park-like design through the integration of tree plantings.
	9	Retain open space/minimise concrete/no hard surfaces/use pervious surfaces	
	1	Request for small animal farm	Unfortunately this cannot be accommodated on the site.
Youth friendly	1	Somewhere for youth to hang out, including activities for when the weather is wet and cool	The site will be designed to be youth friendly.
	2	Suitable for people walking their dog to sit and enjoy space	Dogs on a leash will be welcome to visit along with their owners. However, dogs will not be permitted in the vicinity of any play equipment in line with the Companion Animals Act.
Dog friendly	1	Activities to keep people active	Noted
	1	Need to consider traffic on a busy corner	Noted
	1	Request for water fountain	Noted
Active space	3	Request for drink station	To be incorporated into the detailed design.
	1	Support for general community and recreation use	Noted
	2	Support for family friendly activities	Noted
Community/Recreation	2	Request for pathway linking to netball courts/John Fisher Park	The draft concept plan proposes to investigate providing an appropriate link to John Fisher Park.
	1	Request for wheelchair accessible pathways	The draft concept plan proposes accessible pathways, entrances and toilets.
	1	Request for cycle/shared pathways connecting the area	Noted. To be investigated further.
Family friendly	1	Smooth skateable pathways connecting Dee Why, South Curl Curl and Brookvale	Noted. To be investigated further.
	1	Request for walking track for seniors	The site will be accessible to all.
	3	Support for markets	Noted.
Markets	2	Concern about proposal to situate Optus tower on this site that is to be developed for increased community use, e.g. electromagnetic radiation	The Optus tower is not going to be located on this site.
	1	Request for outdoor lighting for evening use, to be turned off at 9pm	Safety lighting will be installed as necessary, e.g. carpark, pathways and entrances. Should the proposed skate area at the rear of the site be lit then this will most likely be in line with the restrictions at adjacent John Fisher Park. In accordance with AS/NZS 1158:2007, <i>Lighting for Roads and Public Spaces</i> , light spill and artificial sky glow will be minimised.
	1	Consider outdoor lighting use and potential time restrictions	
Optus tower	1	Outdoor lighting not to impact Alan Newton Reserve wildlife	
Lights			

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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011
Part B-Proposed Amendments

Part B Built Form Controls

B1 Wall Heights

Applies to Land

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

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

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

Objectives

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

Requirements

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

Exceptions

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

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

B2 Number of Storeys

Applies to Land

This control applies to land shown coloured on the [DCP Map Number of Storeys](#).

Objectives

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

Requirements

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

Note

ATTACHMENT 1

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

To measure the height in storeys:

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

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

B3 Side Boundary Envelope

Applies to Land

This control applies to land shown coloured on the [DCP Map Side Boundary Envelopes](#).

Objectives

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

Requirements

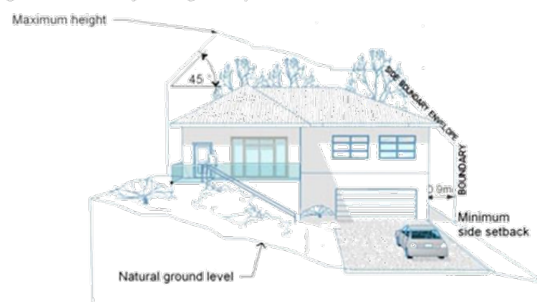
1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:

- 4 metres, or
- 5 metres

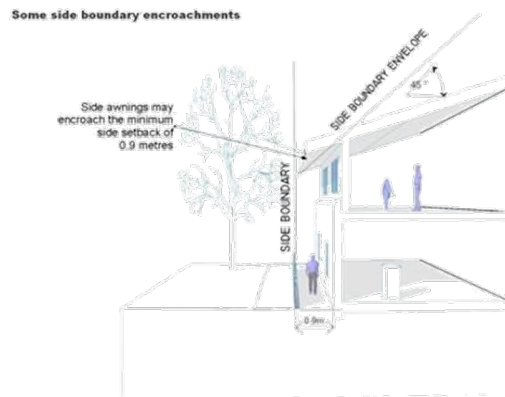
as identified on the map.

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

Measuring the side boundary building envelope



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Part B-Proposed Amendments



Note

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

Exceptions

Land Zoned R2 or E4 or Zoned RU4 with frontage to The Greenway

For all land zoned R2 or E4, or land zoned RU4 with frontage to "The Greenway", Duffy's Forest:

- Fascias, gutters, downpipes, eaves (up to 0.675 metres from the boundary), masonry chimneys, flues, pipes or other services infrastructure may encroach beyond the side boundary envelope.
- Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.

Land Zoned R3

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

B4 Site Coverage

Applies to Land

This control applies to land shown on [DCP Map Site Coverage](#).

Objectives

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

Requirements

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

- 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and

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

B5 Side Boundary Setbacks

Applies to Land

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

Objectives

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

Requirements

1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.
2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.
3. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.

Note

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

Exceptions

Land Zoned RU4 with frontage to The Greenway

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

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

Land Zoned R2

All development:

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

Ancillary to a dwelling house:

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

Land Zoned R3

All development:

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

Basement carparking structures, and private open space:

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

Land Zoned B7

Basement carparking structures, and private open space:

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

Land Zoned E4

All development:

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

B6 Merit Assessment of Side Boundary Setbacks

Applies to Land

This control applies to land shown coloured as 'Merit Assessment' on the [DCP Map Side Boundary Setbacks](#).

Objectives

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

Requirements

1. Side boundary setbacks will be determined on a merit basis and will have regard to:

- streetscape;
- amenity of surrounding properties; and

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- setbacks of neighbouring development

2. Generally, side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.

B7 Front Boundary Setbacks

Applies to Land

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

Objectives

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

Requirements

1. Development is to maintain a minimum setback to road frontages.
2. The [front boundary setback](#) area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, [garbage](#) storage areas and fences.
3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.
4. For land zoned E3 and not having frontage to Kamber Road or Kimbriki Road the minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and free of any structures, carparking or site facilities other than driveways, letterboxes and fences.

Note

Some properties may be subject to a setback control under the Front Boundary Setbacks Map, and also to an increased setback requirement to main roads under the Main Roads Setbacks Map.

Exceptions

Land Zoned R2 or R3

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

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

Land Zoned RU4 or E3

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

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

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

Land Zoned B1

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Attached elements such as pergolas, sun control awnings and balcony balustrades which are composed of substantially transparent structures may encroach within the minimum front building setback area

All Zones

Where the minimum front building setback is 30 metres, ground level carparking may encroach into the setback area, provided that:

- the first 15 metres (measured from the road frontage) is densely landscaped using locally occurring species of canopy trees and shrubs; and
- the carparking is screened from view from the road

B8 Merit assessment of front boundary setbacks

Applies to Land

This control applies to land shown coloured as 'Merit Assessment' on the [DCP Map Front Boundary Setbacks](#).

Objectives

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

Requirements

1. The appropriate alignment of buildings to road frontages will be determined on a merit basis and will have regard to the:

- streetscape;
- amenity of surrounding properties; and
- setbacks of neighbouring development.

B9 Rear Boundary Setbacks

Applies to Land

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

Objectives

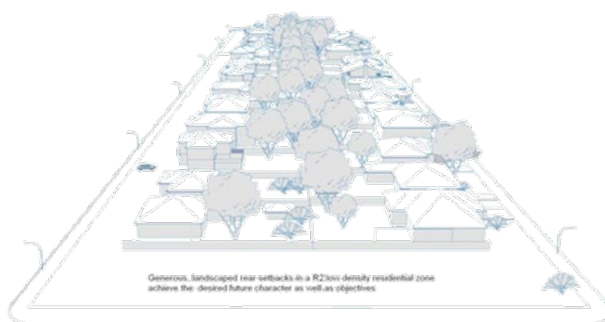
- To ensure opportunities for deep soil landscape areas are maintained.
- To create a sense of openness in rear yards.
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.
- To maintain the existing visual continuity and pattern of buildings, rear gardens and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

ATTACHMENT 1

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Part B-Proposed Amendments

Landscaped open space in the rear setback



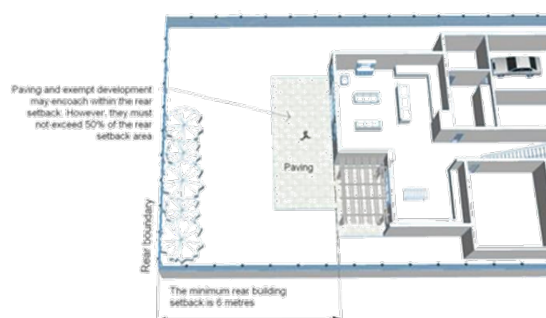
Requirements

1. Development is to maintain a minimum setback to rear boundaries.
2. The rear setback area is to be landscaped and free of any above or below ground structures.
3. On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback.
4. The rear building setback for land zoned IN2 Light Industrial at Tepko Road that adjoins land zoned R2 Low Density Residential is not to be used for industrial purposes or vehicle access.
5. The rear building setback for land zoned IN2 Light Industrial in the vicinity of Campbell Parade, Manly Vale is not to be used for industrial purposes or vehicle access

Note

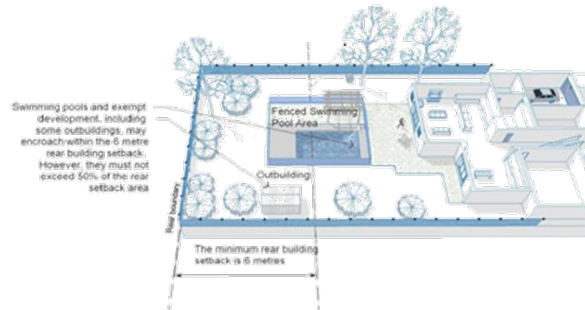
The rear building setback is the distance measured perpendicular to the boundary furthest from a public street up to any building on the allotment.

Rear building setback



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Part B-Proposed Amendments

Rear building setback - larger allotment



Exceptions

Land Zoned R2 and Land Zoned RU4 with frontage to The Greenway

On land zoned R2 Low Density Residential, and land zoned RU4 Rural Small Holdings that has frontage to "The Greenway", Duffy's Forest, where the minimum rear building setback is 6 metres, exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met.

Corner Allotments on Land Zoned R2 or R3

On corner allotments for land zoned R2 Low Density Residential or R3 Medium Density Residential, where the minimum rear building setback is 6 metres, the rear building setback does not apply.

Land Zoned R3

1. On land zoned R3 Medium Density Residential, where the minimum rear setback is 6 metres:

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

B10 Merit assessment of rear boundary setbacks

Applies to Land

This control applies to land shown coloured as 'Merit Assessment' on [DCP Map Rear Boundary setbacks](#).

Objectives

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

Requirements

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Part B-Proposed Amendments

1. Rear boundary setbacks will be determined on a merit basis and will have regard to:

- streetscape;
- amenity of surrounding properties; and
- setbacks of neighbouring development

2. Development adjacent to Narrabeen Lagoon in the B2 Local Centre zone is to address the water and parkland. Buildings are not to dominate the parkland setting and will incorporate generous setbacks where necessary to achieve this.

B11 Foreshore Building Setback

Relationship with other setback controls

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

Applies to Land

This control applies to land shown coloured as a foreshore setback on the [DCP Map Special Setbacks](#)

Objectives

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

Requirements

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

Exceptions

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

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

Note

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

B12 National Parks Setback

Relationship with other setback controls

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

Applies to Land

This control applies to land shown coloured as national park setback on the [DCP Map Special Setbacks](#).

Objectives

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

Requirements

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011
Part B-Proposed Amendments

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

B13 Coastal Cliffs setback

Relationship with other setback controls

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

Applies to Land

This control applies to land shown on the figure following.

Objectives

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

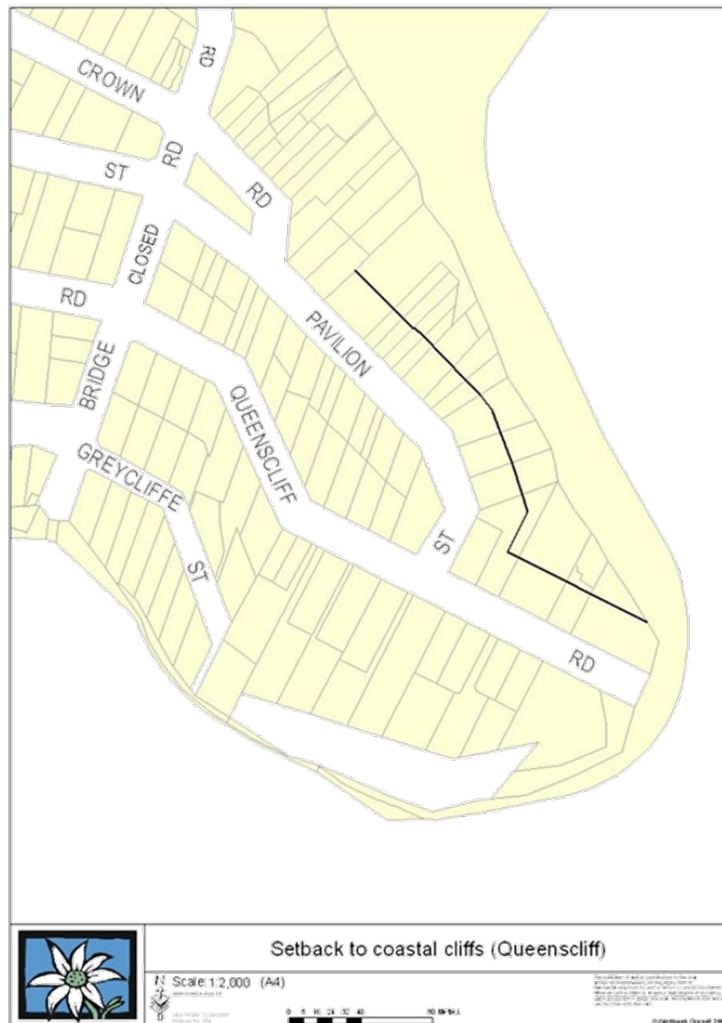
Note

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

Requirements

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

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011
Part B-Proposed Amendments



B14 Main Roads Setback

Relationship with other setback controls

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

Applies to Land

This control applies to land shown on [DCP Map Main Roads Setback](#).

Objectives

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

Requirements

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

ATTACHMENT 1

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Part B-Proposed Amendments

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

Exceptions

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

Note

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

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011
Proposed DCP-Mapping Amendments

Proposed DCP Mapping Amendments

- Bare Creek Front Setbacks
- Cootamundra Drive Front Setbacks
- Cootamundra Drive Land Adjoining Public Open Space
- Cootamundra Drive Landscaped Open Space
- Cootamundra Drive Rear Setbacks
- Cootamundra Drive Side Boundary Envelope
- Cootamundra Drive Side Setbacks
- Cootamundra Drive Wall Height
- Darley Street Front Setbacks
- Frenchs Forest Front Setbacks
- Frenchs Forest Landscaped Open Space
- Frenchs Forest Rear Setbacks
- Frenchs Forest Side Boundary Envelope
- Frenchs Forest Side Setbacks
- Frenchs Forest Wall Height
- Glen Street Front Setbacks
- Glen Street Local and Neighbourhood Centre
- Glen Street Land Adjoining Public Open Space
- Glen Street Rear Setbacks
- Glen Street Side Setbacks
- Lindrum Street Front Setbacks
- Lindrum Street Land Adjoining Public Open Space
- Lindrum Street Landscaped Open Space
- Lindrum Street Rear Setbacks
- Lindrum Street Side Setbacks
- Oaks Avenue Land Adjoining Public Open Space
- Pitt Road Front Setbacks
- Pitt Road Local and Neighbourhood Centre
- Pitt Road Landscaped Open Space
- Pitt Road Rear Setbacks
- Pitt Road Side Boundary Envelope
- Pitt Road Side Setbacks
- Pitt Road Wall Height
- Redman Road Build To Lines
- The Greenway Rear Setbacks
- Wareham Crescent Landscaped Open Space
- War Veterans Front Setbacks

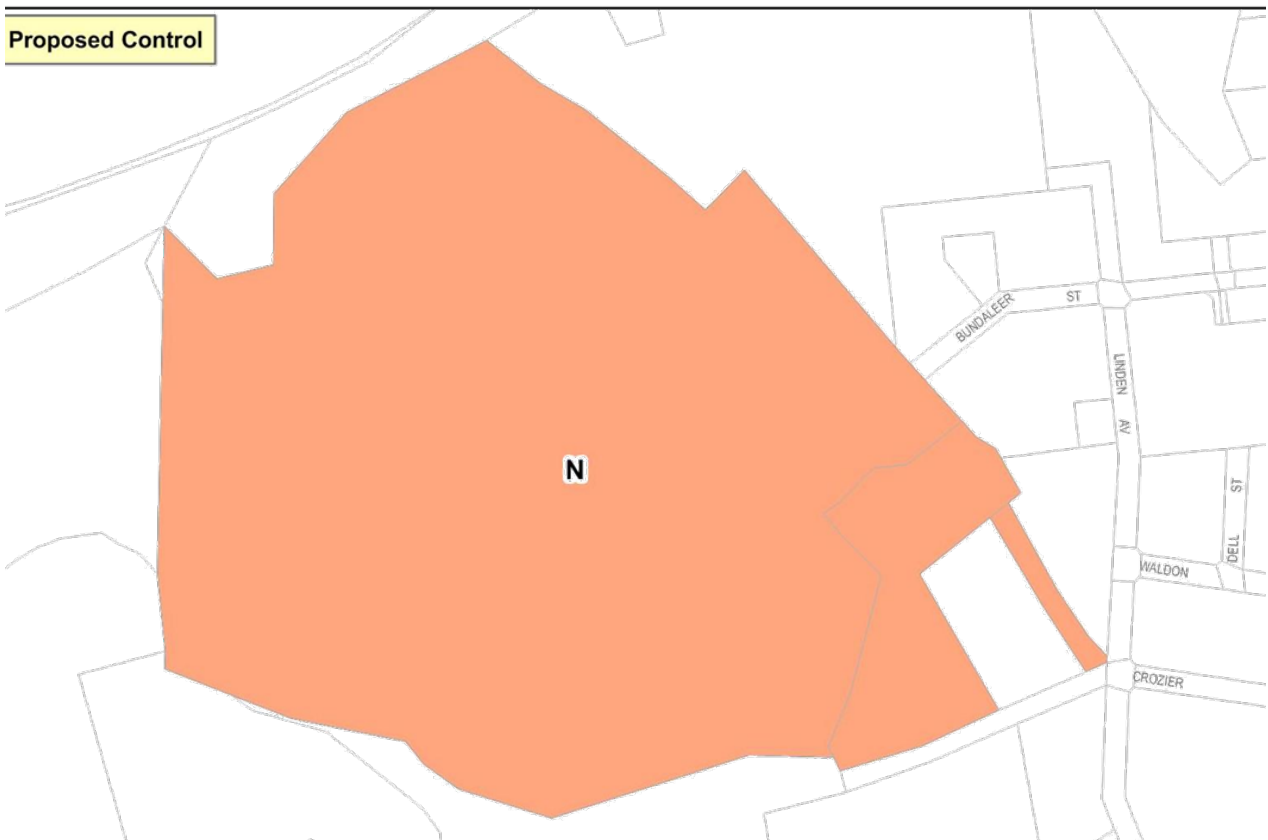
ATTACHMENT 2

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011 Proposed DCP-Mapping Amendments

Current Control



Proposed Control



Legend

- Cadastre
- DCP Setbacks Front
- N Merit assessment

Scale (A4) - 1:6,000
GDA 94 MGA Zone 56

Date Printed: 29/04/2016

0 25 50 100 Metres



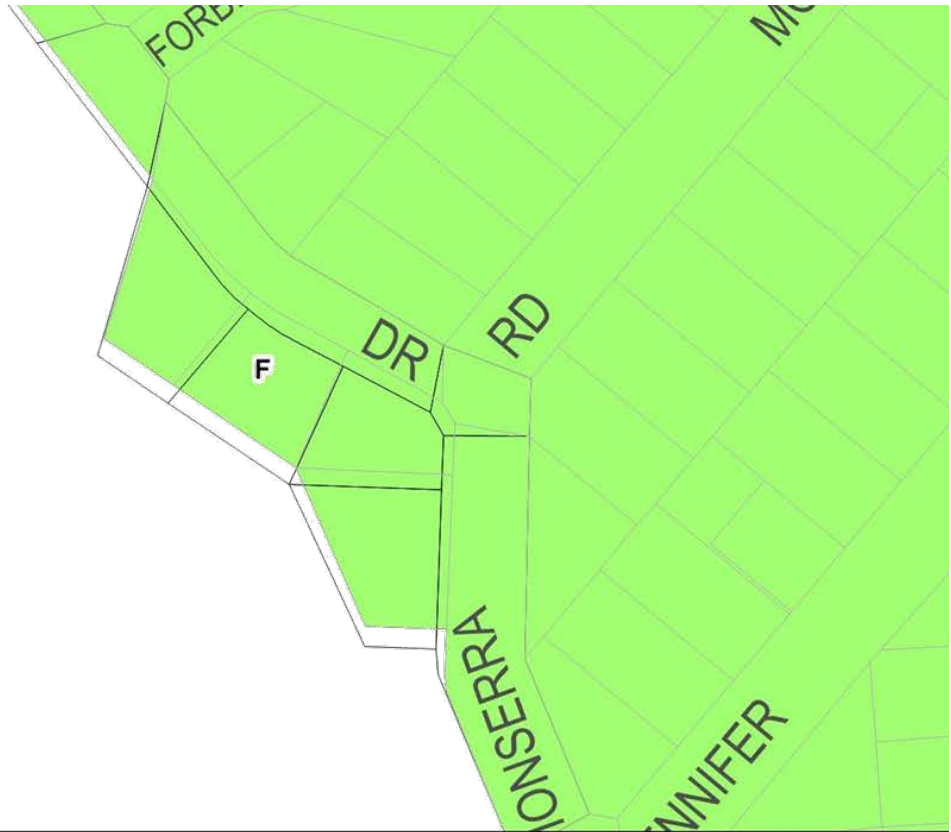
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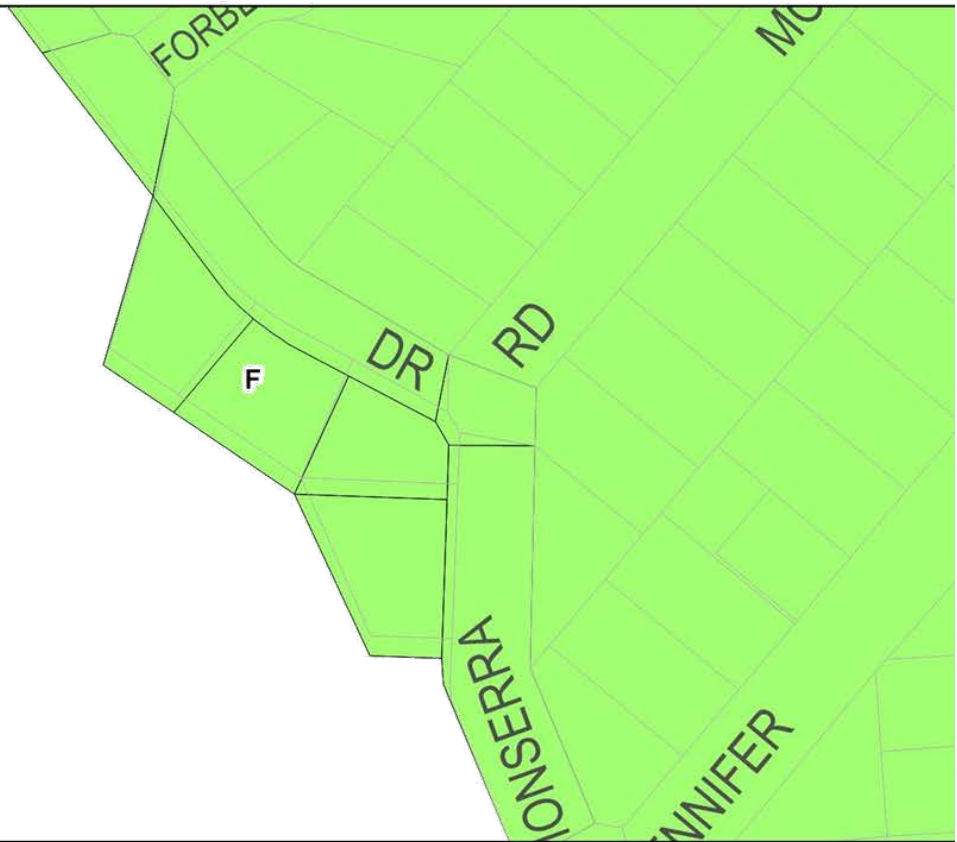
Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments

Current Control



Proposed Control



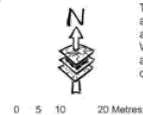
Legend

- Cadastre
- Cadastre correction

DCP Setbacks Front
 F 6.5m

Scale (A4) - 1:1,500
 GDA 94 MGA Zone 56

Date Printed: 28/04/2016



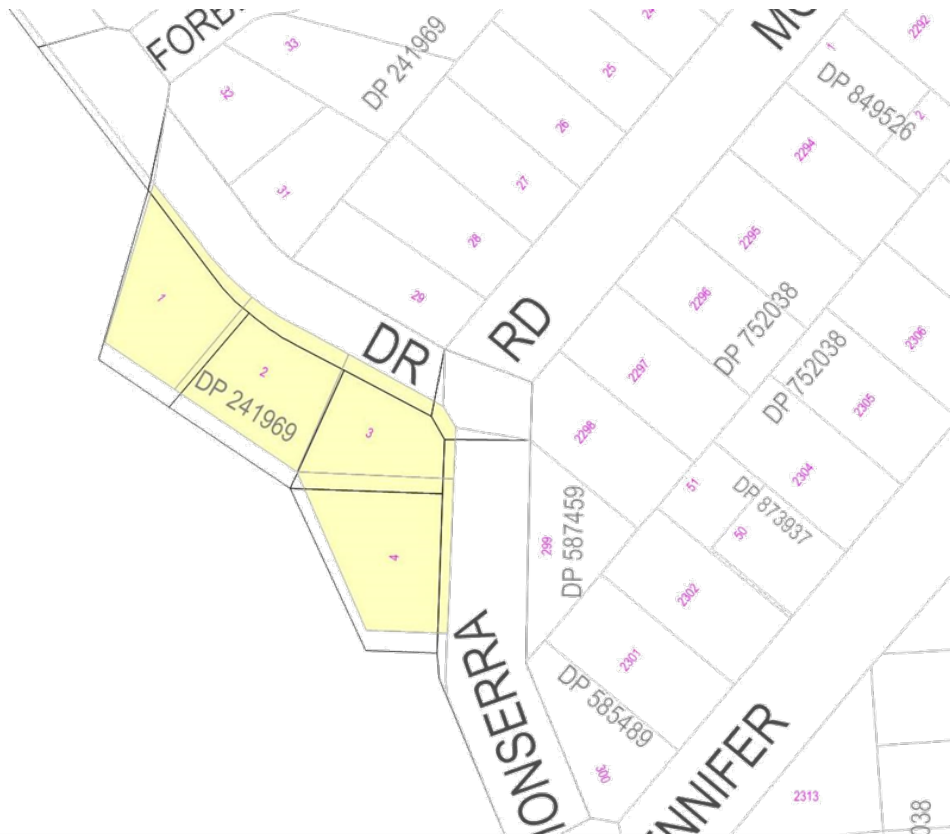
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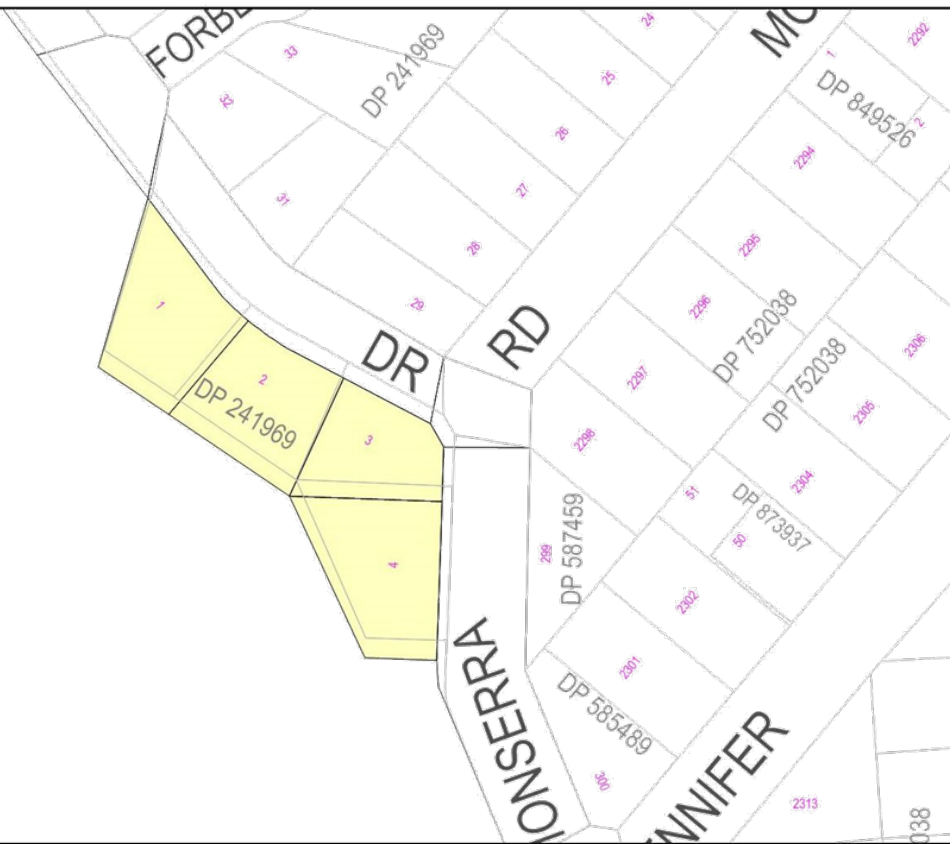
Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments

Current Control



Proposed Control

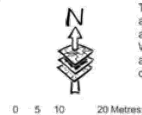


Legend

- Cadastre
- Land Adjoining Public Open Space
- Cadastre correction

Scale (A4) - 1:1,500
GDA 94 MGA Zone 56

Date Printed: 28/04/2016



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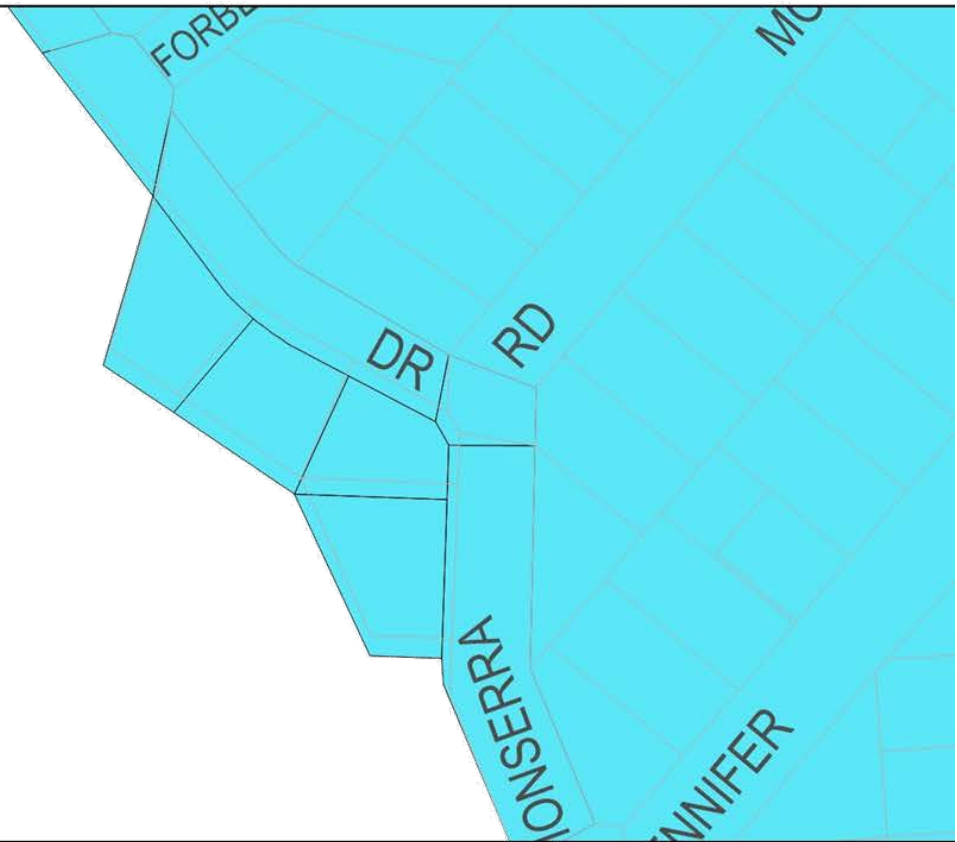
Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments

Current Control



Proposed Control



Legend

- Cadastre
- Cadastre correction

Landscaped Open Space & Bushland Setting
 40%

Scale (A4) - 1:1,500
 GDA 94 MGA Zone 56



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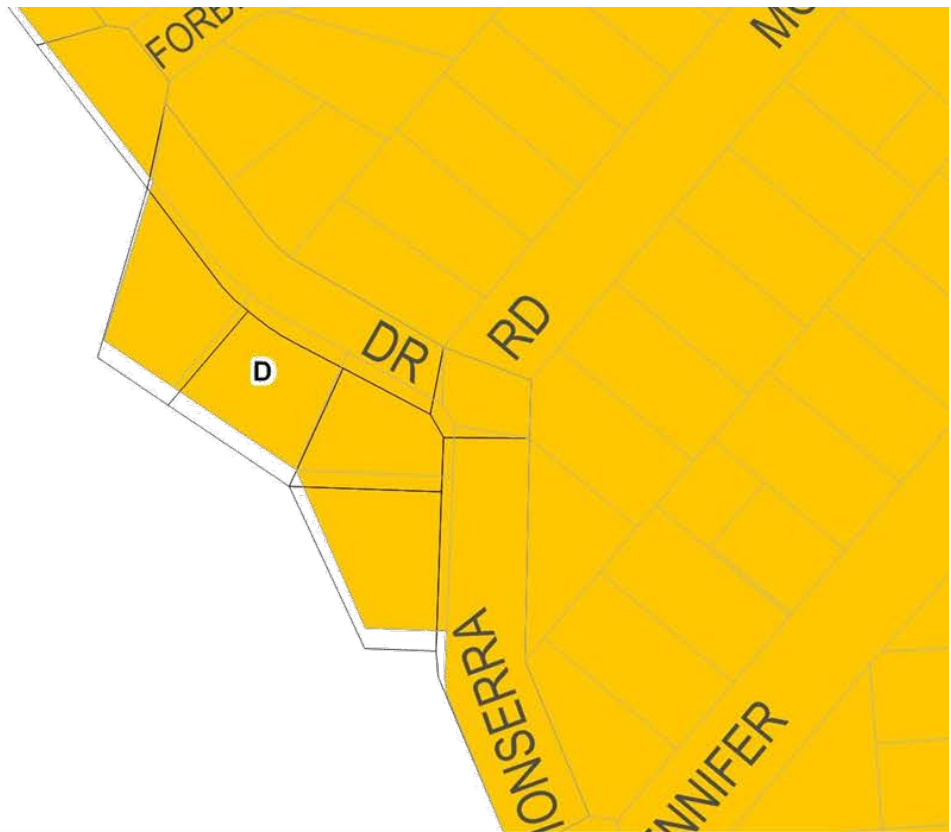
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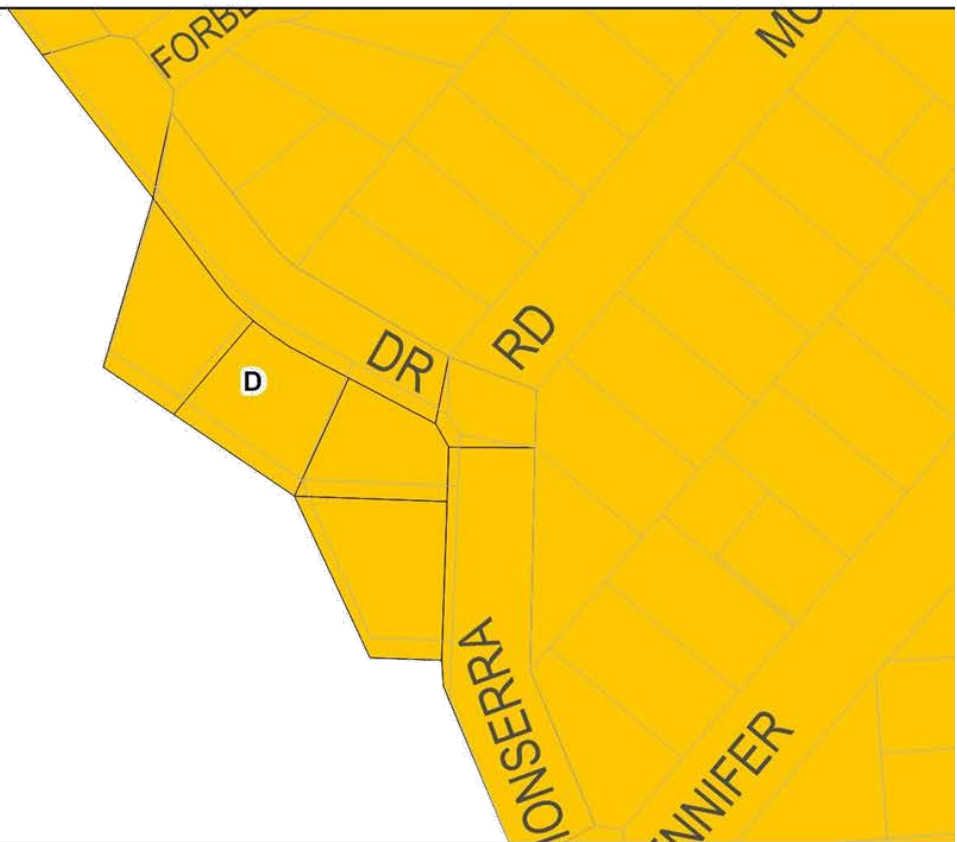
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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011 Proposed DCP-Mapping Amendments

Current Control



Proposed Control

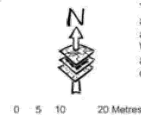


Legend

-  Cadastre
-  Cadastre correction
-  DCP Setbacks Rear
-  D 6m

Scale (A4) - 1:1,500
GDA 94 MGA Zone 56

Date Printed: 28/04/2016



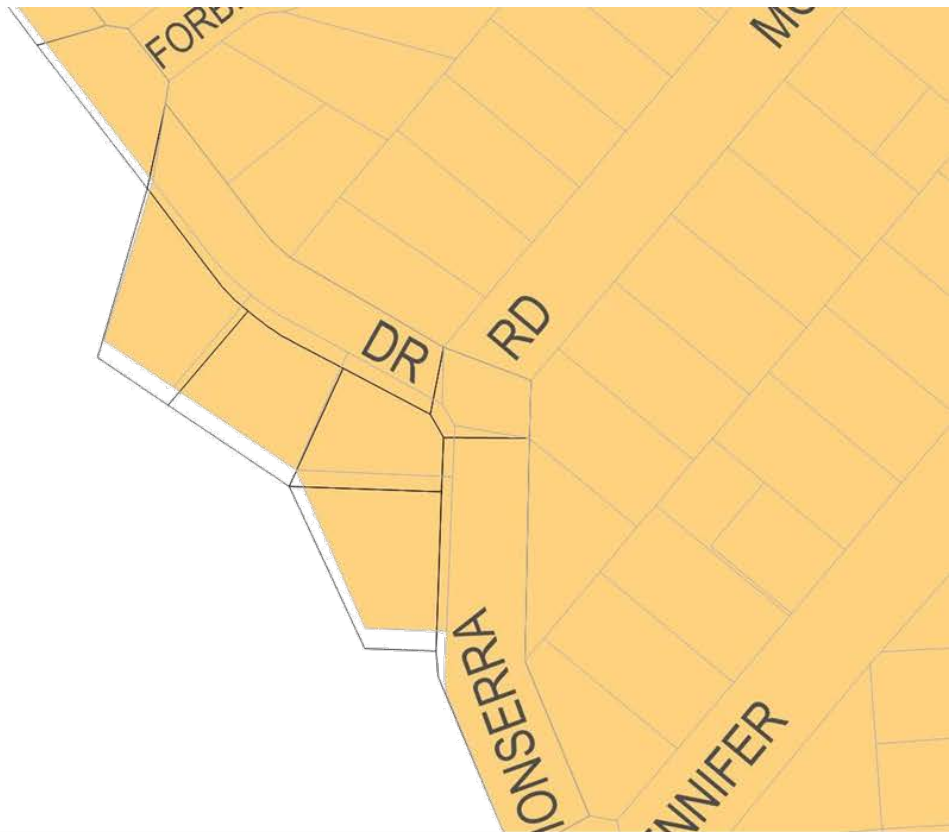
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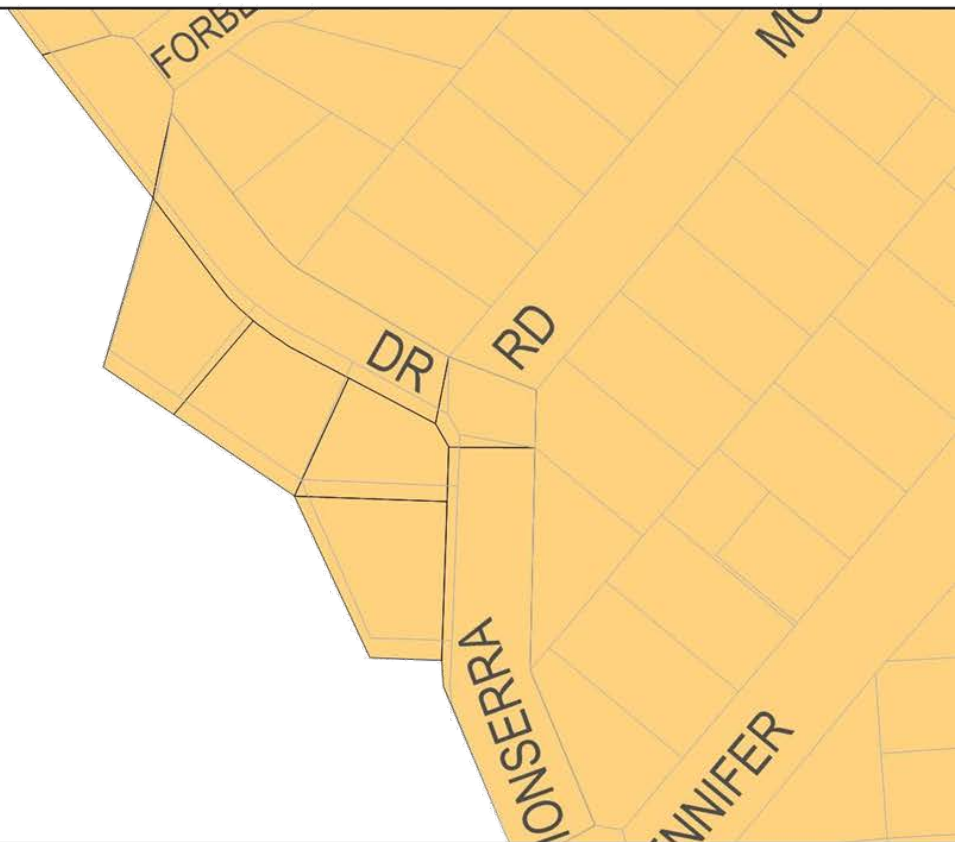
Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments

Current Control



Proposed Control



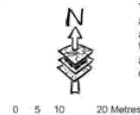
Legend

- Cadastre
- Cadastre correction

Side Boundary Envelopes
4m

Scale (A4) - 1:1,500
GDA 94 MGA Zone 56

Date Printed: 29/04/2016



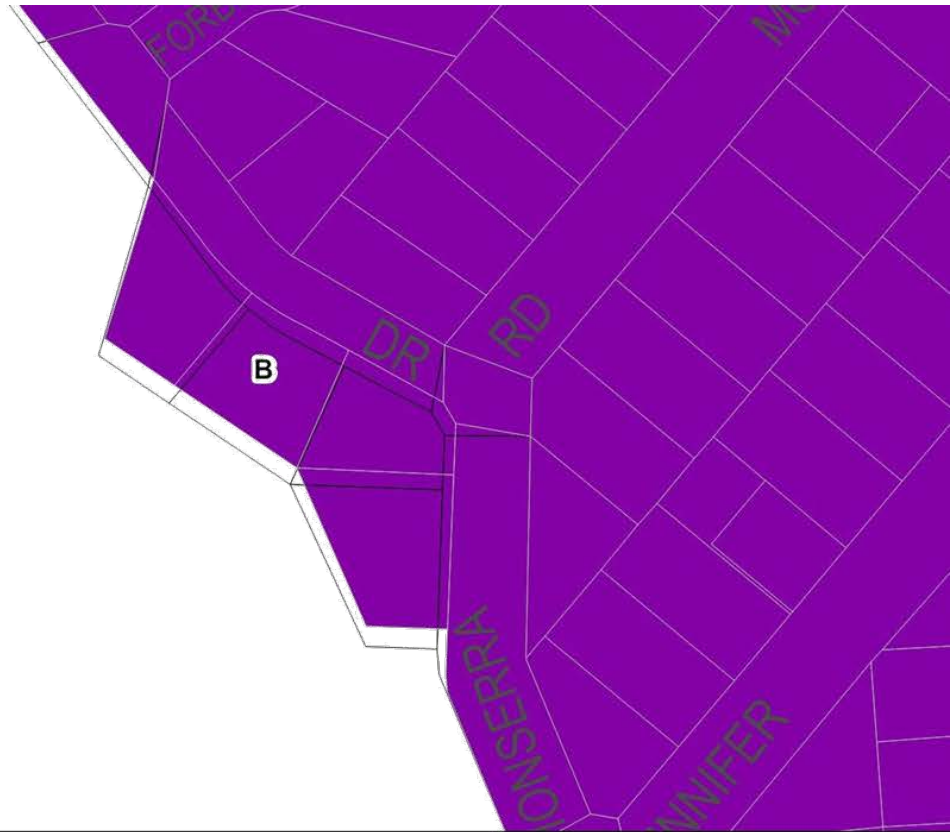
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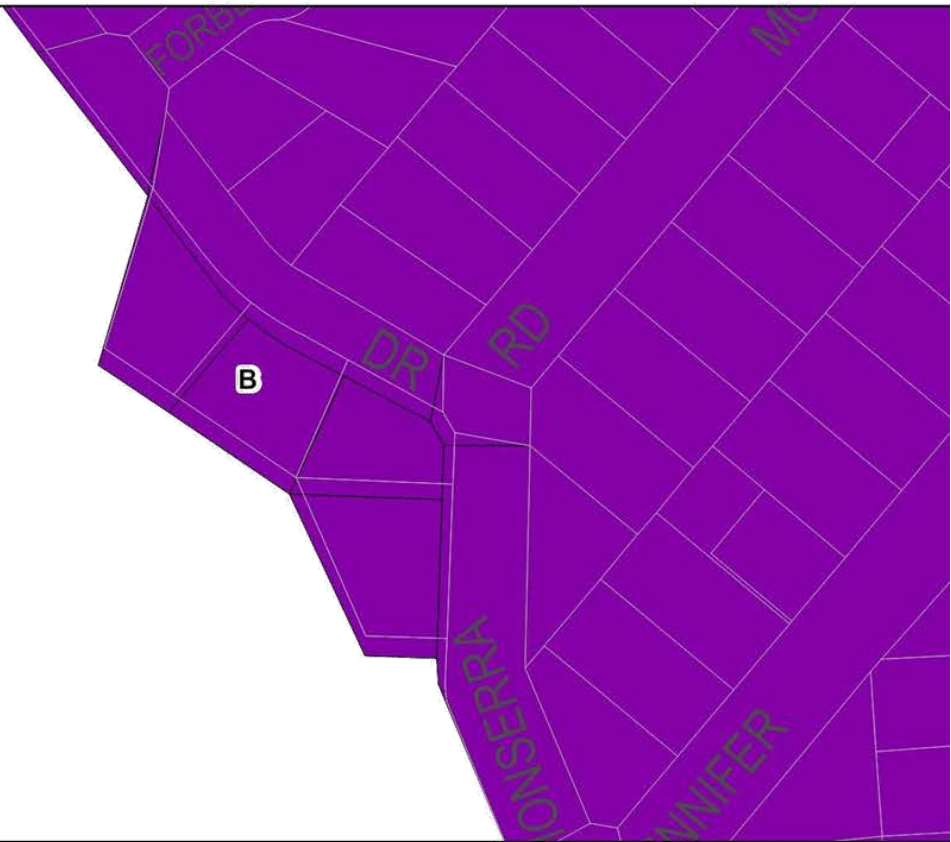
Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments

Current Control



Proposed Control



Legend

- Cadastre
- Cadastre correction
- DCP Setbacks Side
- B 0.9m

Scale (A4) - 1:1,500
GDA 94 MGA Zone 56



Date Printed: 28/04/2016

0 5 10 20 Metres

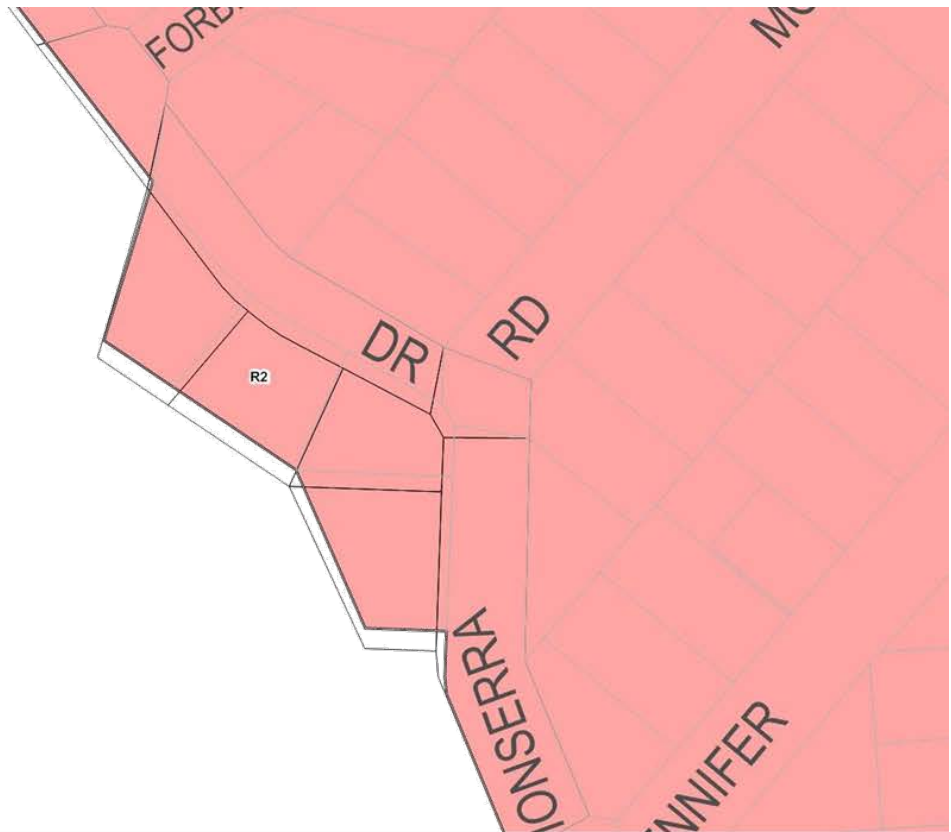
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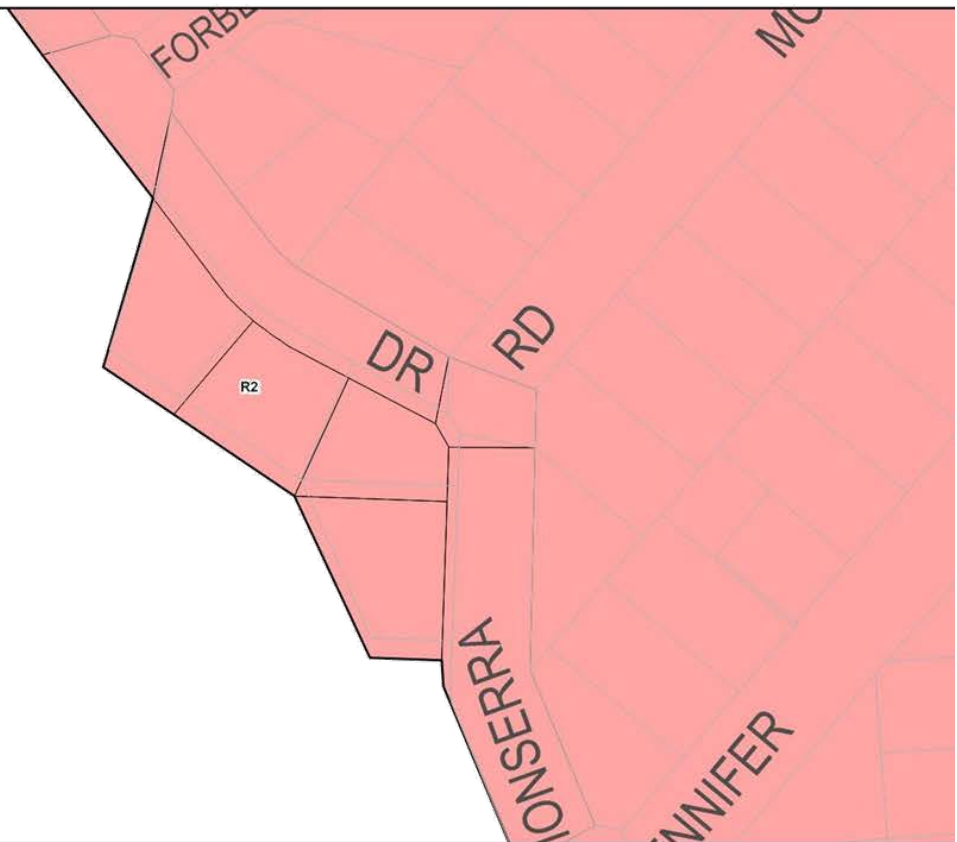
Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments

Current Control



Proposed Control

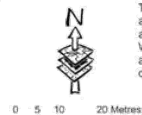


Legend

- | | |
|---------------------|------------------------------|
| Cadastre | Wall Height |
| Cadastre correction | R2 - Low Density Residential |

Scale (A4) - 1:1,500
GDA 94 MGA Zone 56

Date Printed: 28/04/2016



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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



ATTACHMENT 2

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

- Cadastre
- Cadastre correction

DCP Setbacks Front

- F 6.5m
- N Merit assessment

Scale (A4) - 1:4,400
GDA 94 MGA Zone 56

Date Printed: 29/04/2016



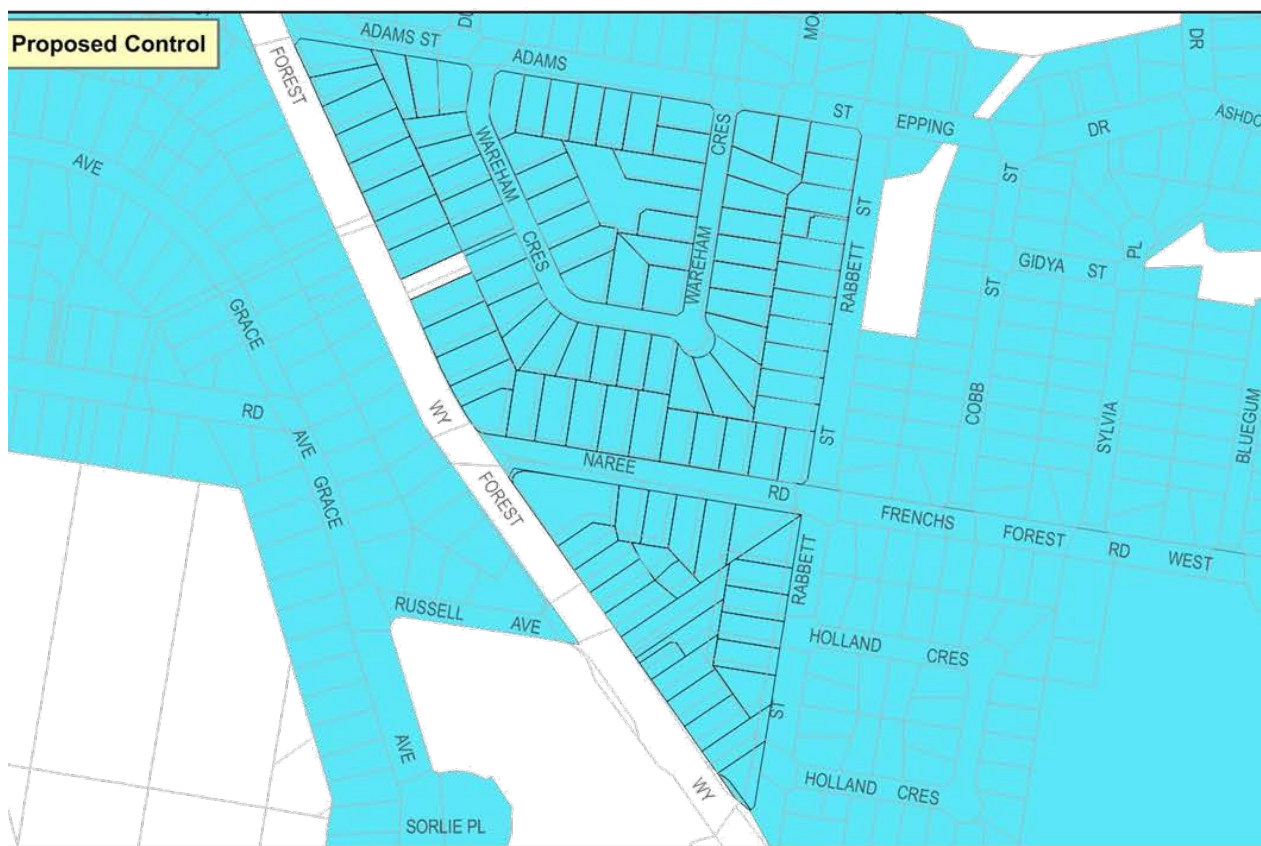
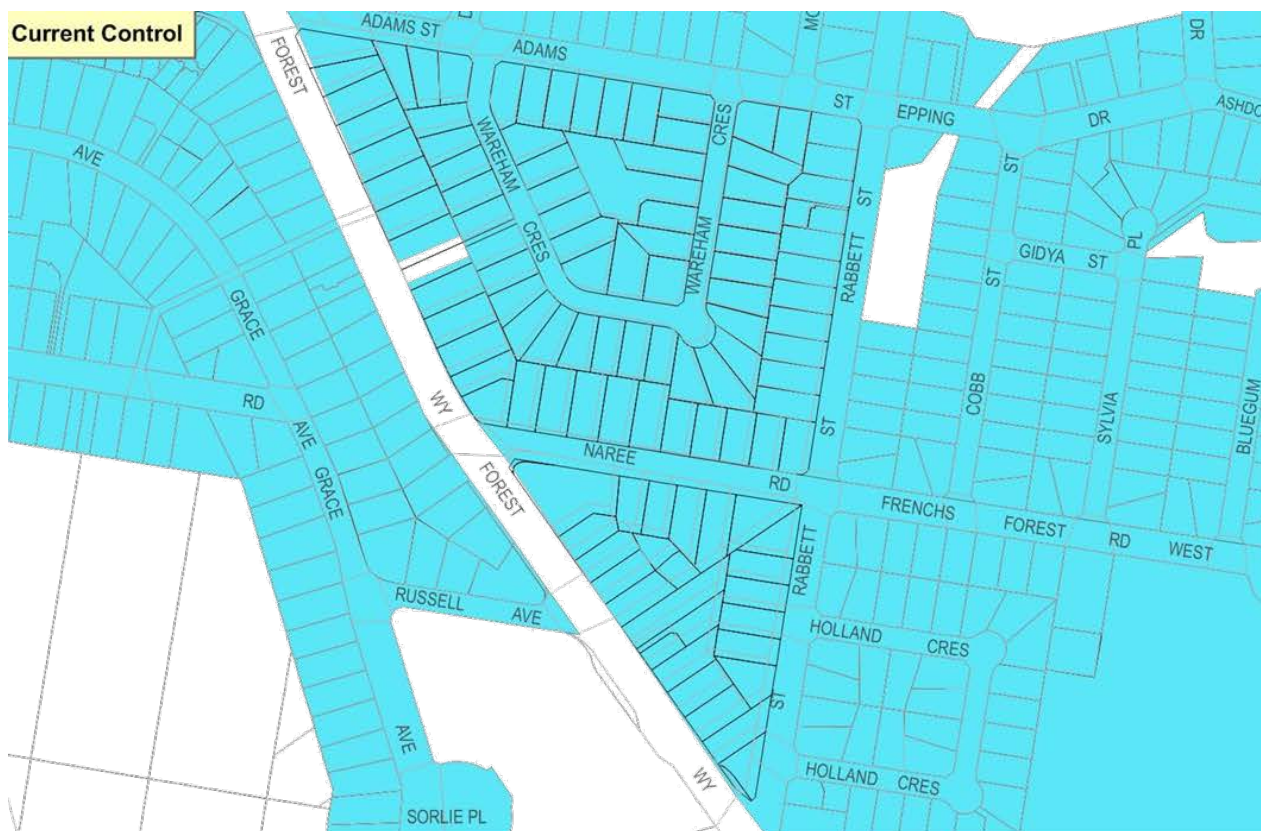
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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

- Cadastre
- Landscaped Open Space & Bushland Setting 40%
- Cadastre correction

Scale (A4) - 1:4,400
GDA 94 MGA Zone 56



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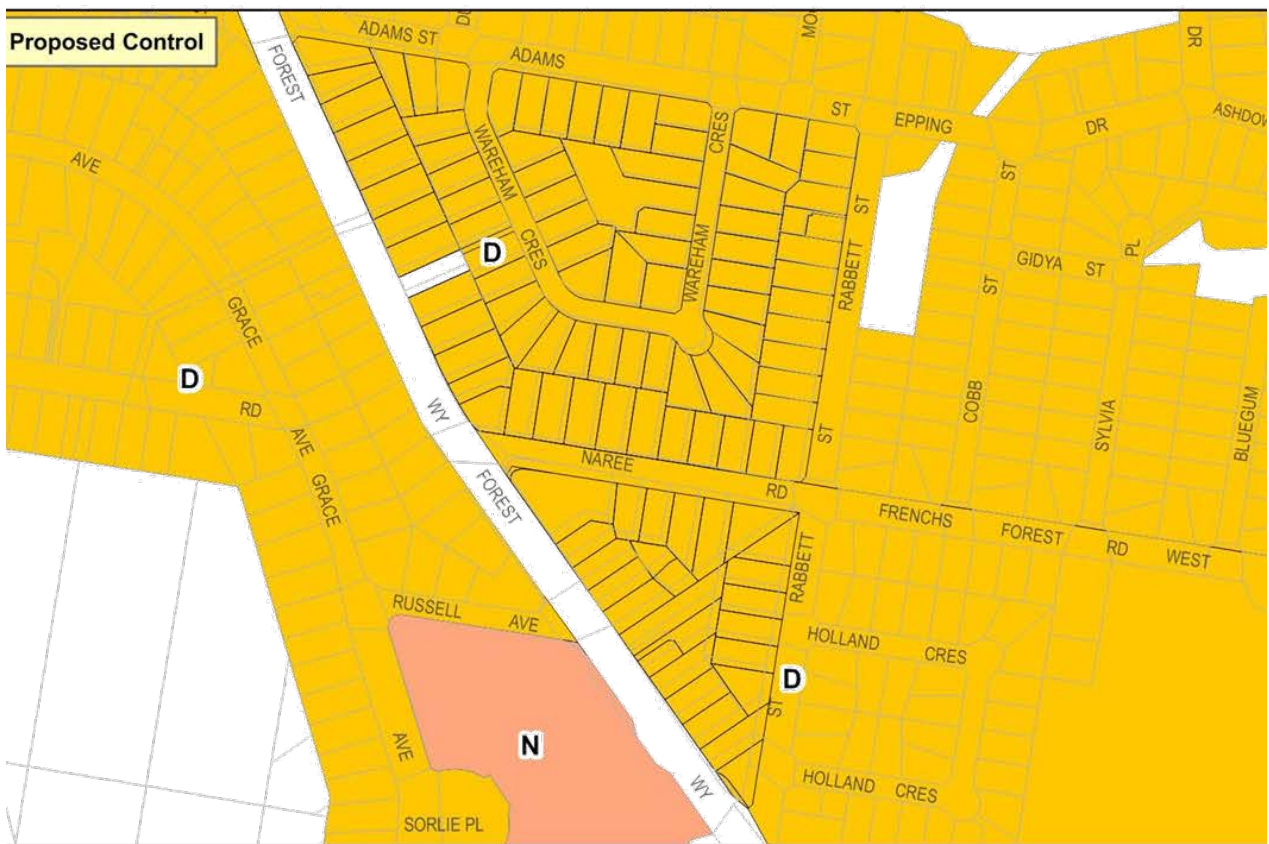
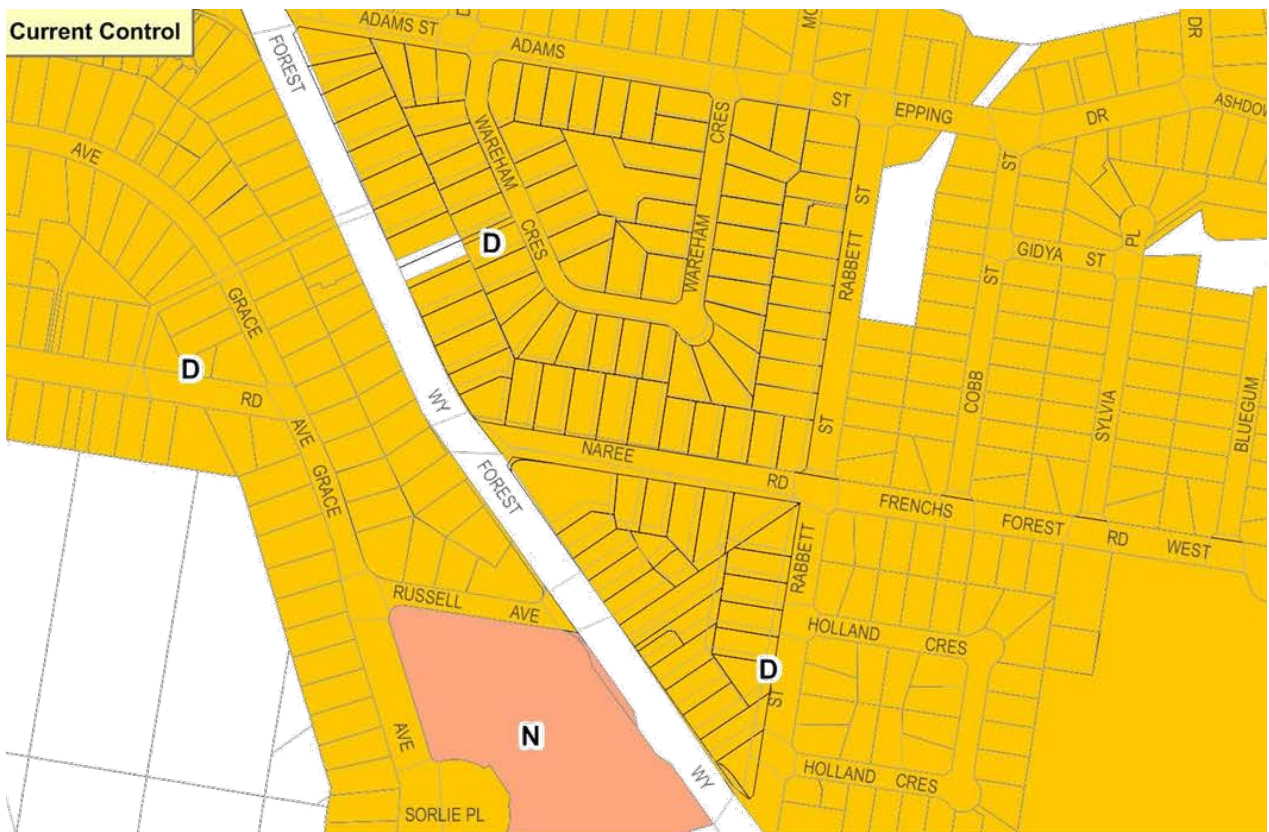
Date Printed: 29/04/2016

0 20 40 80 Metres

ATTACHMENT 2

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

- Cadastre
- Cadastre correction
- DCP Setbacks Rear**
- D 6m
- N Merit assessment

Scale (A4) - 1:4,400
GDA 94 MGA Zone 56

Date Printed: 29/04/2016



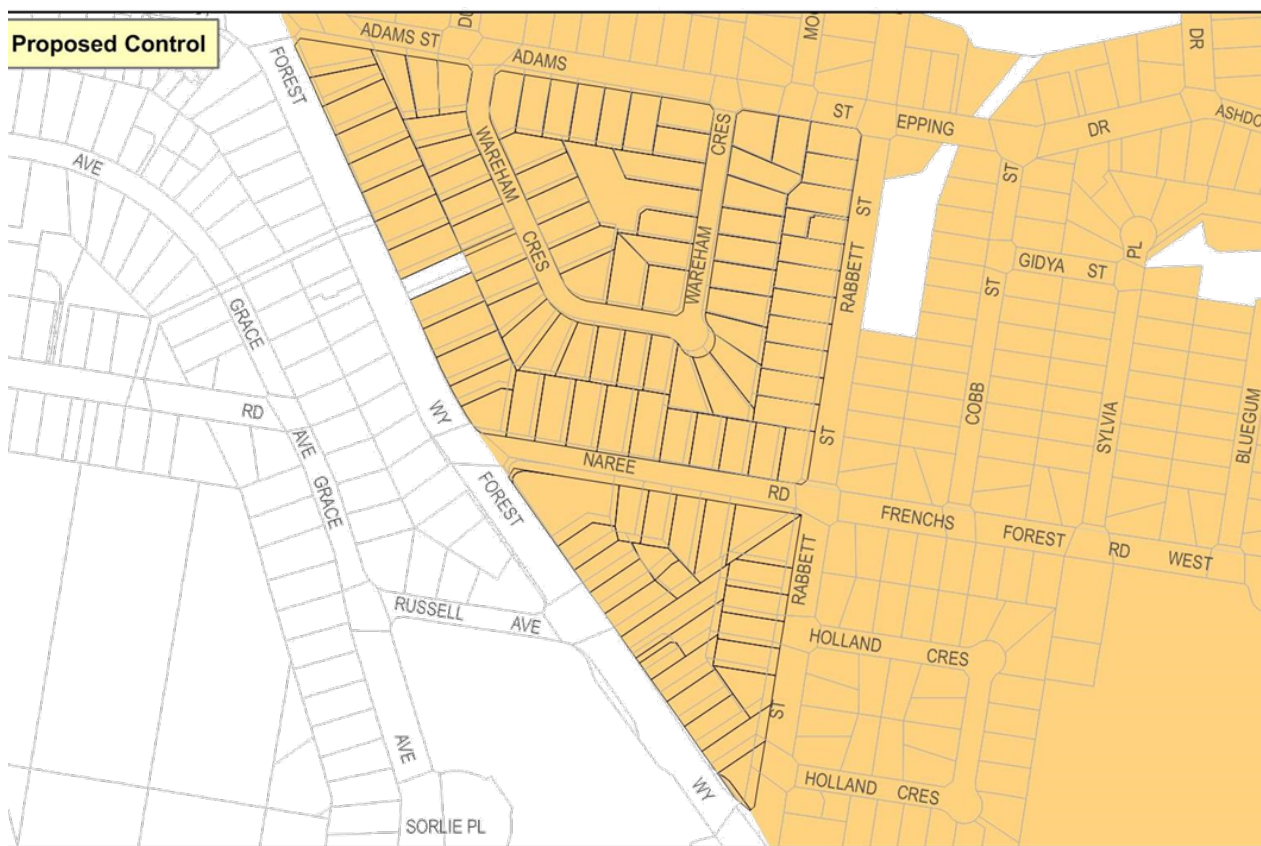
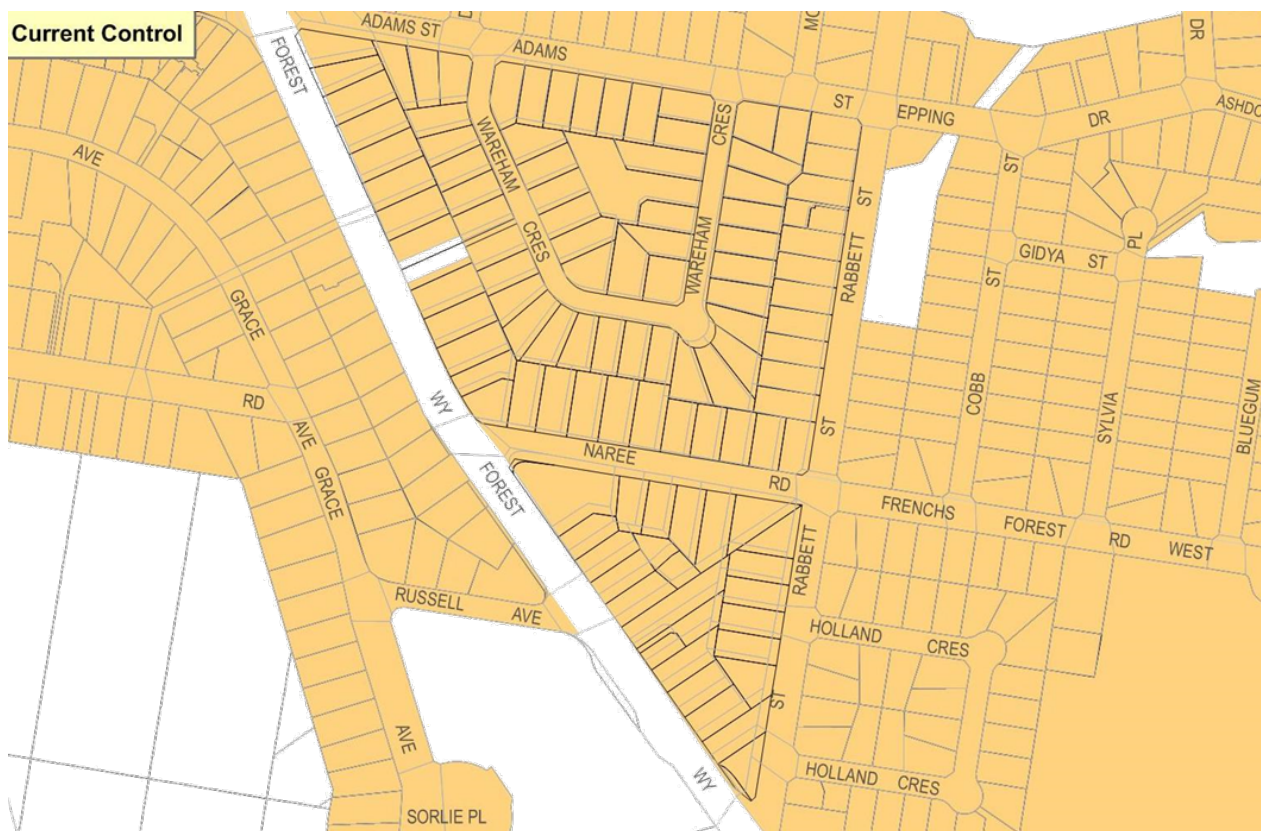
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Proposed DCP-Mapping Amendments



Legend

- Cadastre
- Cadastre correction

Side Boundary Envelopes

- 4m

Scale (A4) - 1:4,400
GDA 94 MGA Zone 56

Date Printed: 29/04/2016



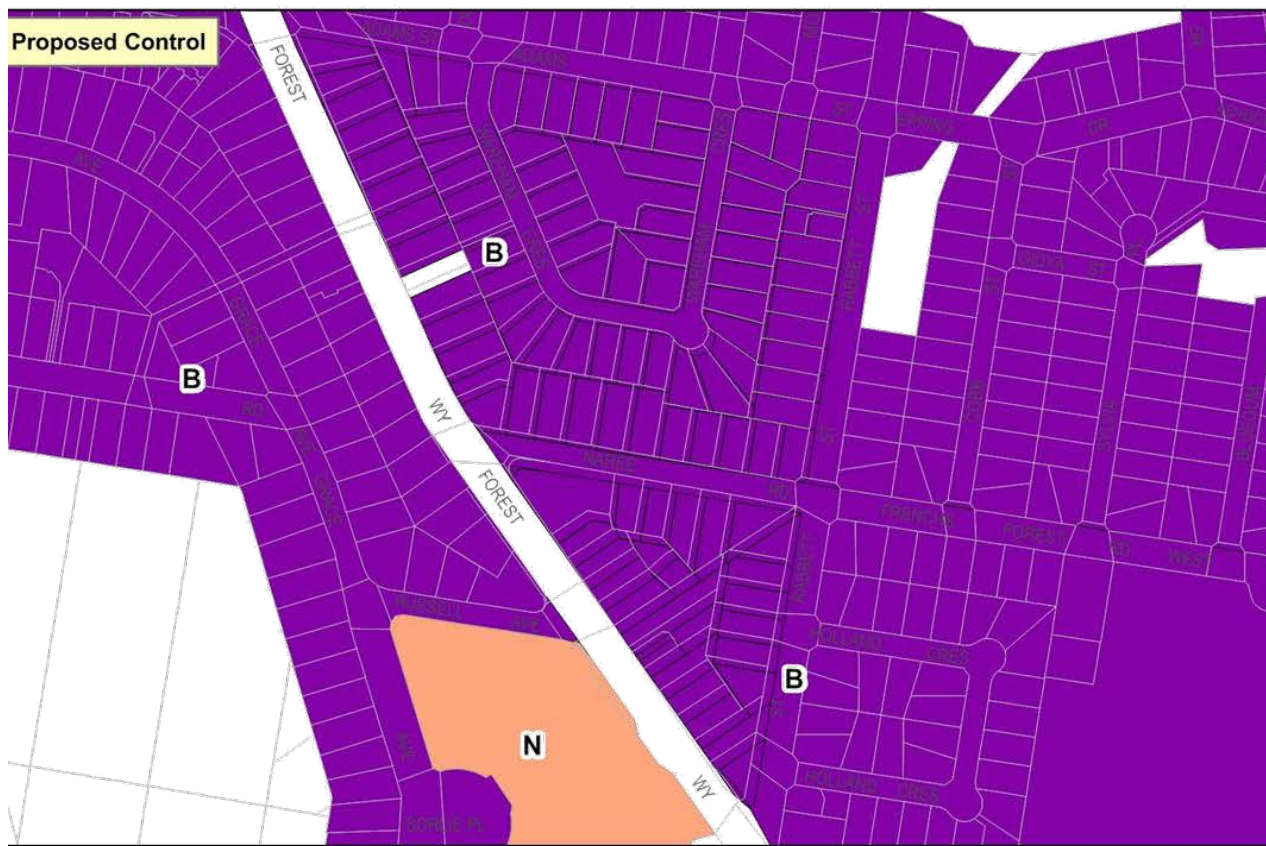
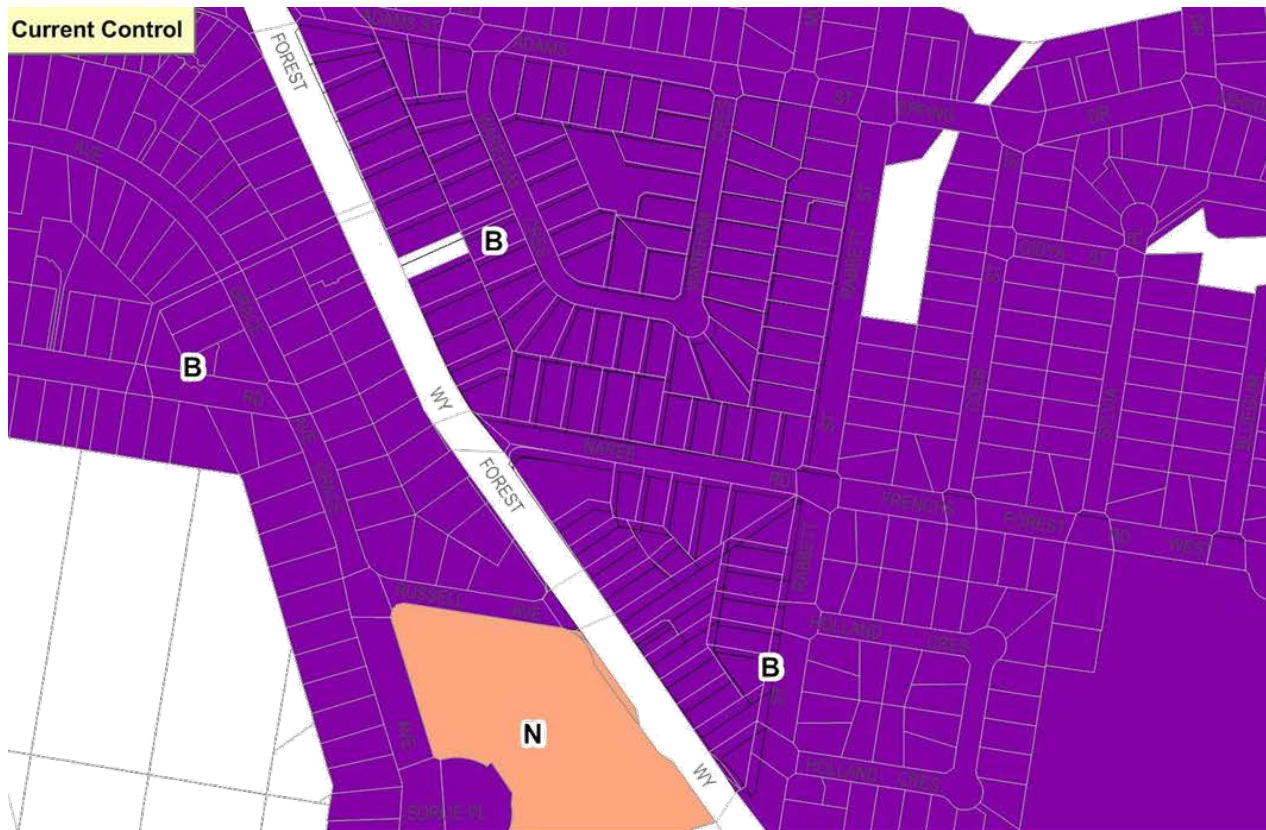
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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

- Cadastre
- Cadastre correction

DCP Setbacks Side

- B 0.9m
- N Merit assessment

Scale (A4) - 1:4,400
GDA 94 MGA Zone 56

Date Printed: 29/04/2016



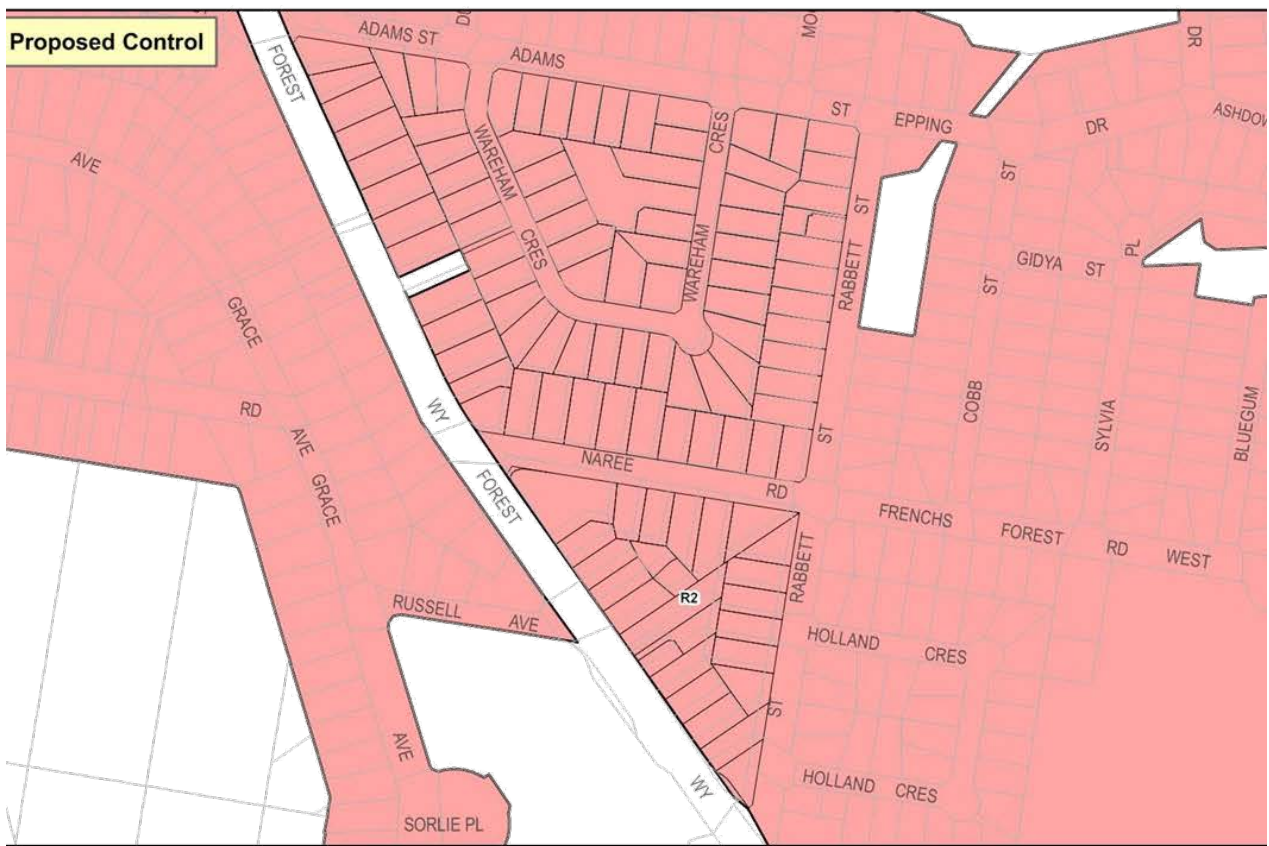
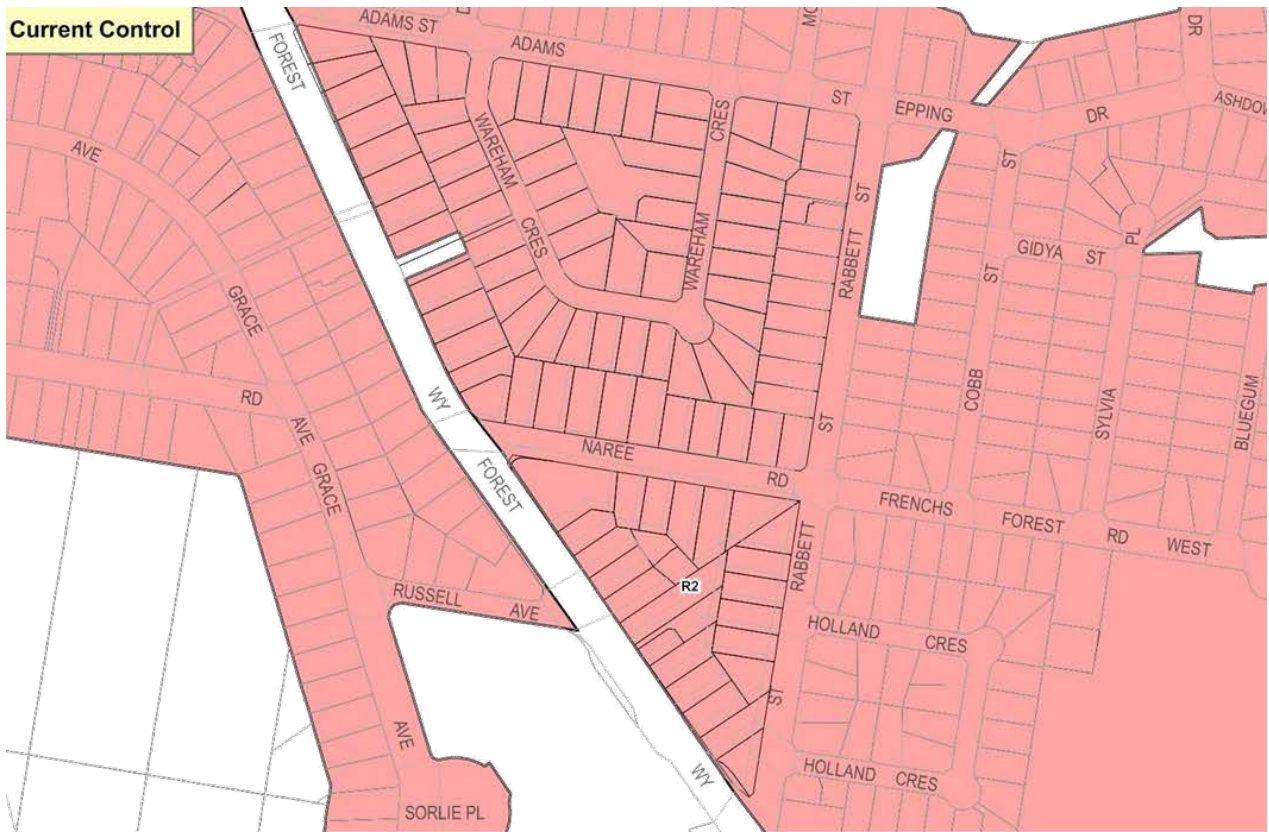
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Proposed DCP-Mapping Amendments



Legend

- Cadastre
- Cadastre correction
- Wall Height
- R2 - Low Density Residential

Scale (A4) - 1:4,400
GDA 94 MGA Zone 56

Date Printed: 29/04/2016



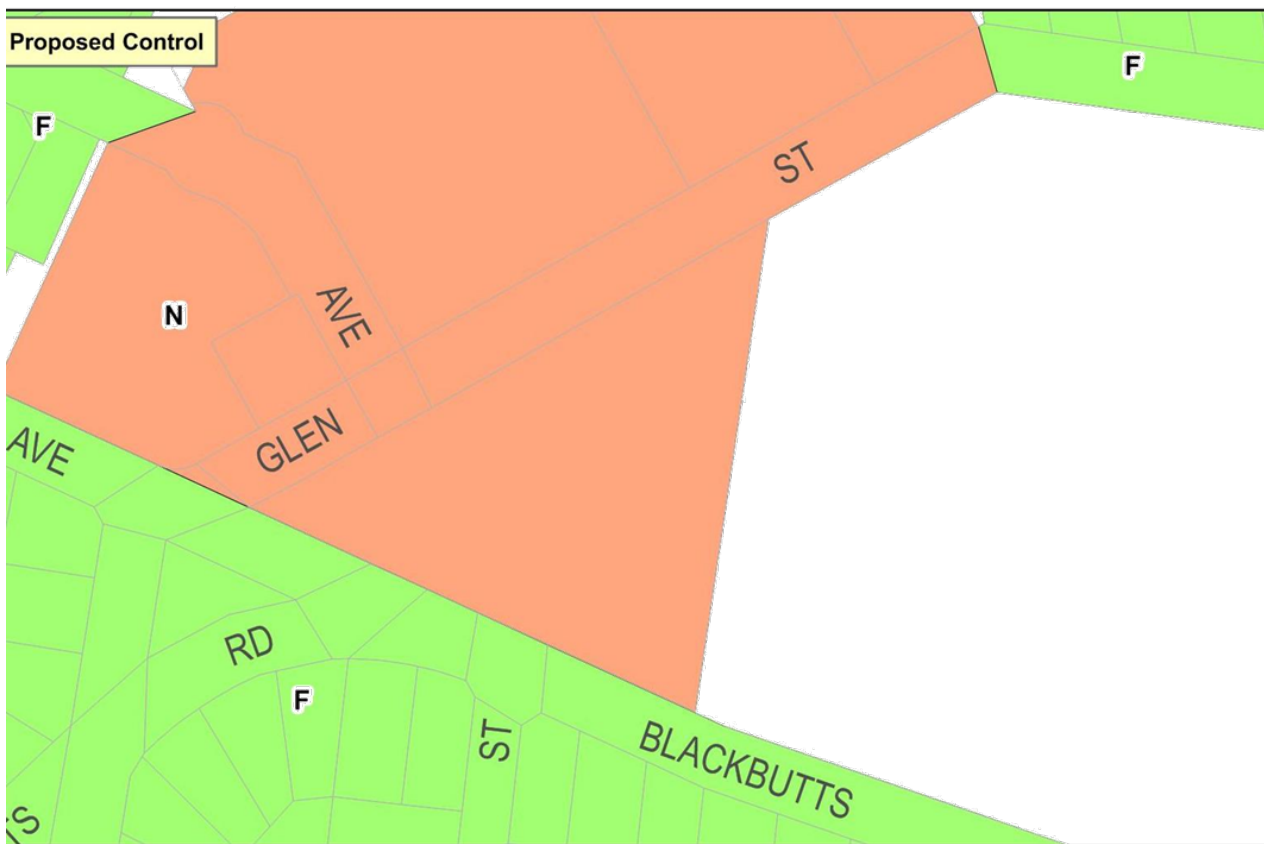
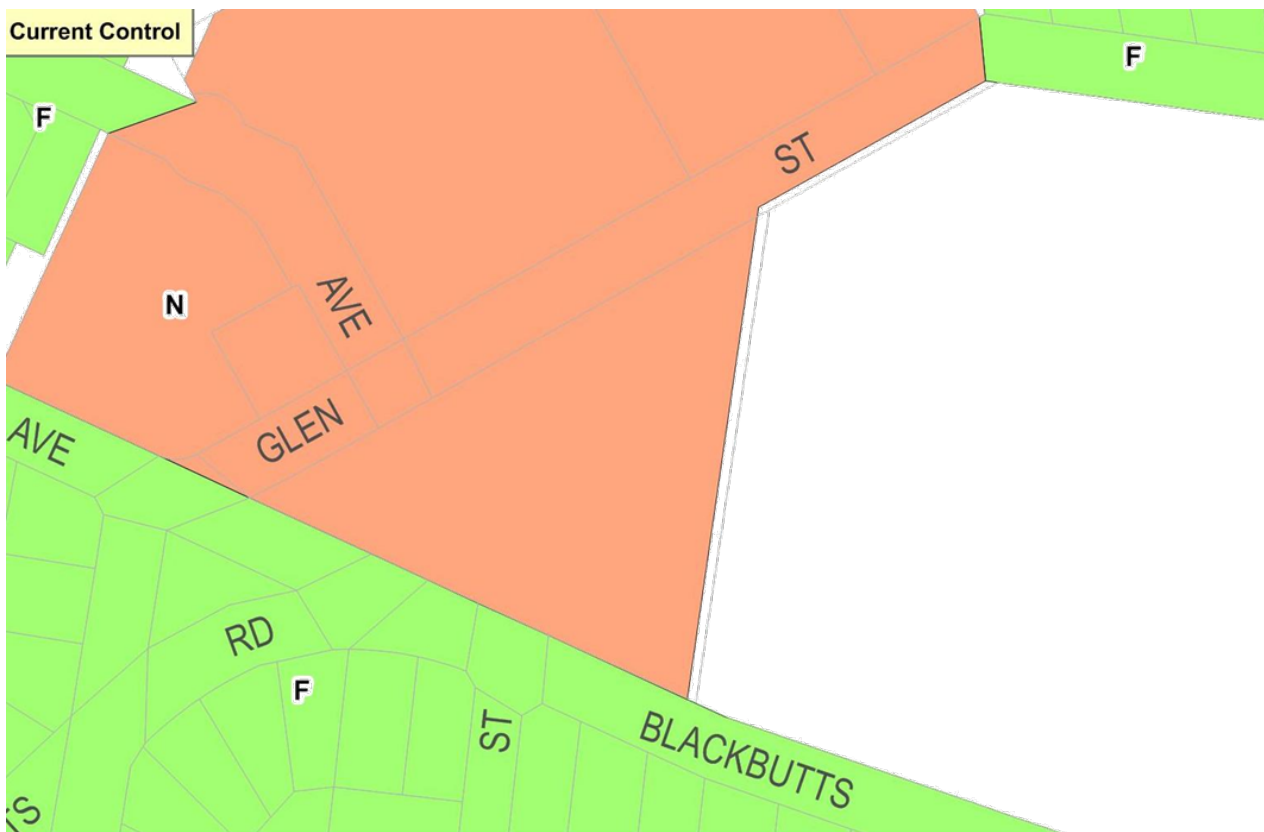
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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

- Cadastre
- DCP Setbacks Front
- F 6.5m
- N Merit assessment

Scale (A4) - 1:2,000
GDA 94 MGA Zone 56

Date Printed: 29/04/2016

0 5 10 20 Metres



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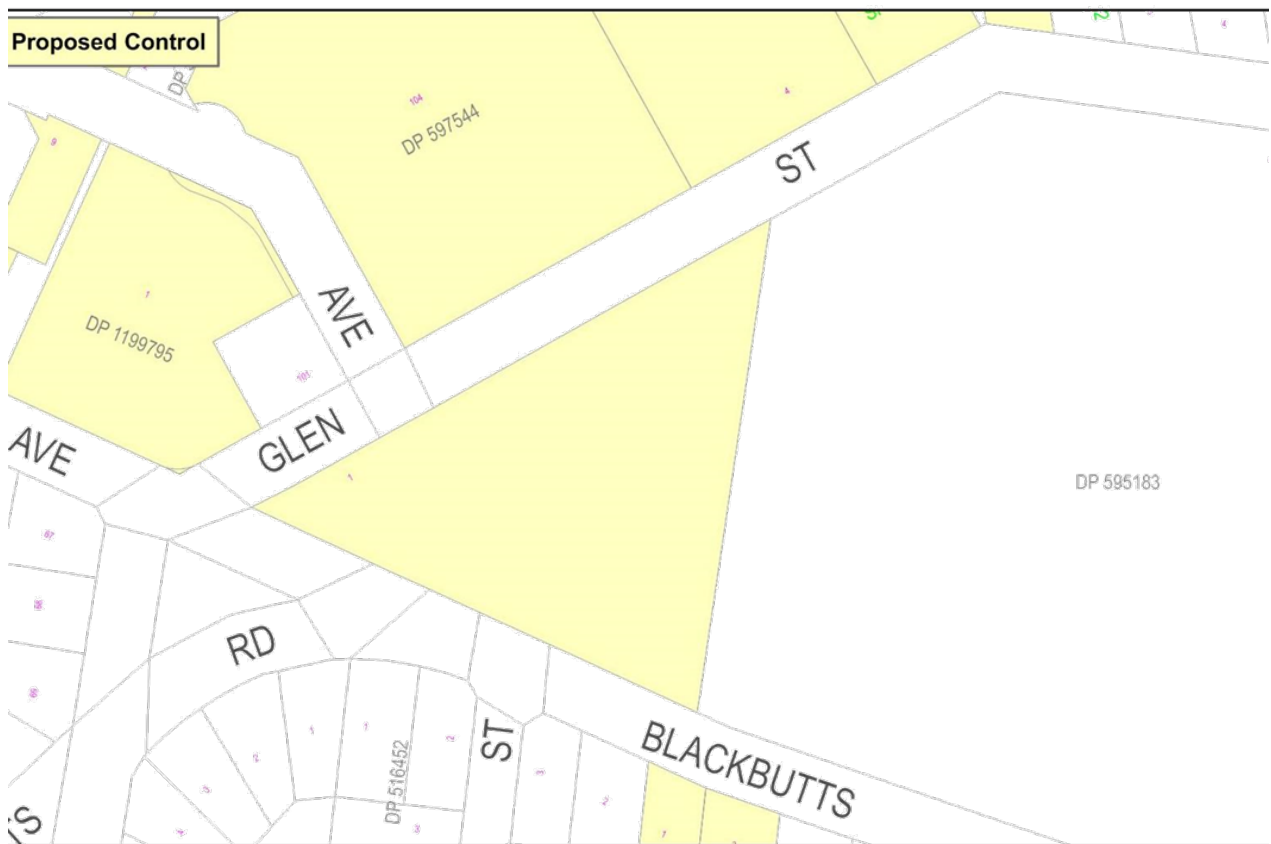
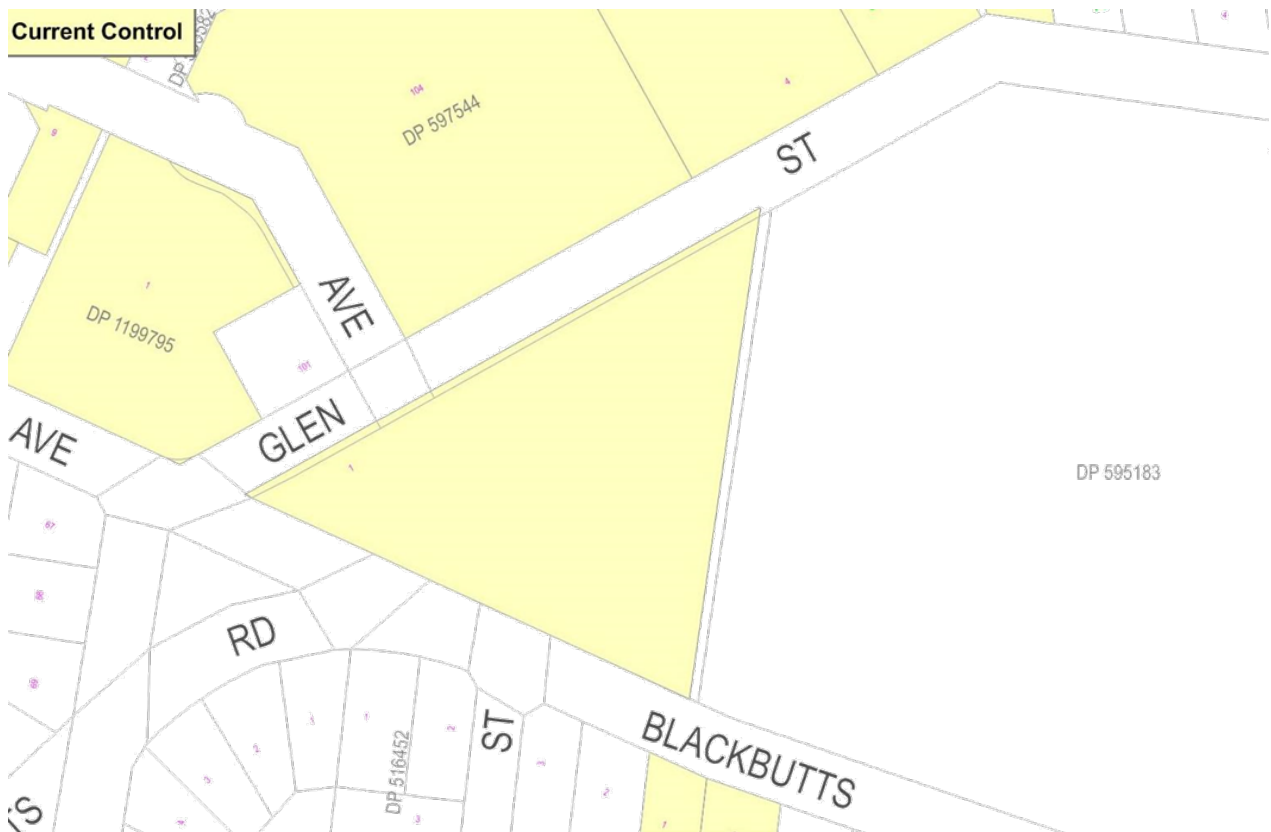
Proposed DCP-Mapping Amendments



ATTACHMENT 2

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

- Cadastre
- Land Admininno Public Open Space

Scale (A4) - 1:2,000
GDA 94 MGA Zone 56

Date Printed: 28/04/2016

0 5 10 20 Metres

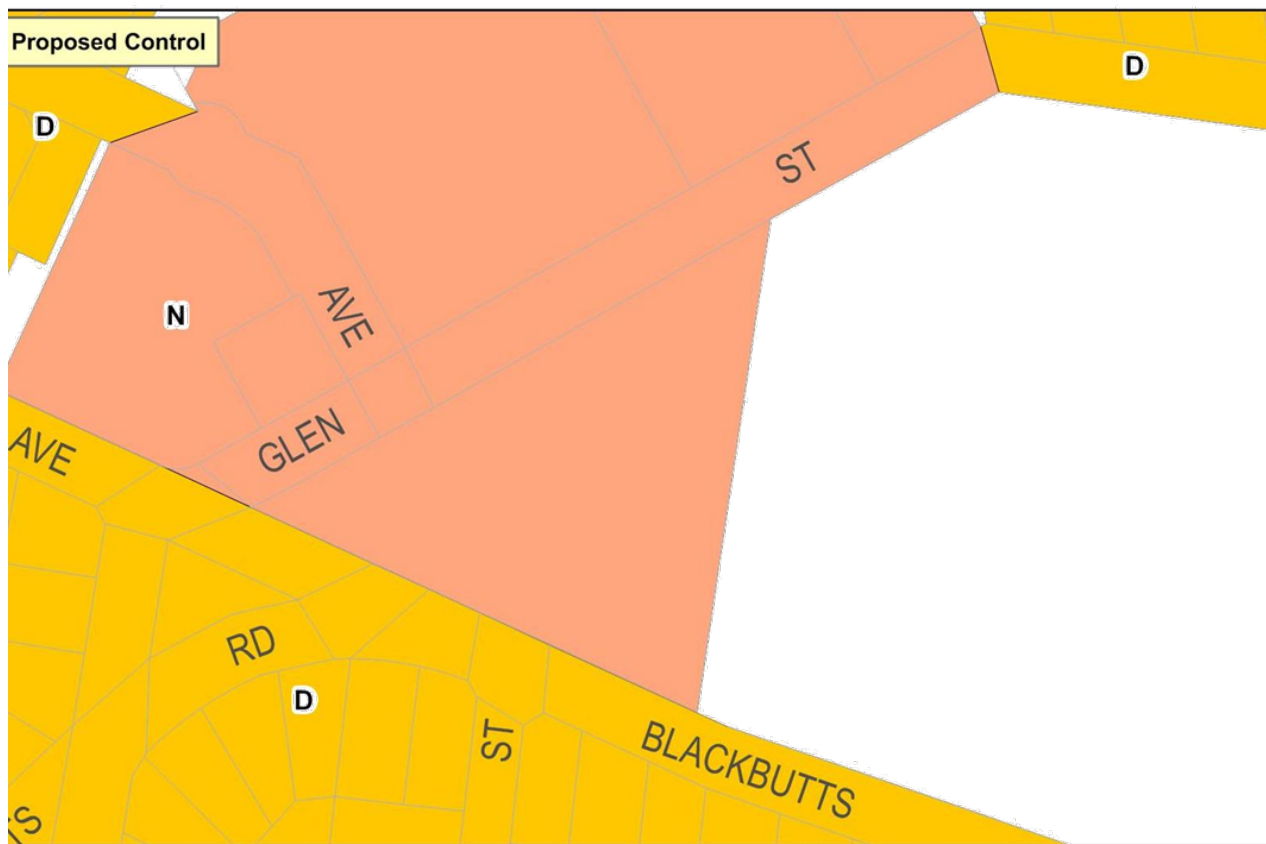
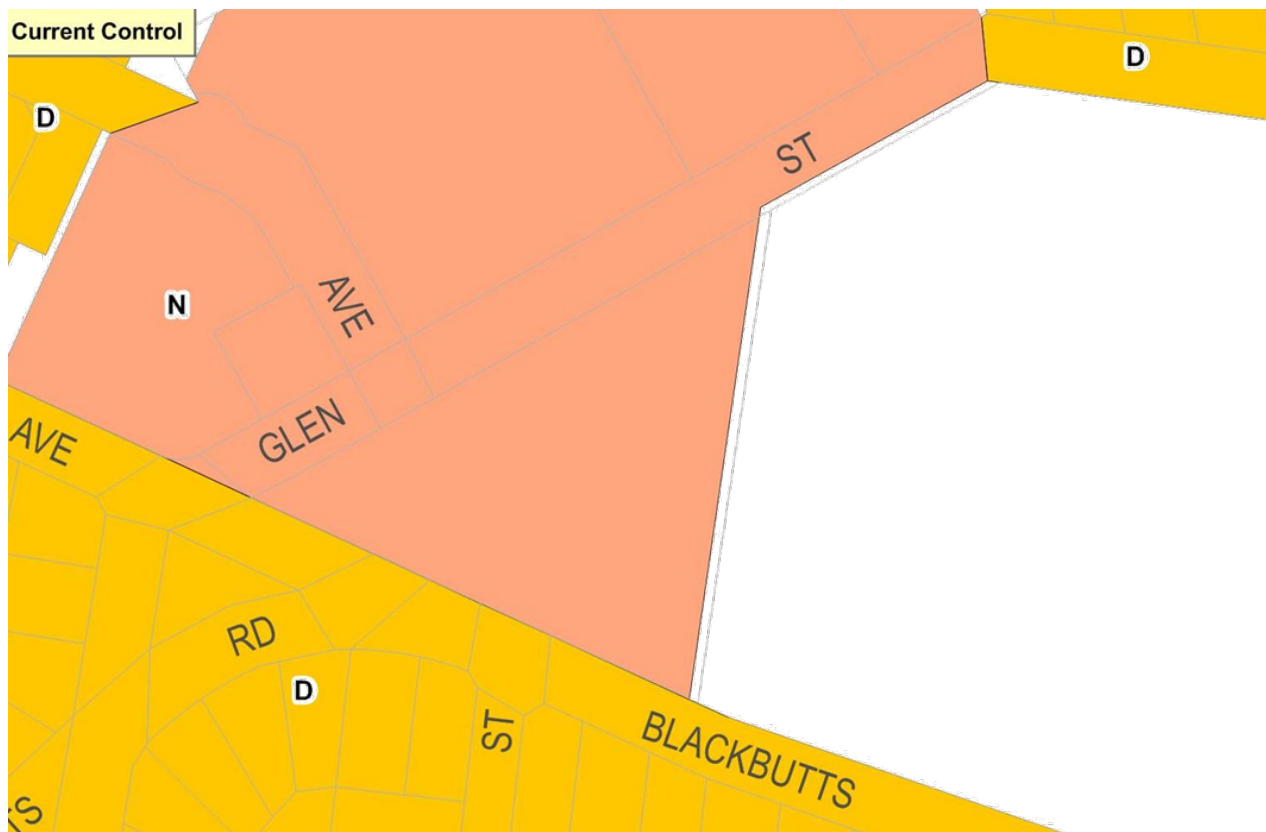


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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

	Cadastre
	DCP Setbacks Rear
	D 6m
	N Merit assessment

Scale (A4) - 1:2,000
GDA 94 MGA Zone 56

Date Printed: 29/04/2016

0 5 10 20 Metres

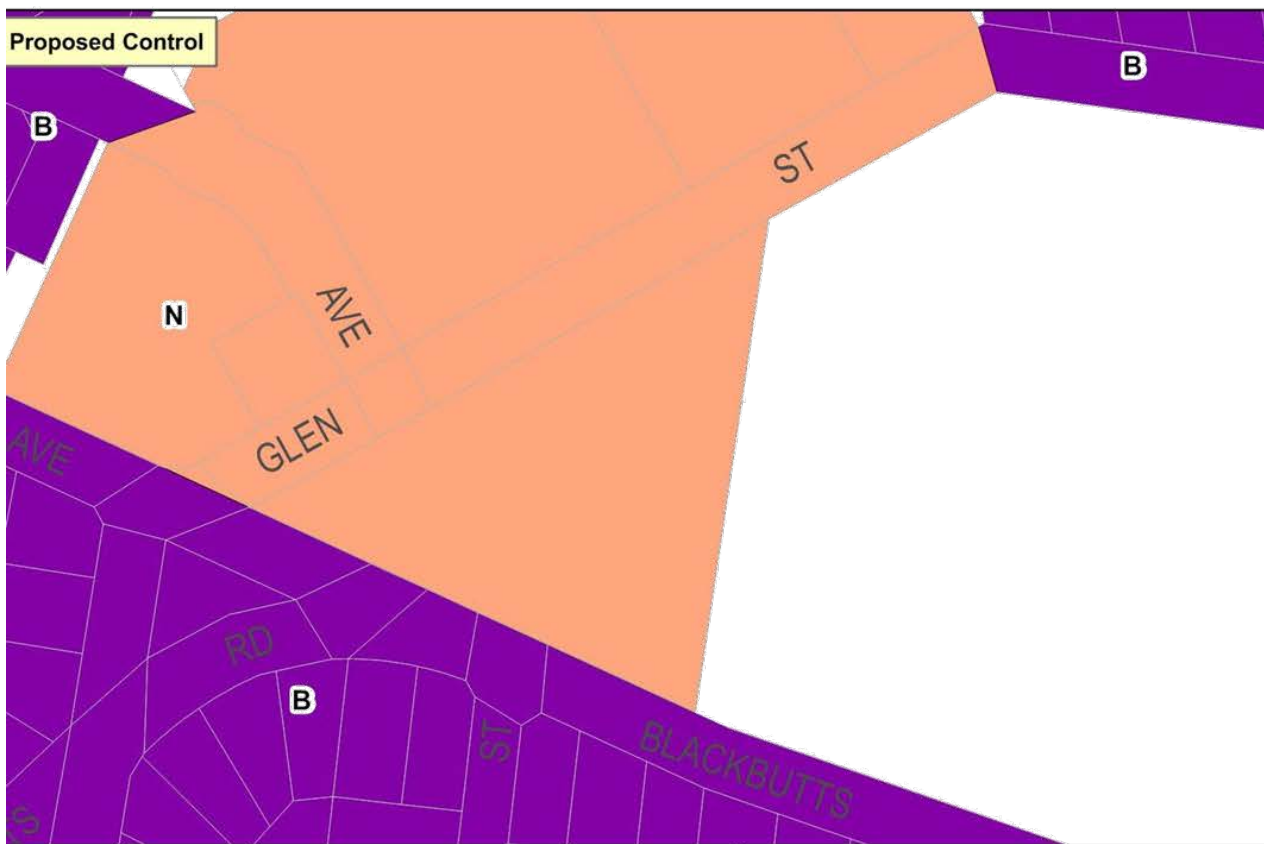
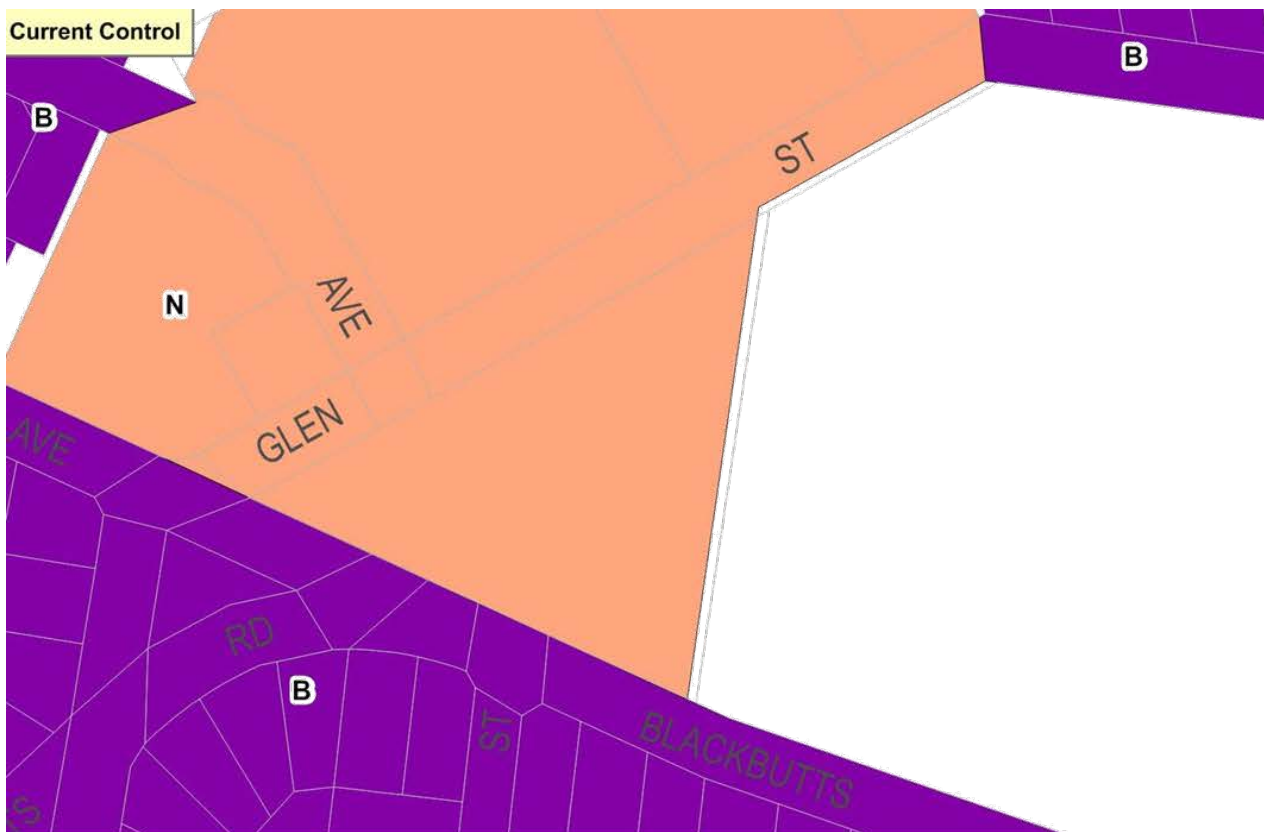


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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

- Cadastre
- DCP Setbacks Side B 0.9m
- N Merit assessment

Scale (A4) - 1:2,000
GDA 94 MGA Zone 56

Date Printed: 29/04/2016

0 5 10 20 Metres

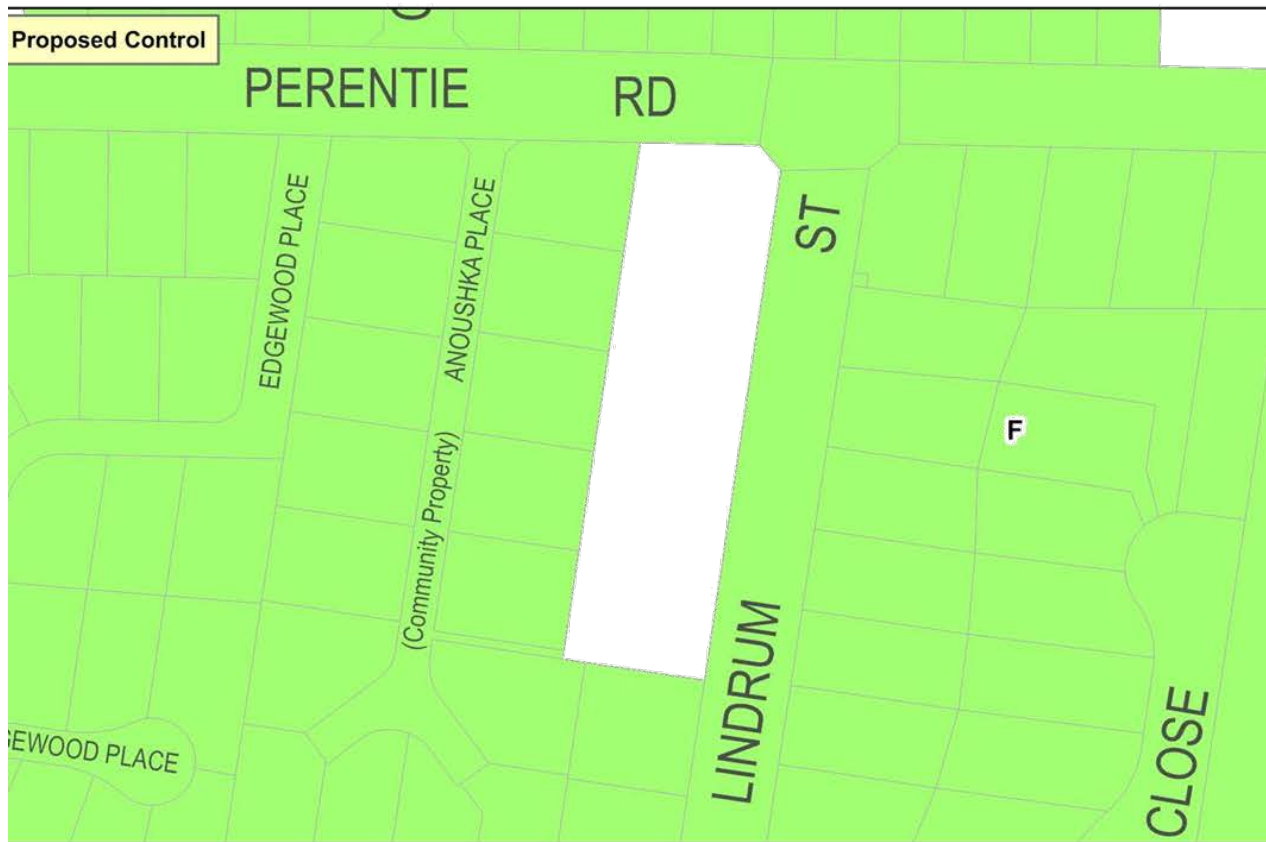


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Proposed DCP-Mapping Amendments



Legend

- Cadastre
- DCP Setbacks Front
- F 6.5m

Scale (A4) - 1:1,500
GDA 94 MGA Zone 56

Date Printed: 29/04/2016

0 5 10 20 Metres

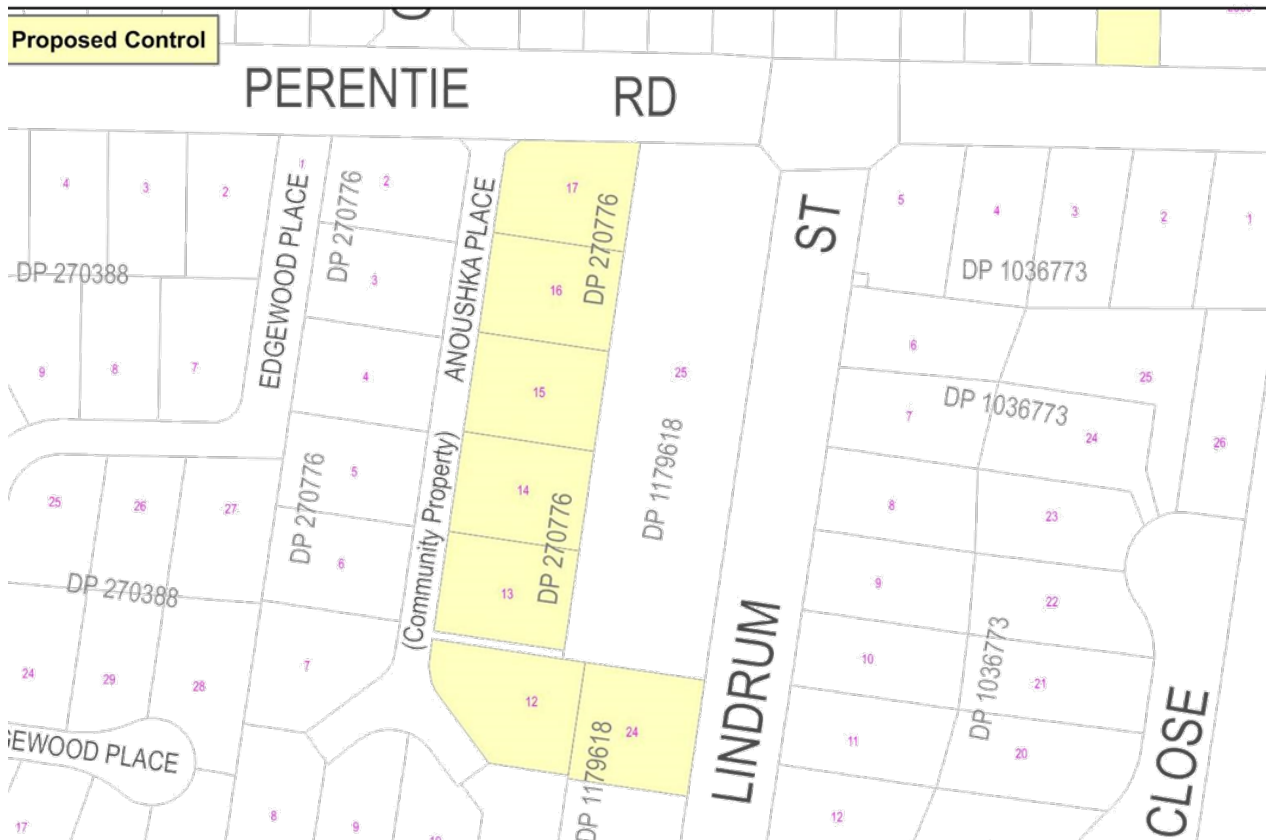
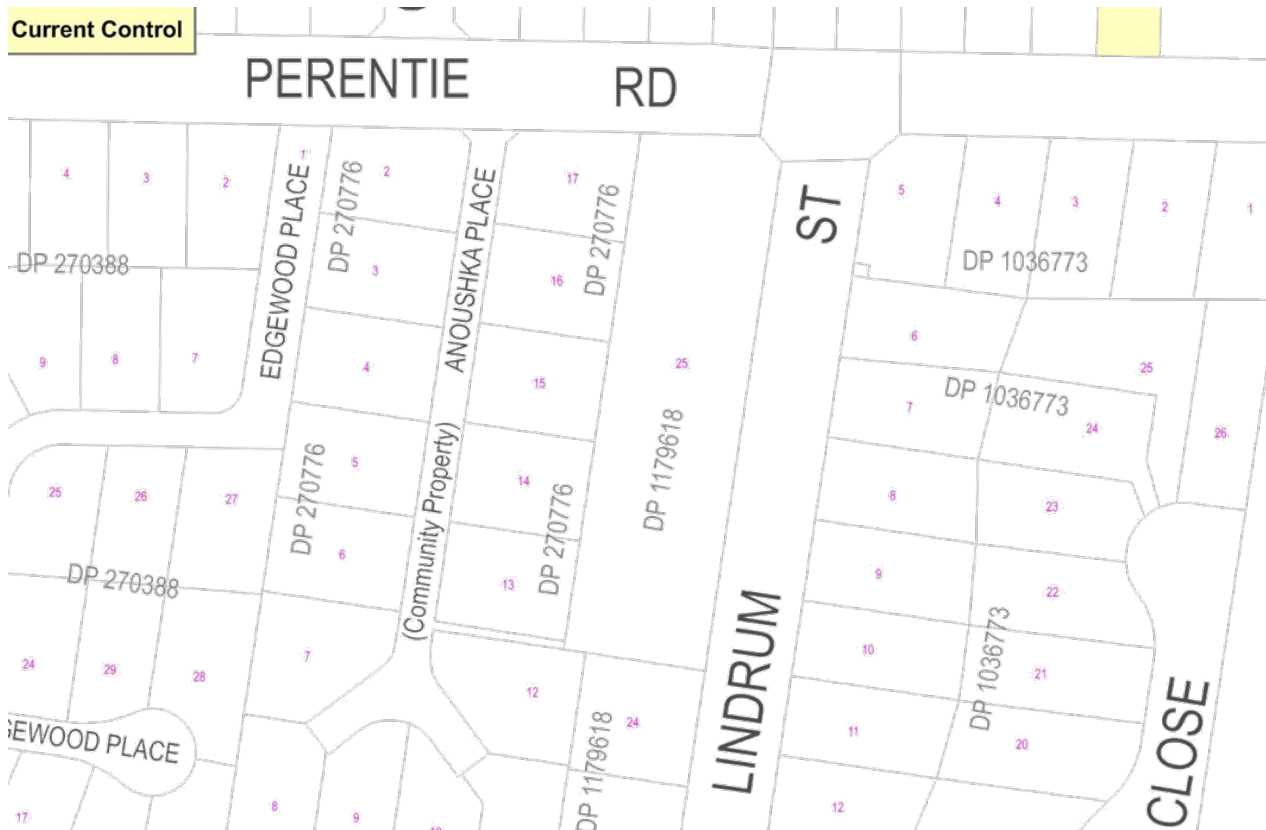


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Proposed DCP-Mapping Amendments



Legend

- Cadastre
- Land Admininino Public Open Space

Scale (A4) - 1:1,500
GDA 94 MGA Zone 56



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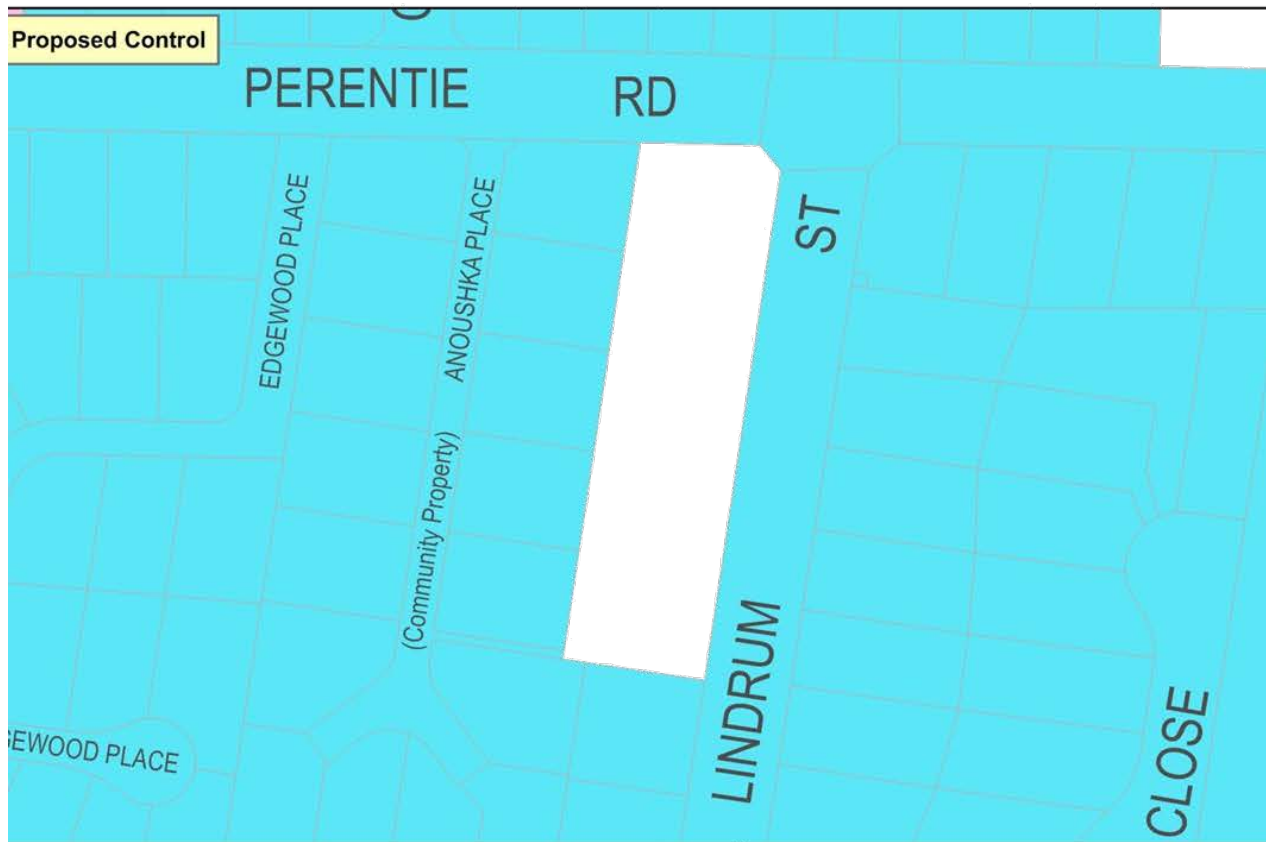
Date Printed: 28/04/2016

0 5 10 20 Metres

ATTACHMENT 2

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments

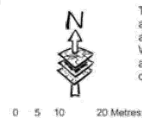


Legend

- Cadastre
- Landscaped Open Space & Bushland Setting 40%
- 50% Bushland Setting

Scale (A4) - 1:1,500
GDA 94 MGA Zone 56

Date Printed: 29/04/2016

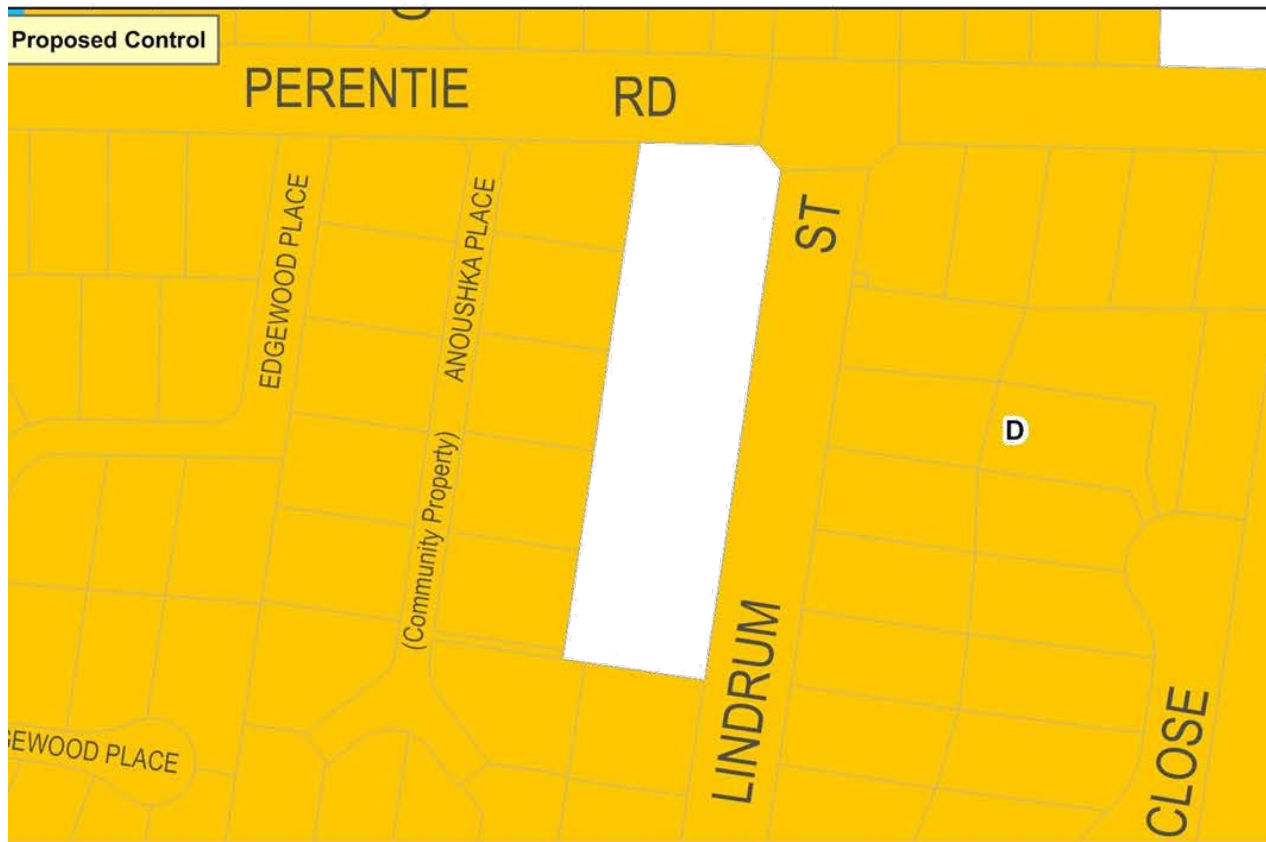
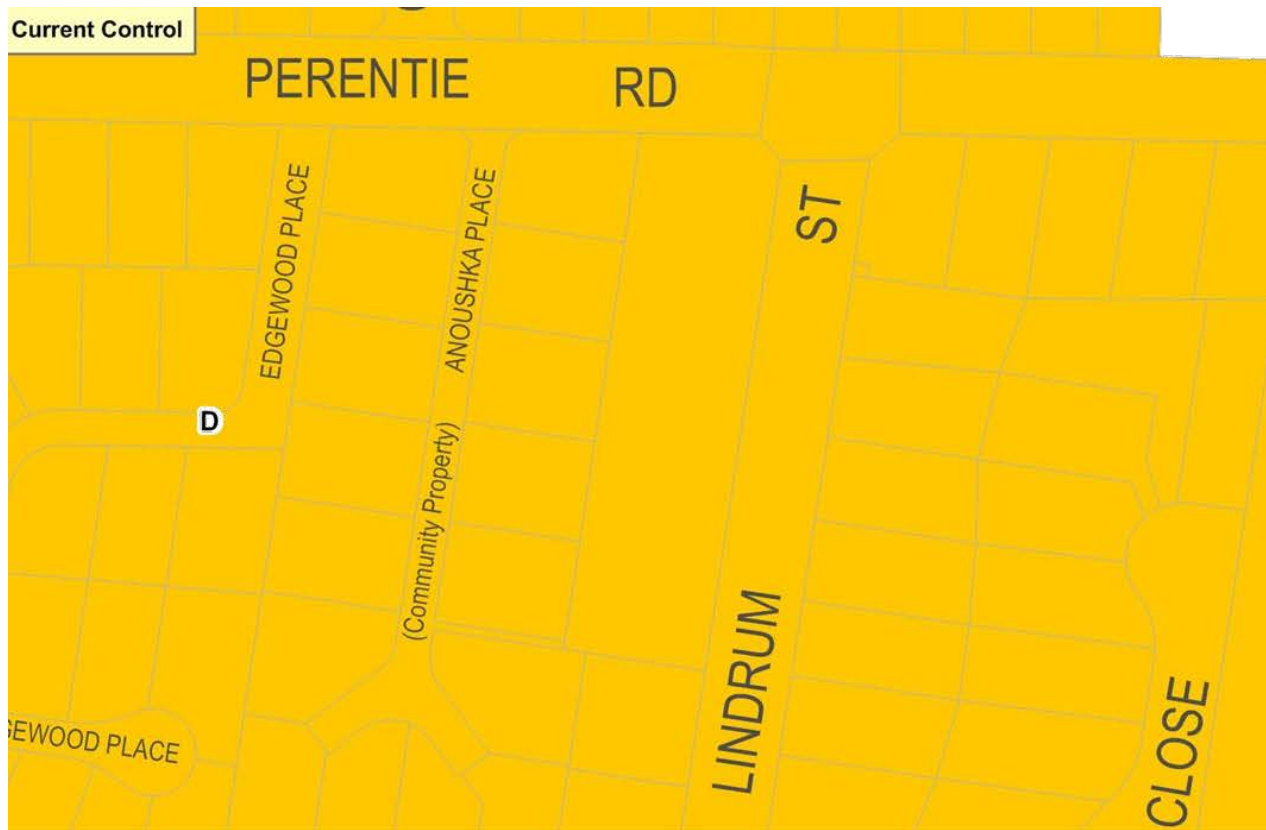


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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

- Cadastre
- DCP Setbacks Rear
- C 4.5m
- D 6m

Scale (A4) - 1:1,500
GDA 94 MGA Zone 56

Date Printed: 29/04/2016

0 5 10 20 Metres

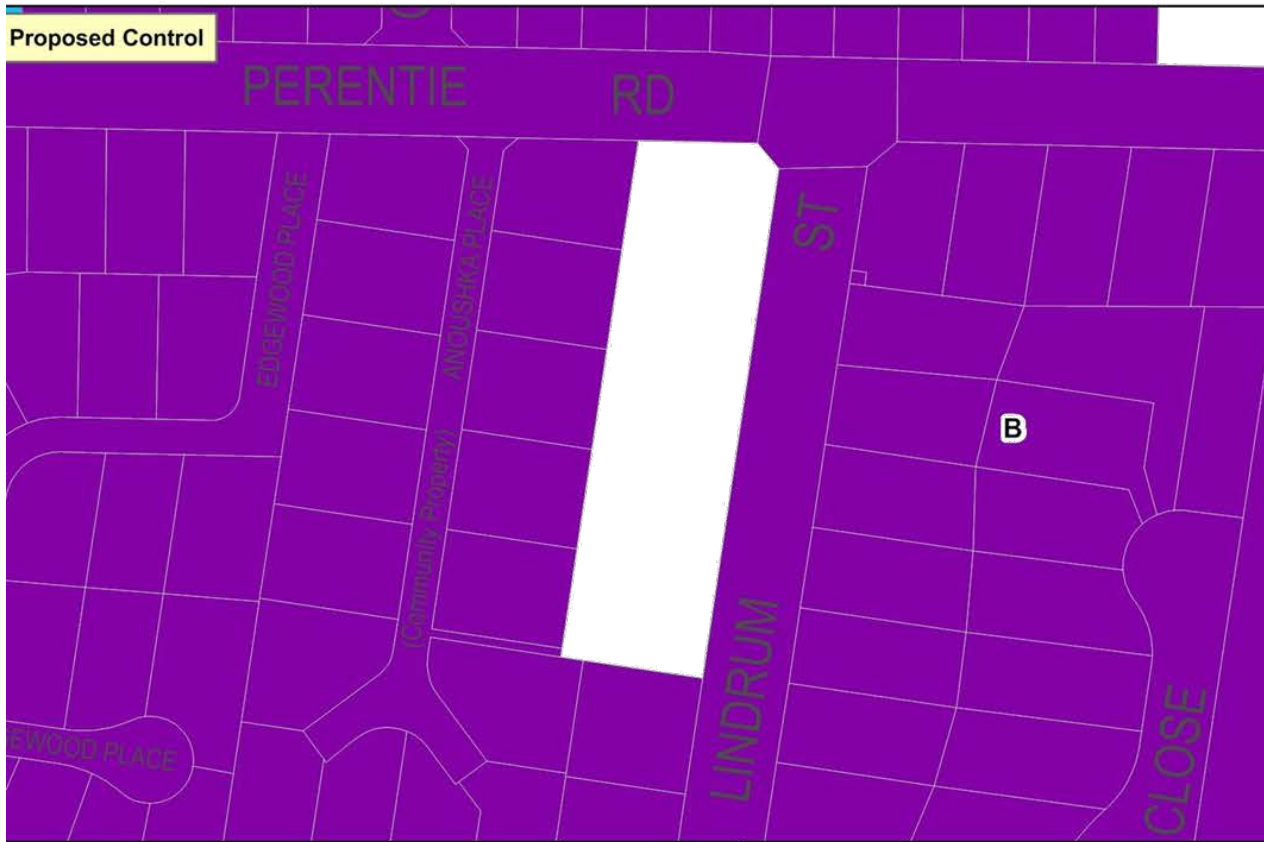


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Proposed DCP-Mapping Amendments



Legend

	Cadastre
	DCP Setbacks Side B 0.9m
	C 4.5m

Scale (A4) - 1:1,500
GDA 94 MGA Zone 56



Date Printed: 29/04/2016

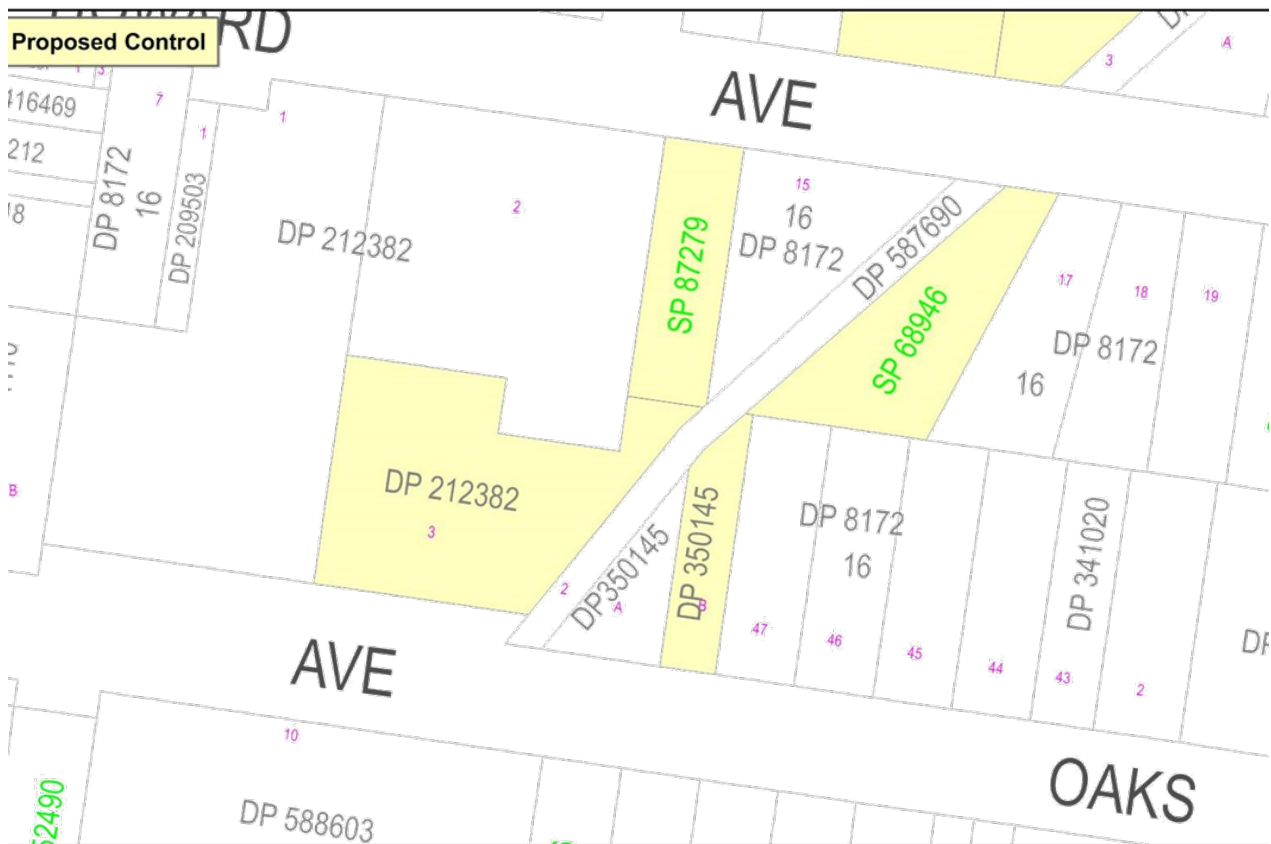
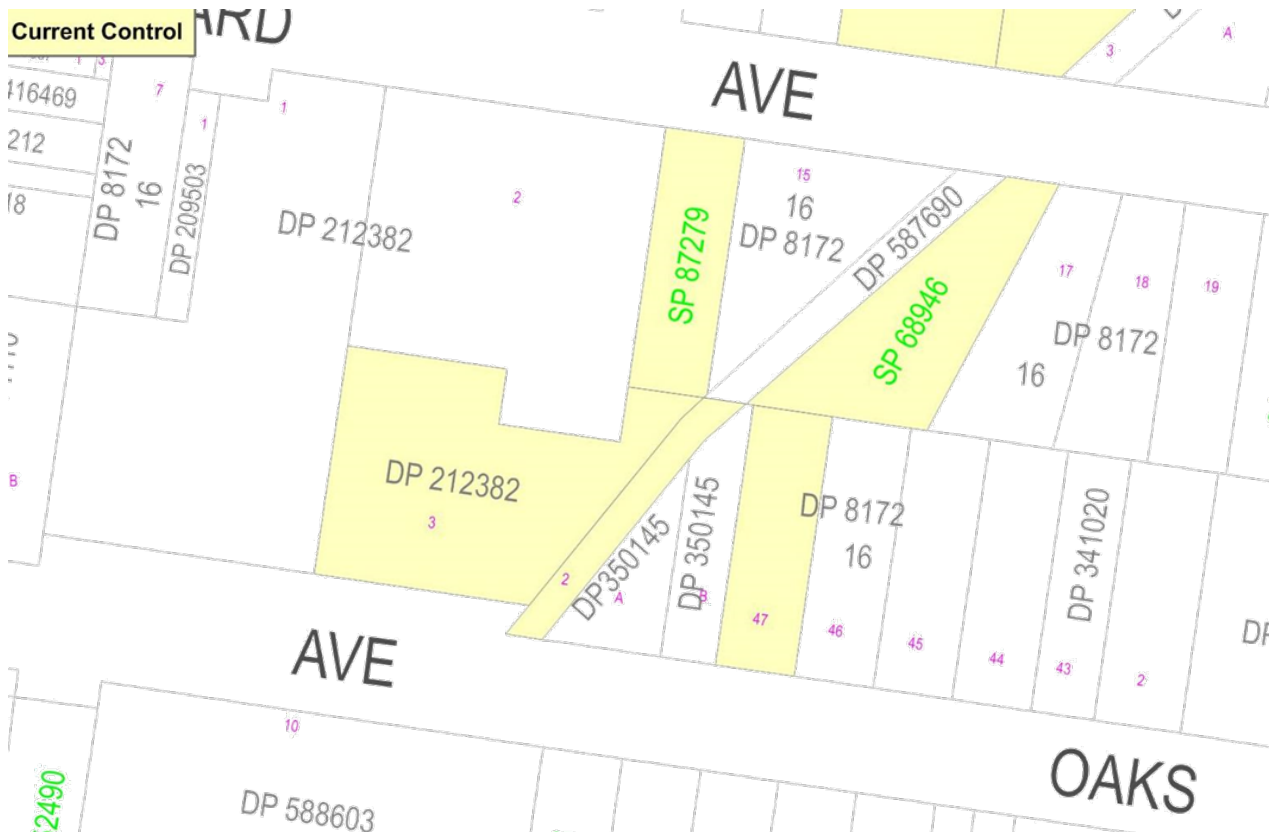
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Proposed DCP-Mapping Amendments



Legend

Cadastre
 Land Adjoining Public Open Space

Scale (A4) - 1:1,250
GDA 94 MGA Zone 56



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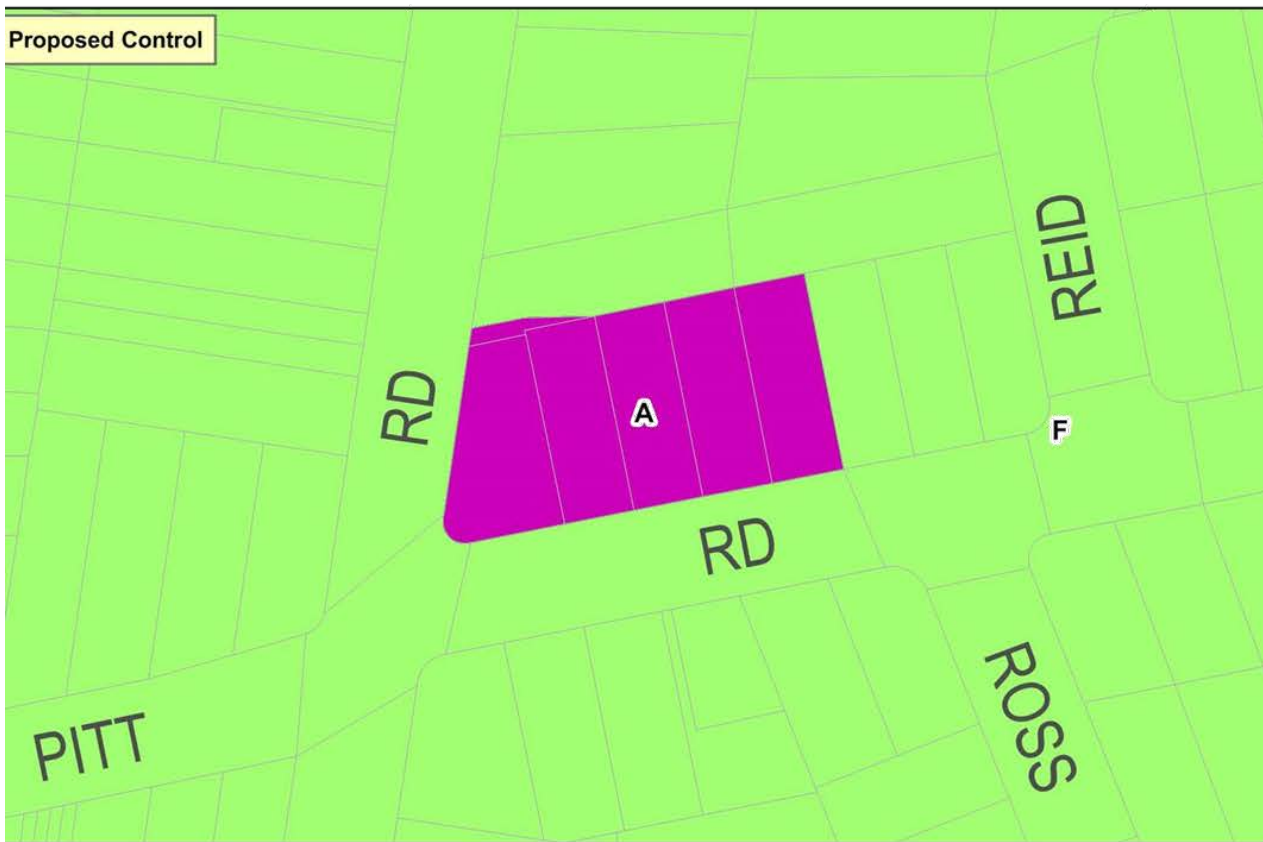
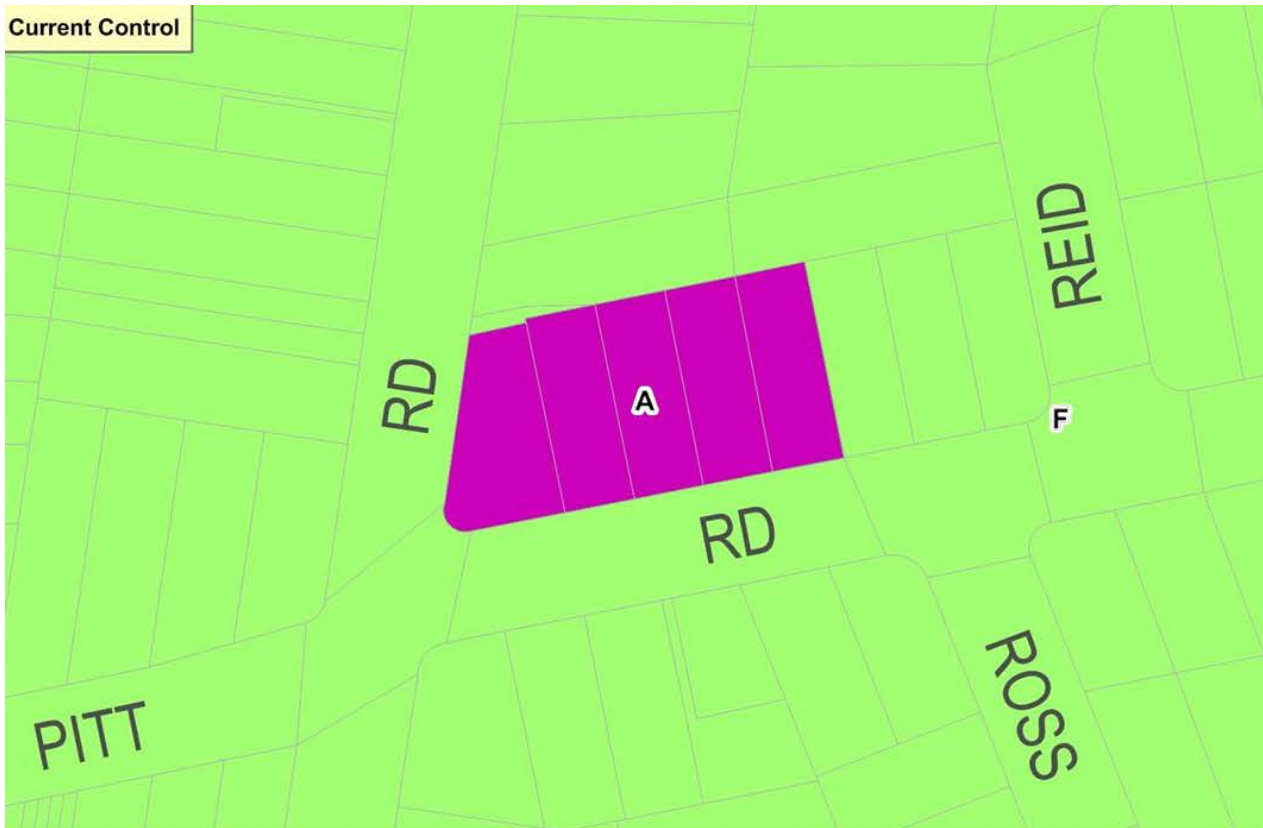
Date Printed: 02/05/2016

0 5 10 20 Metres

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Proposed DCP-Mapping Amendments



Legend

	Cadastre
	DCP Setbacks Front
	A Nil
	F 6.5m

Scale (A4) - 1:1,250
GDA 94 MGA Zone 56

Date Printed: 29/04/2016



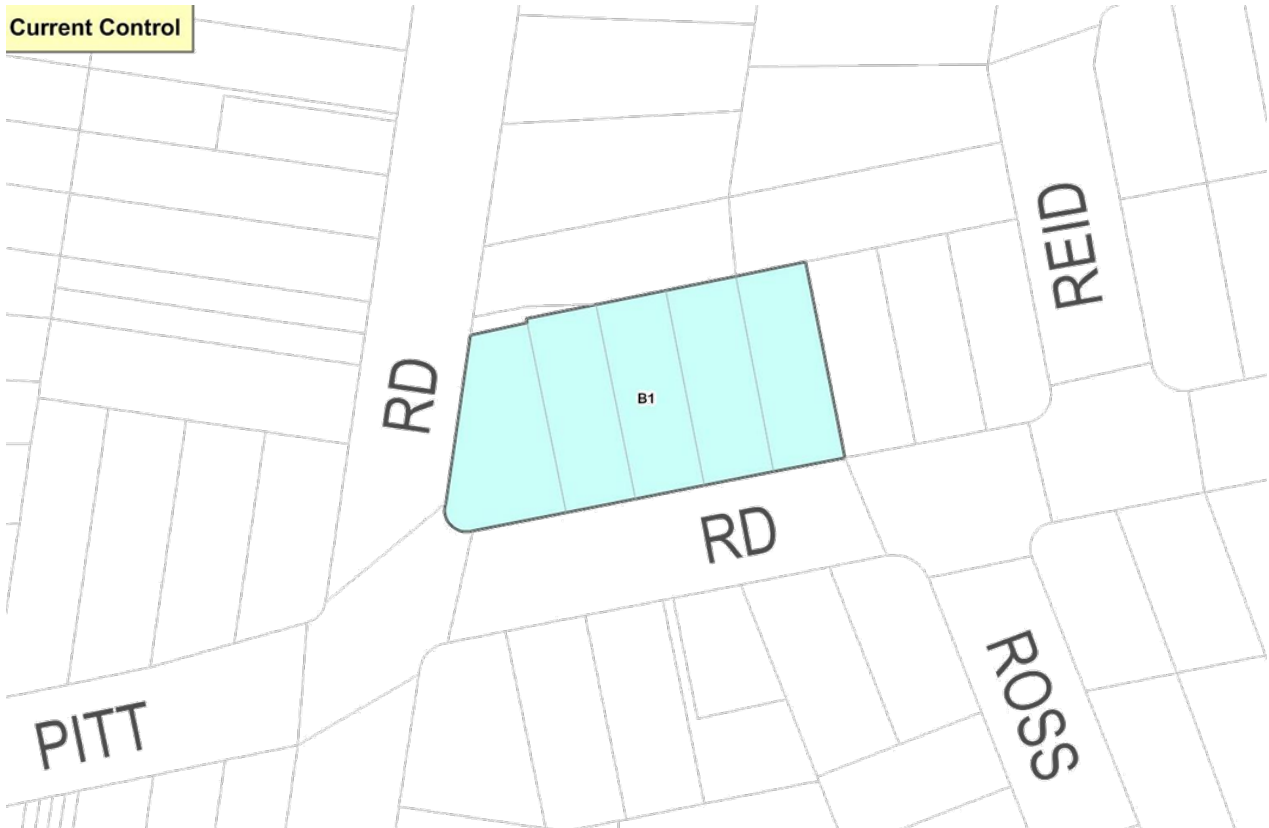
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ATTACHMENT 2

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

- Cadastre
- B1 - Neighbourhood Centre
- B2 - Local Centre

Scale (A4) - 1:1,250
GDA 94 MGA Zone 56

Date Printed: 28/04/2016

0 5 10 20 Metres

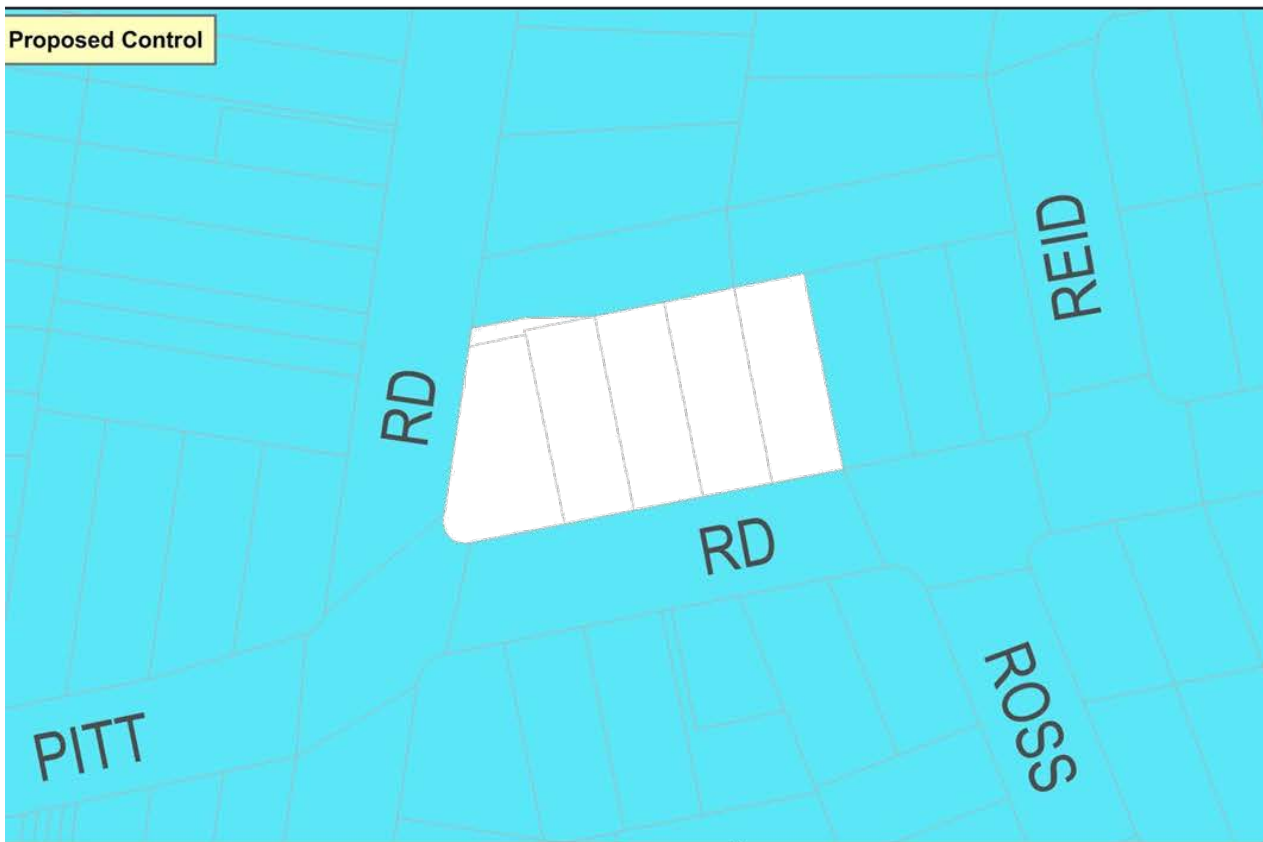
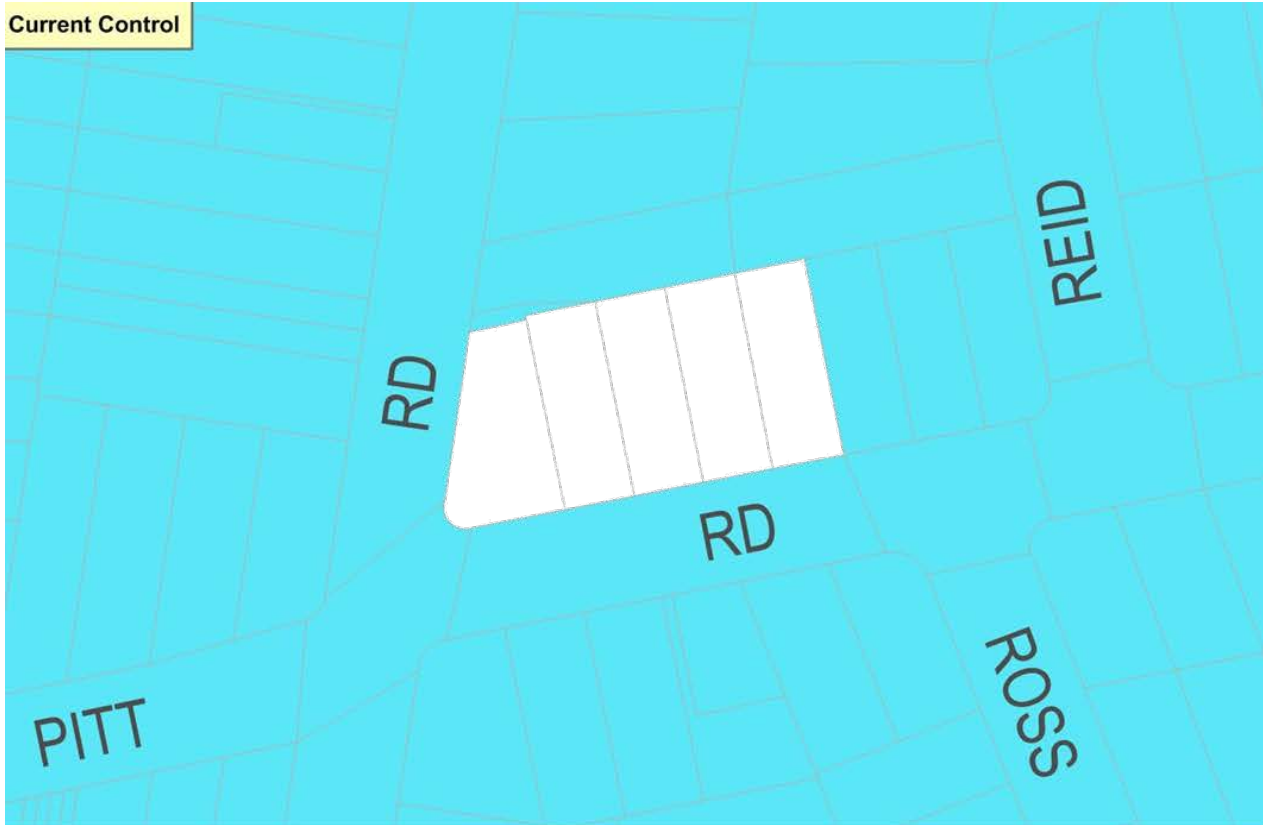


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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

- Cadastre
- Landscaped Open Space & Bushland Setting 40%

Scale (A4) - 1:1,250
GDA 94 MGA Zone 56

Date Printed: 29/04/2016

0 5 10 20 Metres

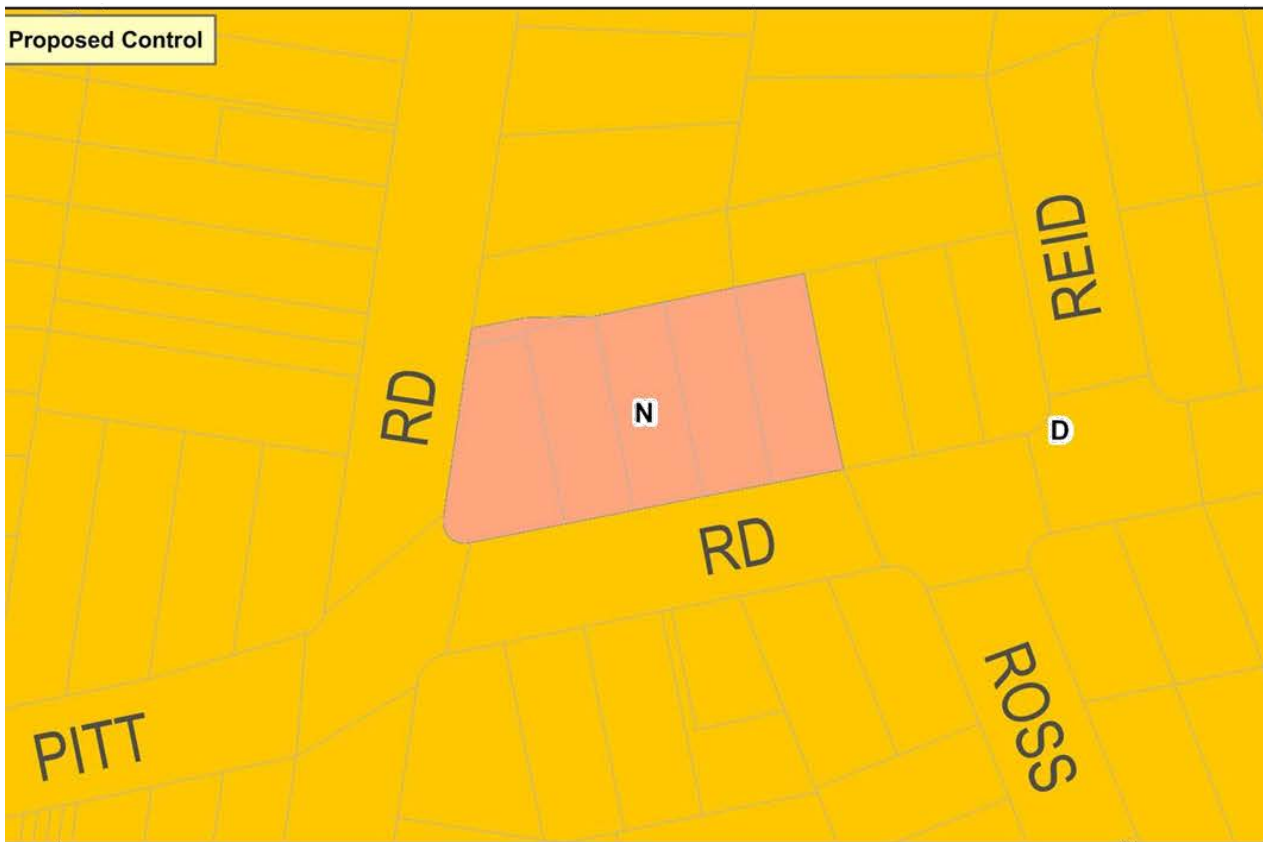
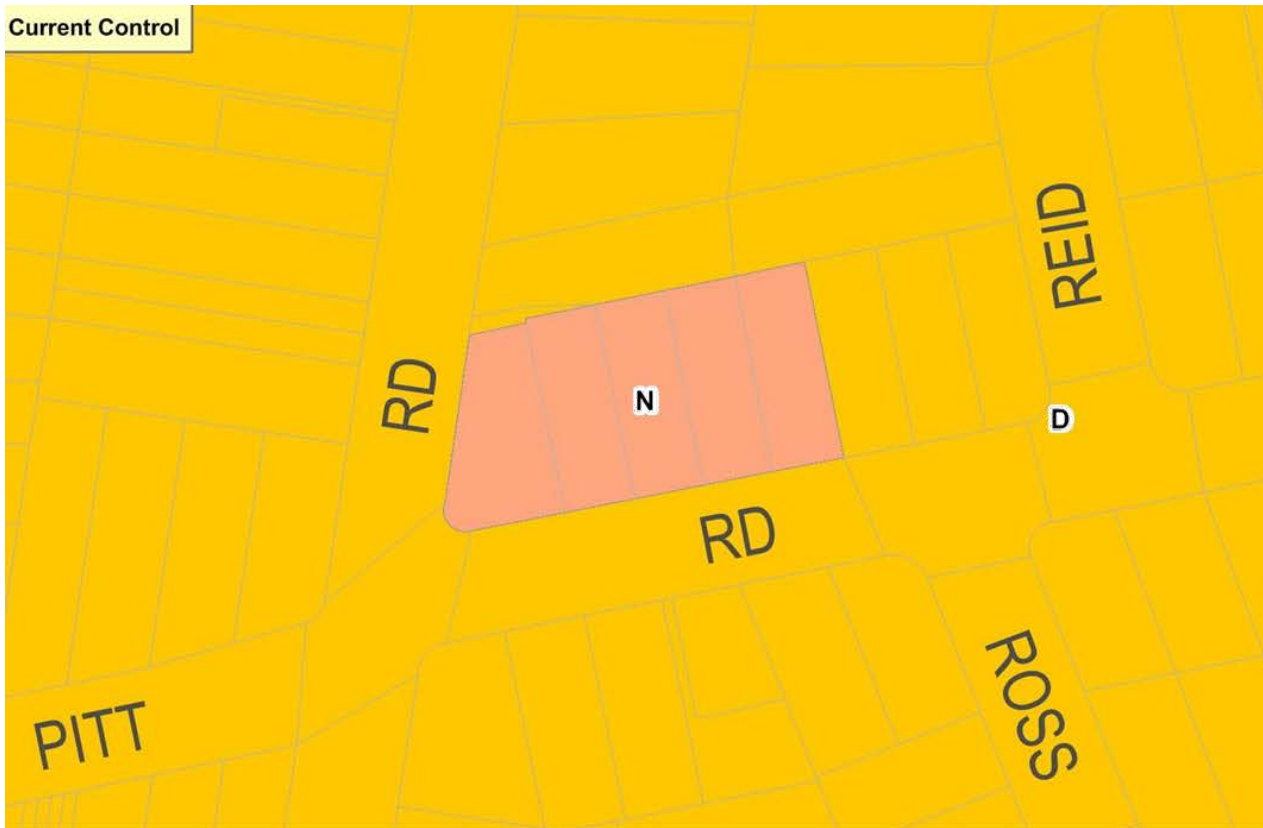


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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

- Cadastre
- DCP Setbacks Rear**
 - D 6m
 - N Merit assessment

Scale (A4) - 1:1,250
GDA 94 MGA Zone 56

Date Printed: 29/04/2016



0 5 10 20 Metres

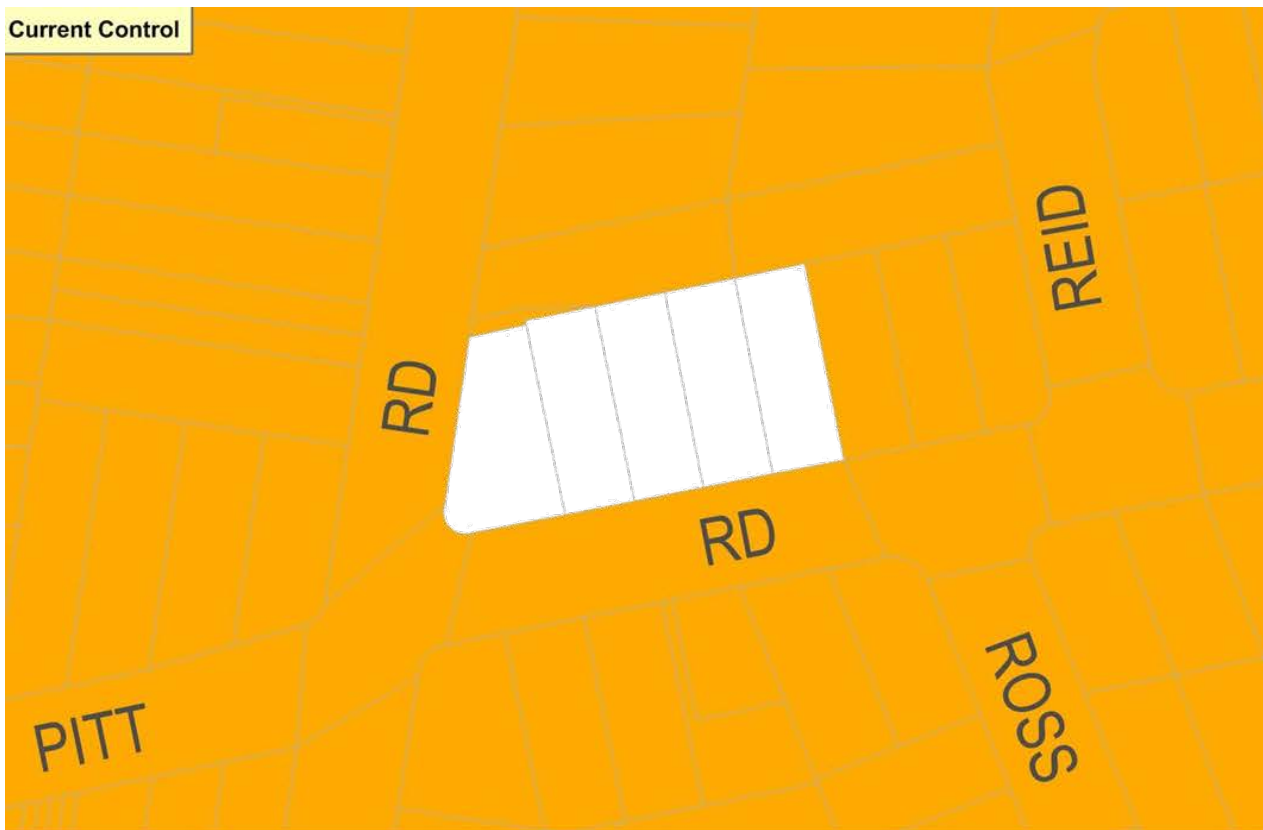
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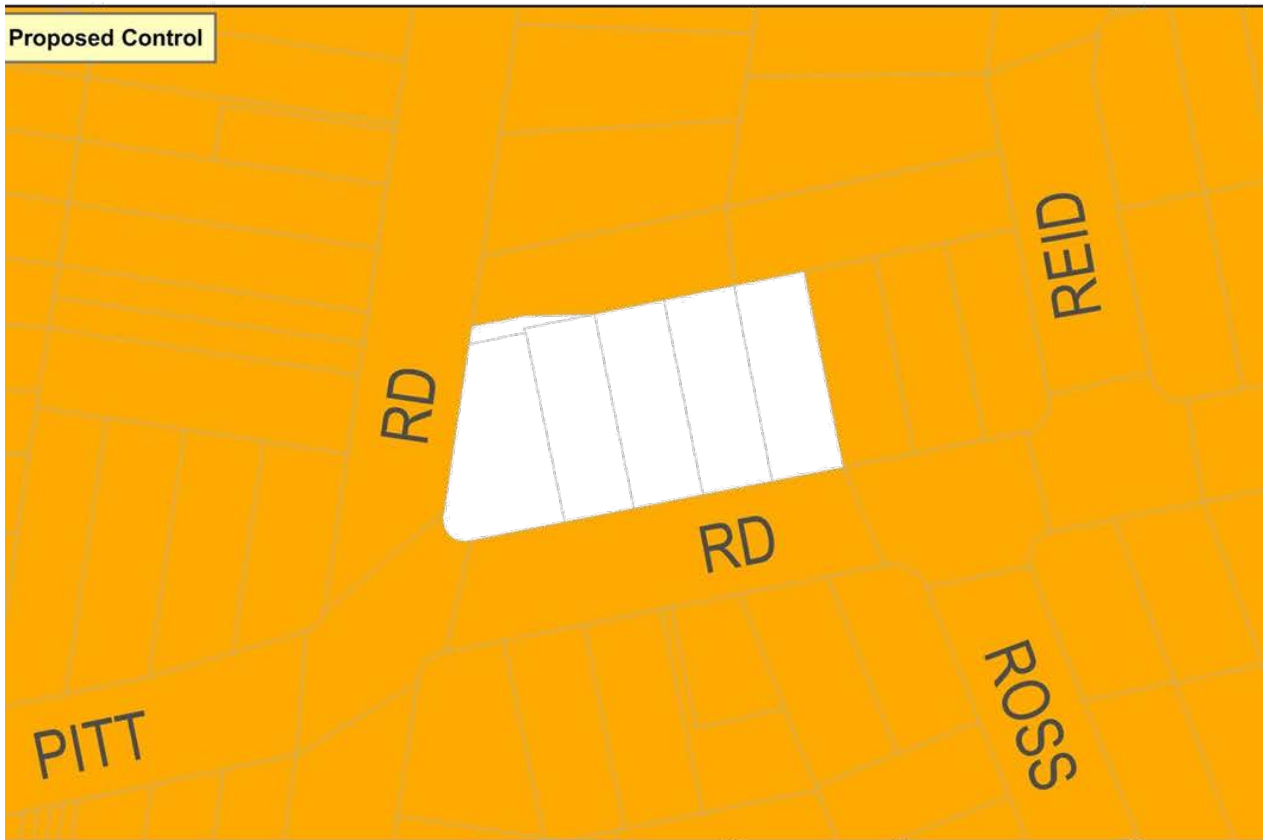
Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Current Control



Proposed Control



Legend

-  Cadastre
-  Side Boundary Envelopes
-  5m

Scale (A4) - 1:1,250
GDA 94 MGA Zone 56

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0 5 10 20 Metres



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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

	Cadastre
	DCP Setbacks Side
	N Merit assessment

Scale (A4) - 1:1,250
GDA 94 MGA Zone 56

Date Printed: 29/04/2016



0 5 10 20 Metres

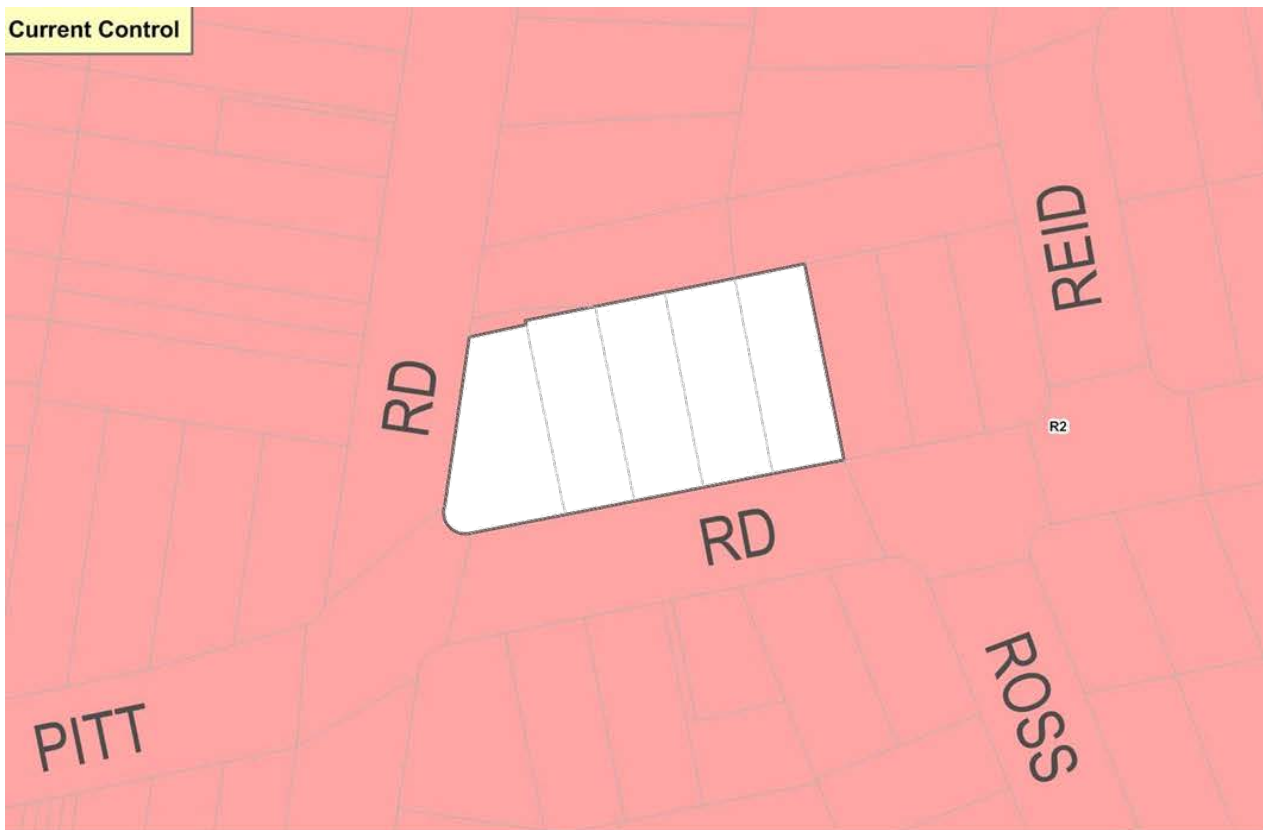
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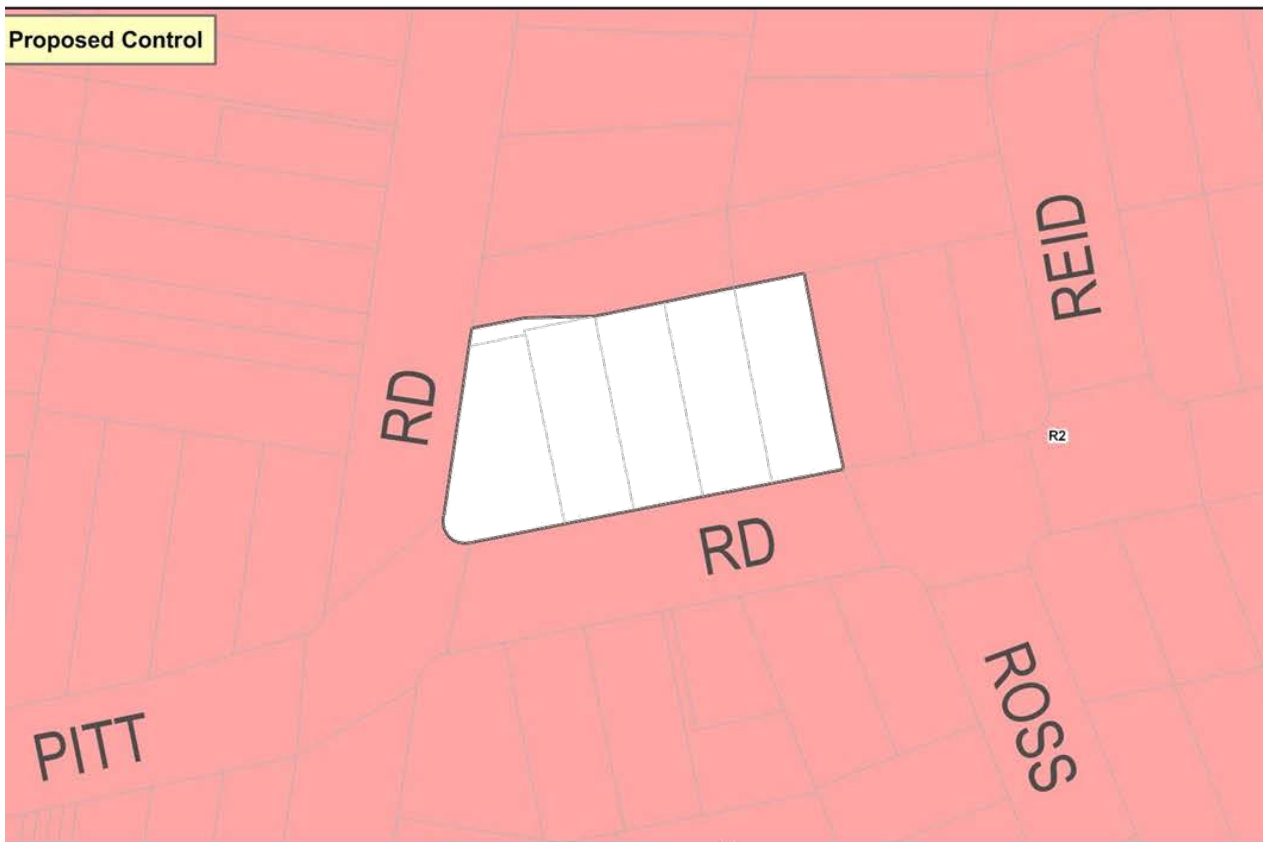
Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments

Current Control



Proposed Control



Legend

- Cadastre
- R2 - Low Density Residential

Scale (A4) - 1:1,250
GDA 94 MGA Zone 56

Date Printed: 29/04/2016

0 5 10 20 Metres



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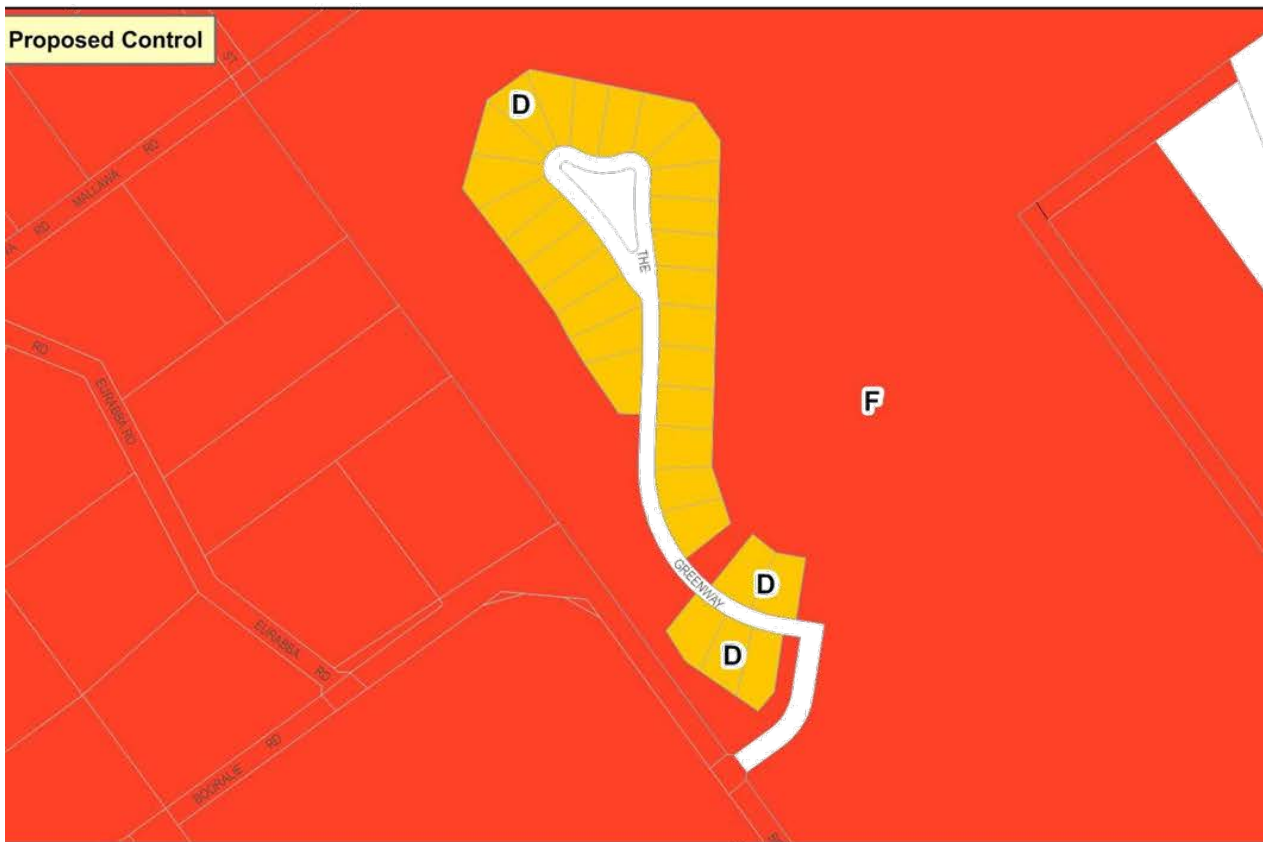
Proposed DCP-Mapping Amendments



ATTACHMENT 2

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments



Legend

	Cadastral
	DCP Setbacks Rear
	D 6m
	F 10m

Scale (A4) - 1:6,000
GDA 94 MGA Zone 56

Date Printed: 29/04/2016

0 25 50 100 Metres



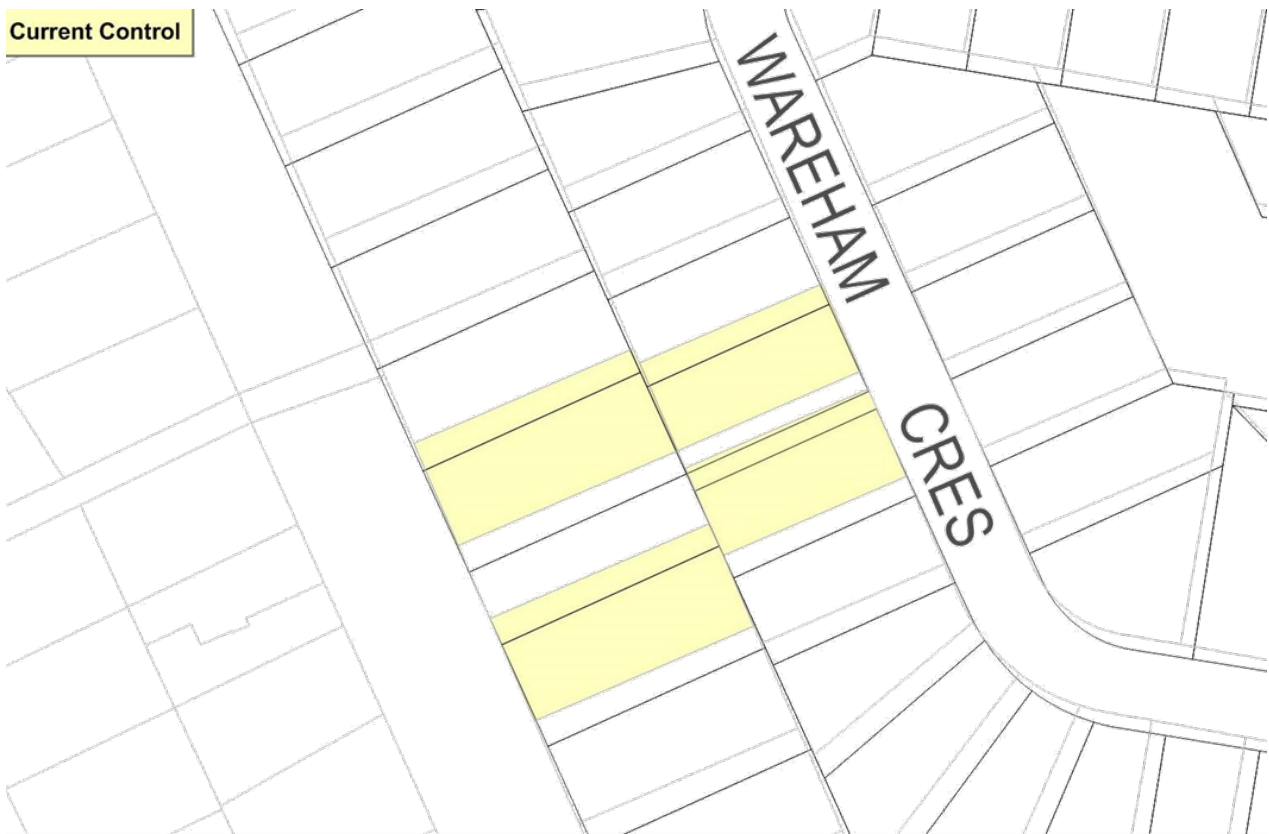
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Proposed DCP-Mapping Amendments

Current Control



Proposed Control

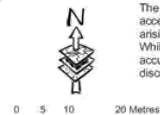


Legend

-  Cadastre
-  Land Adjoining Public Open Space
-  Cadastre correction

Scale (A4) - 1:1,250
GDA 94 MGA Zone 56

Date Printed: 28/04/2016



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ATTACHMENT 2

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed DCP-Mapping Amendments

Current Control



Proposed Control



Legend

	Cadastral
	DCP Setbacks Front
	F 6.5m
	N Merit assessment

Scale (A4) - 1:6,000
GDA 94 MGA Zone 56

Date Printed: 29/04/2016



0 25 50 100 Metres

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Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Flooding Amendments - Explanation

Updating the DCP Flood Risk Planning Precincts

Background

Flood prone land within Warringah has been categorised as being a High, Medium or Low Risk. These flood risk planning precincts are based on the hazard classifications and hydraulic categories as defined in the NSW Floodplain Development Manual 2005. The associated DCP Maps - *Low Risk Flood Planning Precinct*, *Medium Risk Flood Planning Precinct* and *High Risk Flood Planning Precinct* identify all land subject to flood related development controls and relate to different magnitude flood events produced from Flood Studies. Figure 1 below is reproduced from Part E11 of the DCP and outlines how the DCP maps relate to different flood events.

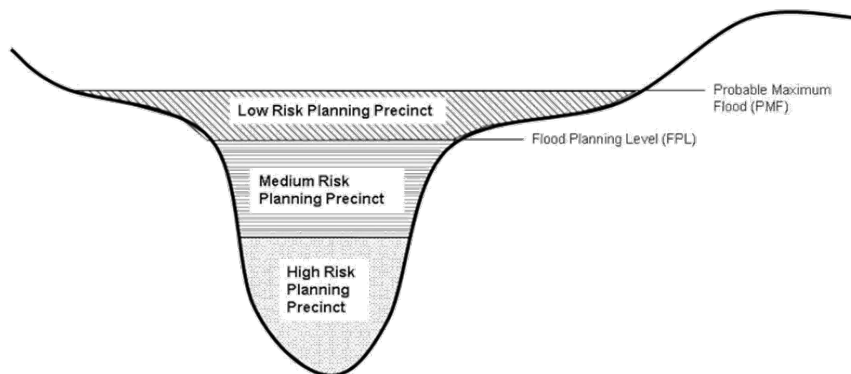


Figure 1 – An overview of each of the three categories of flood risk (Source: Warringah Development Control Plan, 2011)

Three separate Flood Studies have recently been adopted. The results for these Flood Studies needs to be incorporated into the DCP maps to allow residents undertaking development to understand the relevant flood risk for their property and design their development accordingly. The three adopted Flood Studies are:

1. Dee Why South Catchment Flood Study

The Dee Why South Catchment Flood Study identifies all flood prone land in the Dee Why South Catchment which includes Dee Why CBD and parts of Narrabeena. It is the first formal Flood Study to be undertaken in the catchment. Council adopted this Flood Study on 27 August 2013.

2. Manly Lagoon Flood Study

The Manly Lagoon Flood Study updates the 1992 Manly Lagoon Flood Study and provides a holistic assessment of flooding within the Manly Lagoon catchment. It is the first time the creeks in the upper catchment have been assessed for flood potential. Council adopted this Flood Study on 24 September 2013.

3. Narrabeen Lagoon Flood Study

The Narrabeen Lagoon Flood Study investigates flooding in the Narrabeen catchment and updates the 1990 Narrabeen Lagoon Flood Study and Flood Studies undertaken on individual tributary streams by both Warringah and Pittwater Councils. Council adopted this Flood Study on 22 October 2013.

Medium Risk Flood Planning Precinct

Part E11 identifies that the DCP Map - Medium Risk Flood Planning Precinct is equal to the Flood Planning Level which is defined in the Clause 6.3 of the Warringah Local Environment Plan 2011 (LEP2011) as the level of a 1:100 ARI (average recurrence interval) flood event plus a 0.5 metre

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011
Flooding Amendments - Explanation

freeboard (see Figure 1 above). The Medium Risk Flood Planning Precinct must be updated to be consistent with the wording of the model clause used in LEP2011.

Further, Question 7A on a Section 149 (2) certificate indicates if a property is subject to residential flood related development controls. Properties impacted by the Flood Planning Level extent will have a 149 (2) certificate that states yes to this question. The Section 149 certificates have been amended following adoption of the three flood studies above. Therefore properties subject to flood related development controls as indicated on Section 149 (2) certificates could be shown in the DCP maps to not be subject to those same controls, creating a discrepancy between Section 149 (2) certificates and the DCP. The DCP Map - Medium Risk Flood Planning Precinct is proposed to be amended to match the adopted Flood Planning Level extent map.

Summary

All three DCP Flood Maps - *Low Risk Flood Planning Precinct*, *Medium Risk Flood Planning Precinct* and *High Risk Flood Planning Precinct* require updating following adoption of the Dee Why South Catchment, Manly Lagoon and Narrabeen Lagoon Flood Studies.

The Medium Risk Flood Planning Precinct needs to be amended for all areas to be consistent with the Flood Planning Level extent, thereby ensuring consistency between the LEP, DCP and Section 149 (2) certificates.

Proposed Amendments to Parts E3 and E5

E3 - Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat	
Existing	Proposed
Applies to Land This control applies to land identified on DCP Map Threatened and High Conservation Habitat .	Applies to Land This control applies to land identified on DCP Map Threatened and High Conservation Habitat and land identified as known or potential habitat for threatened species, as identified in the NSW Wildlife Atlas*.
Objectives <ul style="list-style-type: none"> To protect and promote the recovery of threatened species, populations and endangered ecological communities. To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance. To preserve and enhance the area's amenity, whilst protecting human life and property. To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits. 	Objectives <ul style="list-style-type: none"> To protect and promote the recovery of threatened species, populations and endangered ecological communities. To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance. To preserve and enhance the area's amenity, whilst protecting human life and property. To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.
Requirements <ol style="list-style-type: none"> The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will 	Requirements <ol style="list-style-type: none"> The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect, manage and where appropriate promote

ATTACHMENT 4

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed Amendments - Part E3 and Part E5

<p>protect, manage and where appropriate promote the recovery of threatened species, populations and ecological communities and areas of high conservation habitat on the subject property.</p>	<p>the recovery of threatened species, populations and ecological communities and areas of high conservation habitat on the subject property.</p> <p>Note</p> <p>*Records of threatened flora and fauna are available from the NSW Office of Environment and Heritage's Atlas of NSW Wildlife: http://www.bionet.nsw.gov.au. Council's Natural Environment section can be contacted to determine whether any site specific information is available for a particular property.</p>
E5 Native Vegetation	
Existing	Proposed
<p>Applies to Land This control applies to land identified on DCP Map Native Vegetation.</p>	<p>Applies to Land This control applies to land identified on DCP Map Native Vegetation.</p>
<p>Objectives</p> <ul style="list-style-type: none"> • To preserve and enhance the area's amenity, whilst protecting human life and property. • To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. • To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits. • Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long term. 	<p>Objectives</p> <ul style="list-style-type: none"> • To preserve and enhance the area's amenity, whilst protecting human life and property. • To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. • To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits. • Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable local plant and animal communities to survive in the long term. • To maintain the amount, local occurrence and diversity of native vegetation in the area

ATTACHMENT 4

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed Amendments - Part E3 and Part E5

Requirements	Requirements
<ol style="list-style-type: none">1. For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 100m² or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years:<ol style="list-style-type: none">i. The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines; andii. The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect native vegetation on the subject property.2. For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved.	<ol style="list-style-type: none">1. For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 100m² or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years:<ol style="list-style-type: none">i. The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines; andii. The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect native vegetation on the subject property.2. For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved.

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed Amendments - Parts Relating to Water Management Policy

Proposed Changes to Warringah Development Control Plan 2011

C4 - Stormwater

Existing	Proposed
<p>Applies to Land This control applies to land to which Warringah Local Environmental Plan 2011 applies.</p> <p>Objectives</p> <ul style="list-style-type: none"> To ensure the appropriate management of stormwater. To minimise the quantity of stormwater run-off. To incorporate <i>Water Sensitive Urban Design</i> techniques and <i>On-Site Stormwater Detention</i> (OSD) Technical Specification into all new developments. To ensure the peak discharge rate of stormwater flow from new development is no greater than the <i>Permitted Site Discharge (PSD)</i>. 	<p>Applies to Land This control applies to land to which Warringah Local Environmental Plan 2011 applies.</p> <p>Objectives</p> <ul style="list-style-type: none"> To protect and improve the ecological condition of Warringah's beaches, lagoons, waterways, wetlands and surrounding bushland; To minimise the risk to public health and safety; To reduce the risk to life and property from flooding; Integrate Water Sensitive Urban Design measures into the landscape and built form to maximise amenity. To manage and minimise stormwater overland flow, nuisance flooding and groundwater related damage to properties. To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised. To minimise the quantity of stormwater runoff from new development on Council's drainage system.
<p>Requirements</p> <ol style="list-style-type: none"> Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. Stormwater runoff is to discharge to a drainage system approved by Council. Water quality control measures are to be provided in accordance with the adopted Northern Beaches Stormwater Management Plan and Councils <i>Water Sensitive Urban Design Policy</i>. Generally, stormwater runoff quantity is not to exceed pre-developed flow rates and is to be controlled using on-site stormwater detention in accordance with the Council's On Site Stormwater Detention Technical Specification. Temporarily storing stormwater on site and releasing it at a rate that can be accommodated by 	<p>Requirements</p> <ol style="list-style-type: none"> Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed Amendments - Parts Relating to Water Management Policy

<p>Council's existing stormwater drainage system can ensure that the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).</p> <p>6. Stormwater detention systems are to be visually unobtrusive and integrated with site landscaping.</p> <p>7. Stormwater drainage from low level properties is to be designed in accordance with Council's Stormwater Drainage of Low Level Properties Policy.</p> <p>8. Development must drain via gravity to a Council constructed or natural drainage system.</p> <p>9. Design for minor development (including single residential dwellings, small lot subdivisions and residential flat buildings) is to be in accordance with Council's Stormwater Drainage Design Guidelines For Minor Developments and Minor Works Specification.</p> <p>10. Design for major developments (including large lot subdivisions, commercial and industrial developments) is to be in accordance with Council's Standard Specification for Engineering Works (Auspec 1 Policy Volume).</p> <p>11. Rainwater re-use may be allowed to offset the volume of storage required for single dwelling houses and alterations and additions when the rainwater is used for irrigation, watering of gardens and toilet flushing. The design of such a system is to be in accordance with Council's On-site Stormwater Detention Technical Specification. See also Onsite stormwater detention rainwater reuse policy for single residential dwellings: PAS-PL 100.</p>	<p>Exceptions</p> <ul style="list-style-type: none"> Refer to Council's Water Management Policy for exceptions.
<p>Council's existing stormwater drainage system can ensure that the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).</p> <p>6. Stormwater detention systems are to be visually unobtrusive and integrated with site landscaping.</p> <p>7. Stormwater drainage from low level properties is to be designed in accordance with Council's Stormwater Drainage of Low Level Properties Policy.</p> <p>8. Development must drain via gravity to a Council constructed or natural drainage system.</p> <p>9. Design for minor development (including single residential dwellings, small lot subdivisions and residential flat buildings) is to be in accordance with Council's Stormwater Drainage Design Guidelines For Minor Developments and Minor Works Specification.</p> <p>10. Design for major developments (including large lot subdivisions, commercial and industrial developments) is to be in accordance with Council's Standard Specification for Engineering Works (Auspec 1 Policy Volume).</p> <p>11. Rainwater re-use may be allowed to offset the volume of storage required for single dwelling houses and alterations and additions when the rainwater is used for irrigation, watering of gardens and toilet flushing. The design of such a system is to be in accordance with Council's On-site Stormwater Detention Technical Specification. See also Onsite stormwater detention rainwater reuse policy for single residential dwellings: PAS-PL 100.</p>	<p>Exceptions</p> <p>The requirements for stormwater runoff quantity and control may be varied where the following can be demonstrated:</p> <ul style="list-style-type: none"> The discharge from the development will not pass through a drainage control structure such as a pipe, culvert, bridge, kerb and gutter or natural drainage system before reaching receiving waters such as the ocean; or For new dwellings and alterations/additions the additional impervious surface resulting from the development will not exceed 50m² in area; or The soil conditions are such that stormwater can be retained and disposed of on-site, but only if the case is established by a geotechnical report, see Council's On-site Absorption Design Guidelines (Attachment 2 of the Stormwater Drainage from Low Level Properties Policy); or The site is within flood planning land or subject to the discharge of a 1:100 ARI (average recurrent interval) flood event and the local drainage system is not adversely affected by lesser storm events. If drainage to a Council constructed or natural drainage system is not possible, where it can be demonstrated soil conditions so allow, stormwater may be disposed of on-site in accordance with Council's On-site Absorption Design Guidelines (see Attachment 2 of the Stormwater Drainage from Low Level Properties Policy).

ATTACHMENT 5

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed Amendments - Parts Relating to Water Management Policy

C5 Erosion and Sedimentation	
Existing	Proposed
<p>Applies to Land This control applies to land to which Warringah Local Environmental Plan 2011 applies.</p>	<p>Applies to Land This control applies to land to which Warringah Local Environmental Plan 2011 applies.</p>
<p>Objectives</p> <ul style="list-style-type: none"> To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment. To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands. To prevent any reduction in water quality downstream of the development site. 	<p>Objectives</p> <ul style="list-style-type: none"> To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment. To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands. To prevent any reduction in water quality downstream of the development site.
<p>Requirements</p> <ol style="list-style-type: none"> Erosion and sedimentation prevention measures must be installed on all sites where some degree of soil erosion and sedimentation is likely to occur. Any erosion and sedimentation is to be managed at the source. Development that is likely to result in erosion and sedimentation is to be accompanied by a Soil and Water Management Plan which ensures minimum soil erosion and maintenance of the downstream water quality. The Plan is to be prepared in accordance with the Managing Urban Stormwater : Soils and Construction Handbook and is to provide details of the proposed method of on-site erosion and sediment control. 	<p>Requirements</p> <ol style="list-style-type: none"> All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised. Any erosion and sedimentation is to be managed at the source. Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy. An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's <i>Managing Urban Stormwater: Soil and Construction Manual</i> (2004) for all development which involves the disturbance of up to 2500m² of land. Soil and Water Management Plan must be prepared in accordance with Landcom's <i>Managing Urban Stormwater: Soil and Construction Manual</i> (2004) for all development which involves the disturbance of more than 2500m² of land.
<p>Exceptions Reference should be made to Part G for additional, site specific requirements.</p>	<p>Exceptions Reference should be made to Part G for additional, site specific requirements.</p>

ATTACHMENT 5

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed Amendments - Parts Relating to Water Management Policy

C6 Building over or adjacent to Constructed Council Drainage Easements	
Existing	Proposed
<p>Applies to Land</p> <p>This control applies to land to which Warringah Local Environmental Plan 2011 applies.</p> <p>Objectives</p> <ul style="list-style-type: none"> To ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property. <p>Requirements</p> <ol style="list-style-type: none"> When a building is to be constructed on land burdened by a Council stormwater drainage system and or easement the construction of the building is to be in accordance with Councils policy, Building over or adjacent to constructed Council drainage systems and easements: PAS-PL 130. Any Council drainage line located within the property may require upgrading and easements created in favour of Council over the drainage line. <p>Exceptions</p> <p>Reference should be made to Part G for additional, site specific requirements.</p>	<p>Applies to Land</p> <p>This control applies to land to which Warringah Local Environmental Plan 2011 applies.</p> <p>Objectives</p> <ul style="list-style-type: none"> To ensure that Council's drainage infrastructure is not damaged and that costs and liabilities are minimised when constructing, replacing, maintaining or obtaining emergency access to constructed public drainage systems located within private property. <p>Requirements</p> <ol style="list-style-type: none"> All development on land containing or adjacent to or proposing to reconstruct/relocate a public drainage system, must comply with Council's Water Management Policy and Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications. Any Council drainage line located within the property may require upgrading and easements created in favour of Council over the drainage line at the applicants expense. <p>Exceptions</p> <p>Reference should be made to Part G for additional, site specific requirements.</p>

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed Amendments - Parts Relating to Water Management Policy

D22 Conservation of Energy and Water	
Existing	Proposed
<p>Applies to Land This control applies to land to which Warringah Local Environmental Plan 2011 applies.</p> <p>Objectives</p> <ul style="list-style-type: none"> To encourage innovative design solutions to improve the urban environment. To ensure energy and water use is minimised. <p>Requirements</p> <ol style="list-style-type: none"> The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy. Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties. Buildings are to be designed to minimize energy and water consumption. Landscape design is to assist in the conservation of energy and water. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks. 	<p>Applies to Land This control applies to land to which Warringah Local Environmental Plan 2011 applies.</p> <p>Objectives</p> <ul style="list-style-type: none"> To encourage innovative design solutions to improve the urban environment. To ensure energy and water use is minimised. <p>Requirements</p> <ol style="list-style-type: none"> The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy. Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties. Buildings are to be designed to minimize energy and water consumption. Landscape design is to assist in the conservation of energy and water. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks. All development must comply with Council's Water Management Policy.

ATTACHMENT 5

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed Amendments - Parts Relating to Water Management Policy

E8 Waterways and Riparian Lands	
Existing	Proposed
<p>Applies to Land</p> <p>This control applies to land identified as waterway or riparian land as shown on DCP Map Waterways and Riparian Lands.</p> <p>Objectives</p> <ul style="list-style-type: none"> Protect, maintain and enhance the ecology and biodiversity of waterways and riparian land. Encourage development to be located outside waterways and riparian land. Avoid impacts that will result in an adverse change in watercourse or riparian land condition. Minimise risk to life and property from stream bank erosion and flooding by incorporating appropriate controls and mitigation measures. Maintain and improve access, amenity and scenic quality of waterways and riparian lands. Development on waterways and riparian lands shall aim to return Group B and Group C creeks to a Group A standard (as described in Warringah Creek Management Study, 2004) through appropriate siting and development of development. 	<p>Applies to Land</p> <p>This control applies to land identified as waterway or riparian land as shown on DCP Map Waterways and Riparian Lands.</p> <p>Objectives</p> <ul style="list-style-type: none"> Protect, maintain and enhance the ecology and biodiversity of waterways and riparian land. Encourage development to be located outside waterways and riparian land. Avoid impacts that will result in an adverse change in watercourse or riparian land condition. Minimise risk to life and property from stream bank erosion and flooding by incorporating appropriate controls and mitigation measures. Maintain and improve access, amenity and scenic quality of waterways and riparian lands. Development on waterways and riparian lands shall aim to return Group B and Group C creeks to a Group A standard (as described in Warringah Creek Management Study, 2004) through appropriate siting, construction and operation of development.
<p>Requirements</p> <ol style="list-style-type: none"> The applicant shall submit a Waterway Impact Statement. Development in Waterways and on the Riparian Land of Group A and Group B creeks (see DCP Map for Catchment Groupings) (Creek Management Study 2004) is required to have impervious surfaces offset by stormwater management controls so there is no net change in peak loads or pollutant loads in accordance with Councils On Site Stormwater Detention Technical Specification, Councils Water Sensitive Urban Design Policy STR-PL820 and Landcom's Managing Urban Stormwater (MUS): Soils and Construction (commonly referred to as the Blue Book). Infrastructure such as roads, drainage, stormwater structures, services, etc. should be located outside land identified as Waterways and Riparian Land. The Asset Protection Zone must not extend into land identified as Waterways and Riparian Land. Refer to NSW Rural Fire Service for site assessment methodology. 	<p>Requirements</p> <ol style="list-style-type: none"> The applicant shall submit a Waterway Impact Statement. Developments shall comply with the requirements of Council's Protection of Waterway and Riparian Land Policy and Water Management Policy. Infrastructure such as roads, drainage, stormwater structures, services, etc. should be located outside land identified as Waterways and Riparian Land. The Asset Protection Zone must not extend into land identified as Waterways and Riparian Land. Refer to NSW Rural Fire Service for site assessment methodology.

ATTACHMENT 5

Planning & Community Report No. 5.DOC - Minor Amendments for Warringah Development Control Plan 2011

Proposed Amendments - Parts Relating to Water Management Policy

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