

DRAFT
Amendments To
Warringah
Development Control Plan 2011 (WDCP 2011)

Reference: PEX2018/0008

AMENDMENT TO WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The changes to the Warringah Development Control Plan 2011 (the “WDCP 2011”) are summarized below:

1. Remove the subject lands from any DCP maps where WDCP 2011 provisions do not apply to RE1 zoned land, such as:
 - Part B (Built Form Controls) and in particular DCP maps associated with controls B1 *Wall Heights*, B3 *Side Boundary Envelope*, B5 *Side Boundary Setbacks*, B7 *Front Boundary Setbacks*, B9 *Rear Boundary Setbacks*;
 - Control D1 *Landscaped Open Space and Bushland Setting* and associated DCP Map to Control D1;
 - Control E7 *Development on land adjoining public open space* and associated DCP Map to control E7.

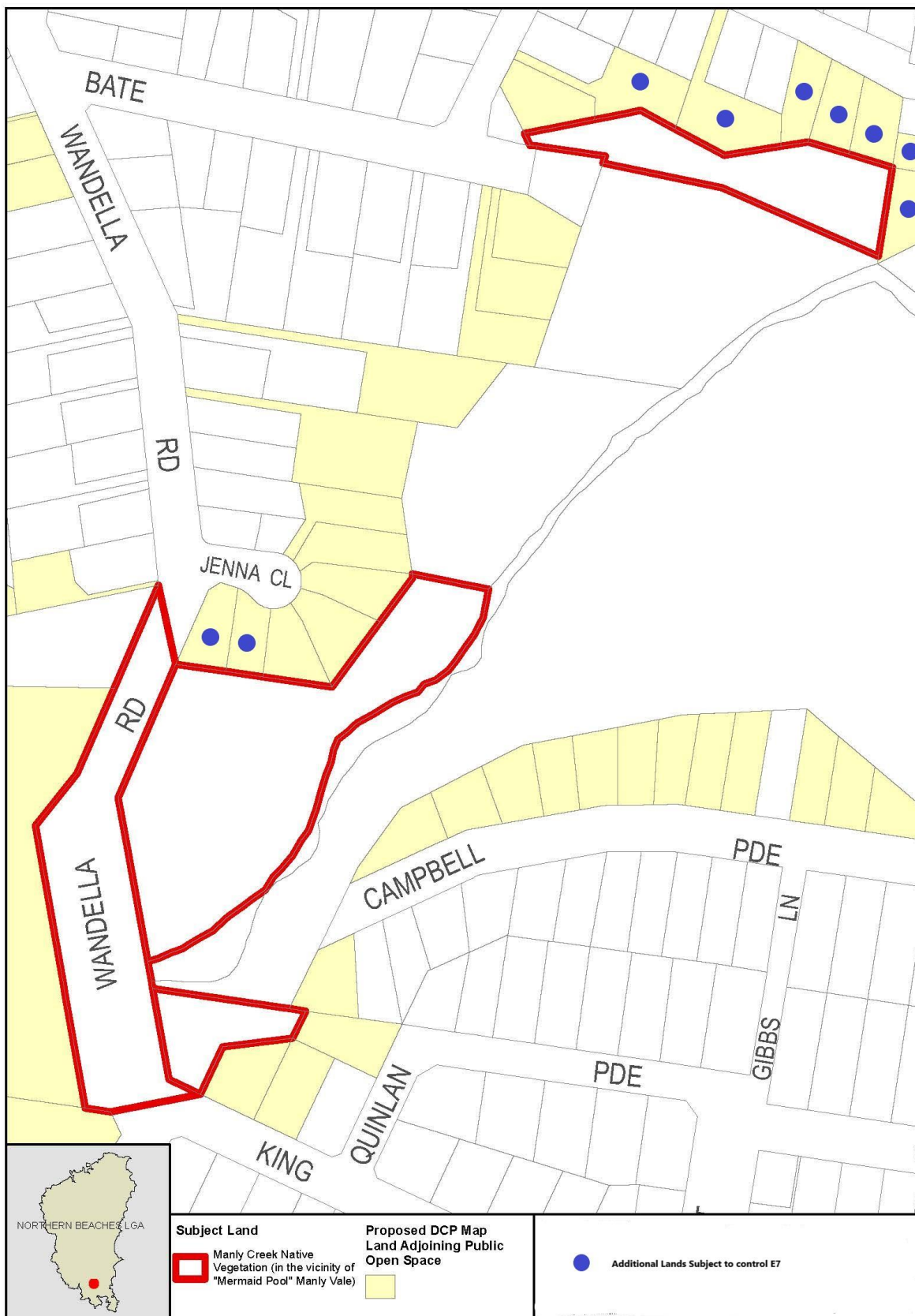
The subject lands being rezoned RE1 Public Recreation (under Planning Proposal PEX2018/0008) are:

- Lot 7370 DP1165551 being land adjoining 102 King Street, Manly Vale.
 - Lot 7369 DP1165551 Wandella Road, Allambie, south of Jenna Close.
 - Lot 7371 DP1165577 located to the rear of properties south of Blamey St and Bate Avenue, Allambie.
 - Part unmade road at the southern end of Wandella Road, King Street, Manly Vale and east of the Manly Water Laboratory (Research Station).
2. Control E7 *Development on land adjoining public open space* is to be apply to the following nine land parcels and identified in the associated DCP Map(s) to Control E7.

The nine land parcels, which need to be shown in the associated DCP Map to control E7, are:

- No. 6 Jenna Close, Allambie Heights (Lot 7 DP 238245)
- No. 5 Jenna Close, Allambie Heights (Lot 6 DP 238245)
- No. 24 Bate Avenue, Allambie Heights (Lot 3 DP 747057)
- No. 1 Blamey Street, Allambie Heights (Lot 1 DP 237548)
- No. 3 Blamey Street, Allambie Heights (Lot 2 DP 237548)
- No. 5 Blamey Street, Allambie Heights (Lot 3 DP 237548)
- No. 11 Blamey Street, Allambie Heights (Lot 13 DP 237548)
- No. 17 Cornwell Road, Allambie Heights (Lot 12 Sec 3 DP 5875)
- No. 19 Cornwell Road, Allambie Heights (Lot 13 Sec 3 DP 5875)

An Indicative Map showing these properties is overleaf.



3. The DCP Map changes highlighted in changes 1 and 2 above are in Appendices 1 and 2 respectively.

Justification for the changes

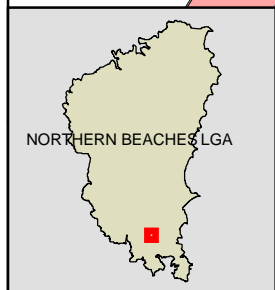
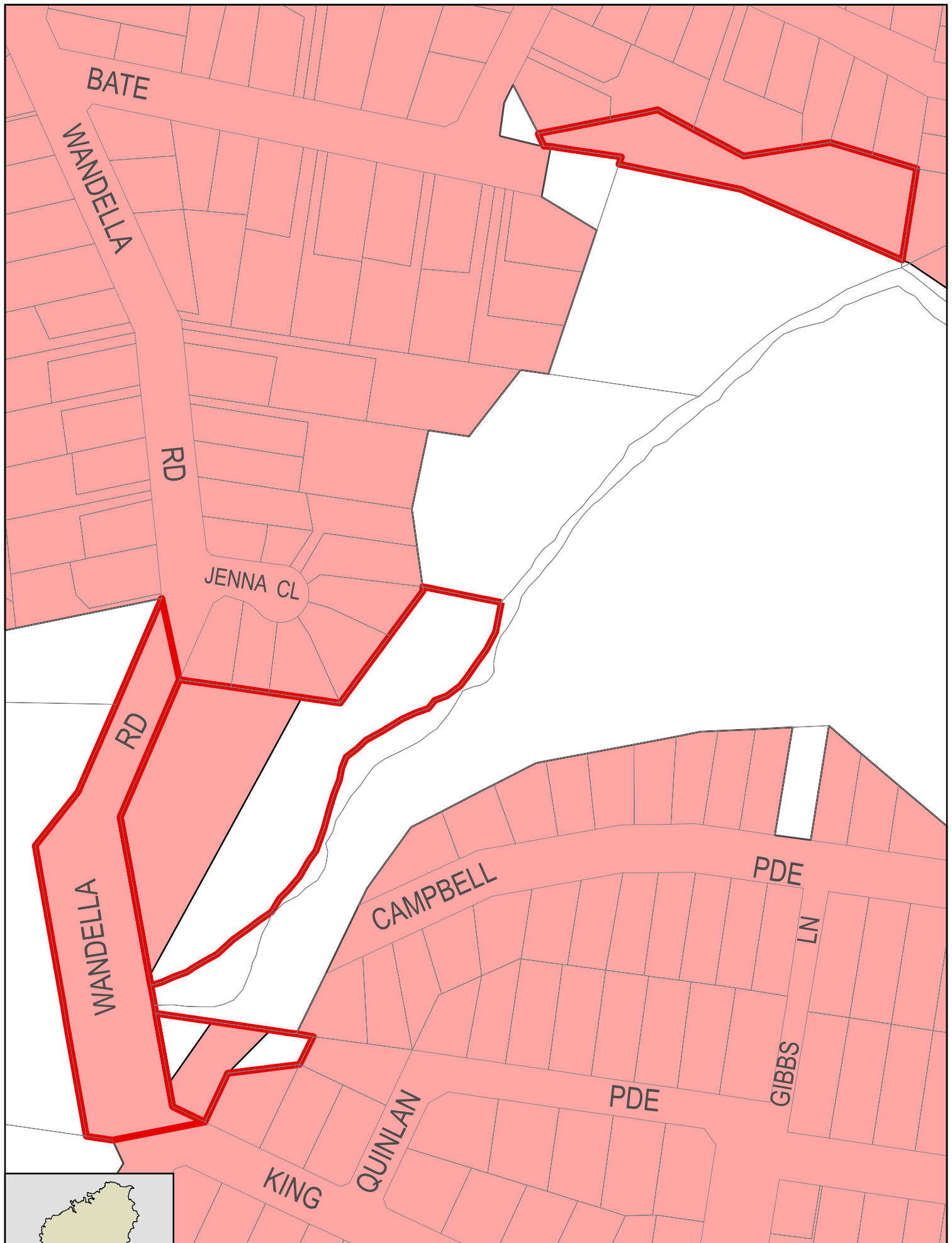
The subject lands identified in Change 1 above are Crown Land and being rezoned from R2 Low Density Residential to RE1 Public Recreation, via a Planning Proposal PEX 2018/0008. As such, development standards for height and minimum lot size for subdivision applicable to residential development will not be necessary due to the change in zoning of the land.



Applying Control E7 to the nine properties listed in Change 2 above will protect and preserve bushland adjoining parks, bushland reserves and other public open spaces – being the land being rezoned RE1 Public Recreation. It requires that any development on the nine properties that adjoins land zoned/being rezoned RE1 Public Recreation:

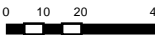
- responds to its adjacent surroundings to preserve and enhance the natural qualities of the environment.
- complements the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces.

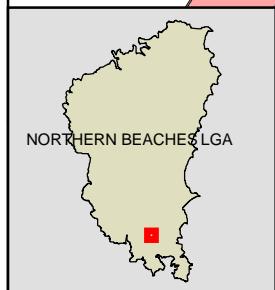
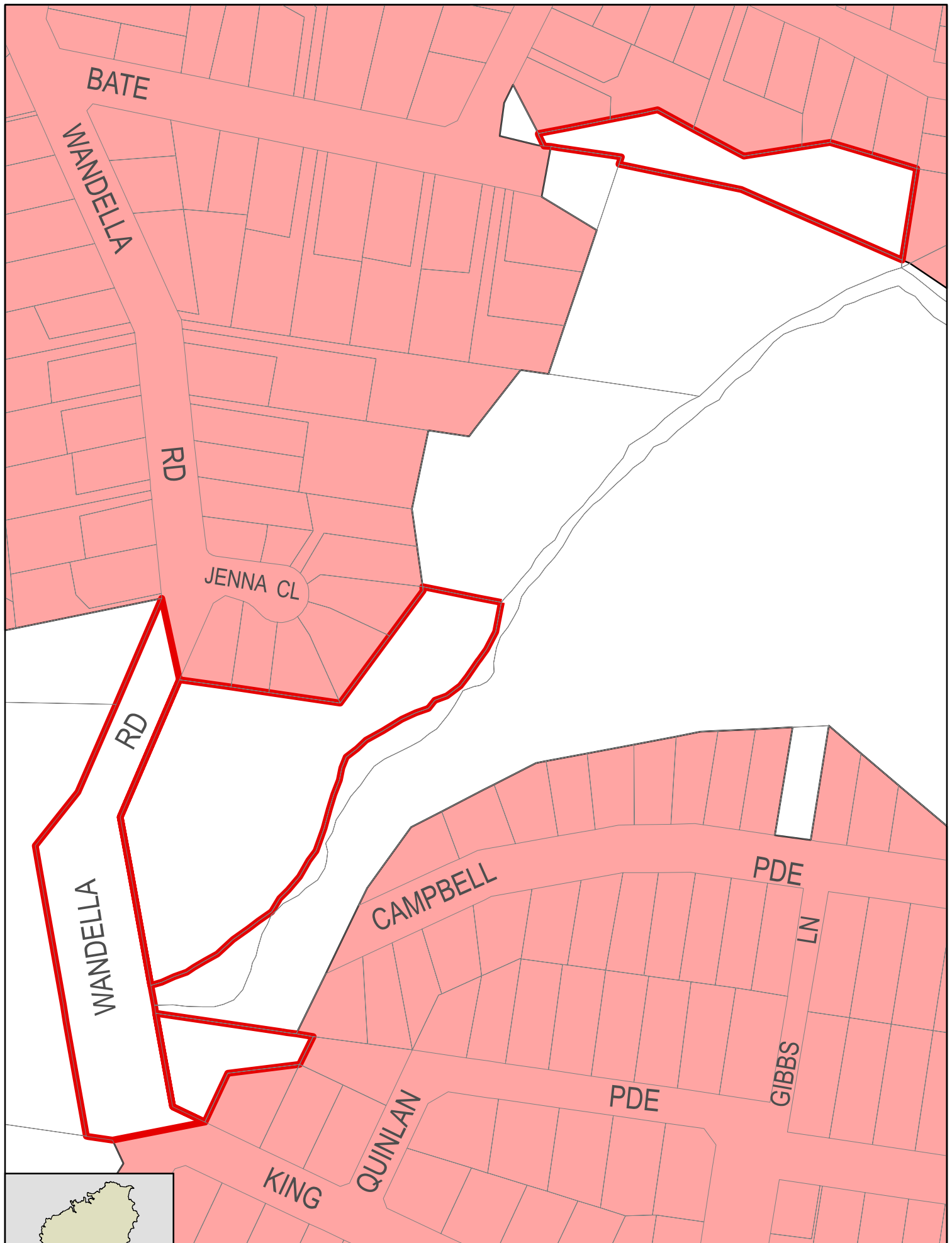
The amendment to Warringah Development Control Plan 2011 (the “WDCP 2011”) are a consequence of the Planning Proposal PEX2018/0008. These changes to the WDCP 2011 can only come into effect if the subject Planning Proposal is progressed to effect the rezoning of the Crown Land.



Appendix 1

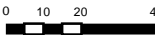


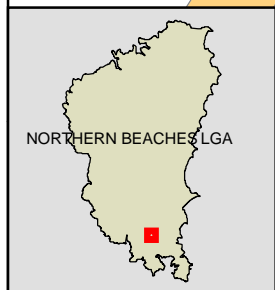
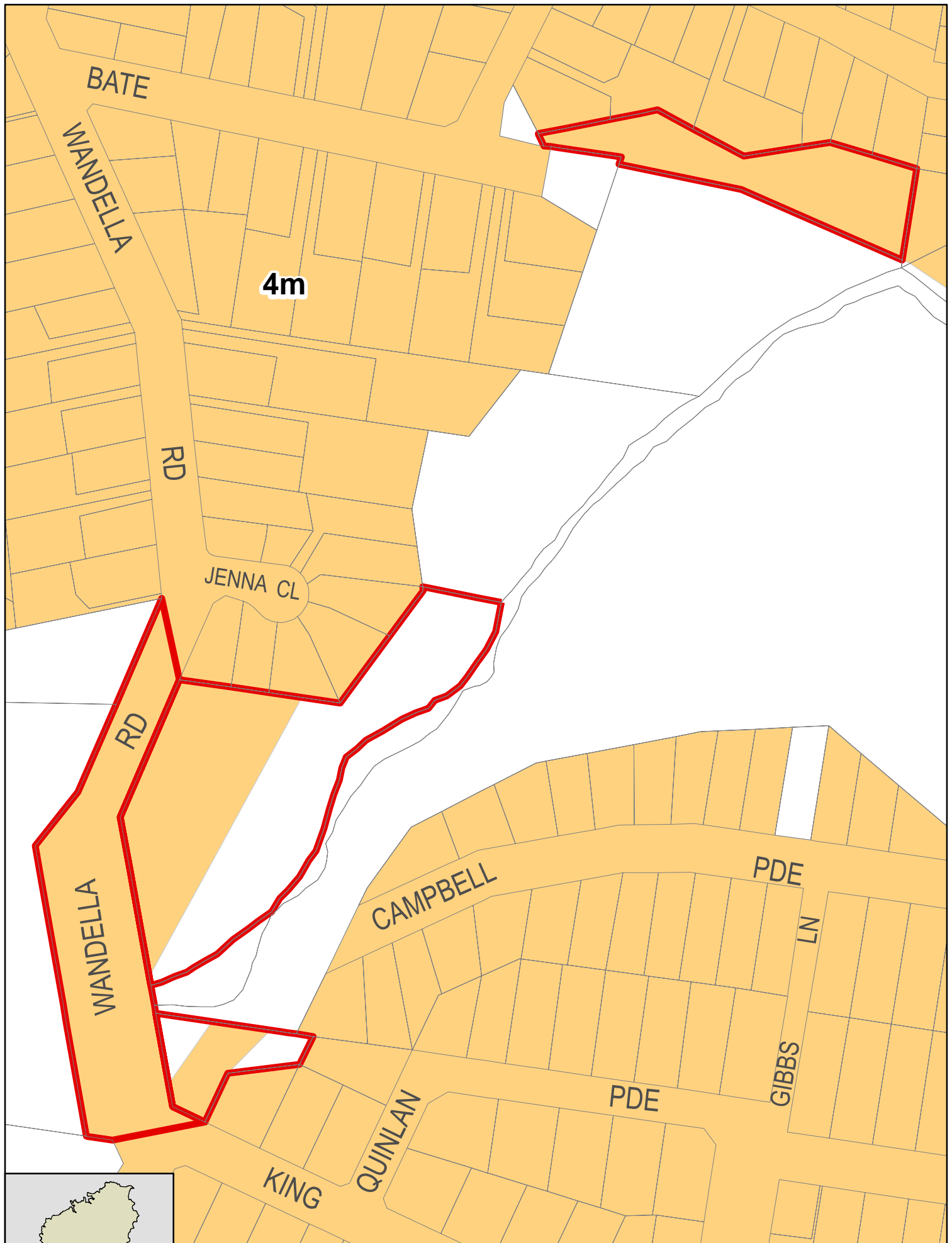
Subject Land  Manly Creek Native Vegetation (in the vicinity of "Mermaid Pool" Manly Vale)		Current DCP Map Wall Height  Maximum wall height 7.2m		Scale (A4) - 1:2,000 <small>GDA 94 MGA Zone 56</small>		<p>The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.</p>
				<small>Date Printed: 18/11/2019</small> <small>Produced By: Spatial Information</small>		








Subject Land  Manly Creek Native Vegetation (in the vicinity of "Mermaid Pool" Manly Vale)		Proposed DCP Map Wall Height  Maximum wall height 7.2m		Scale (A4) - 1:2,000 <small>GDA 94 MGA Zone 56</small>	<p>The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.</p>
				<small>Date Printed: 18/11/2019</small> <small>Produced By: Spatial Information</small>	

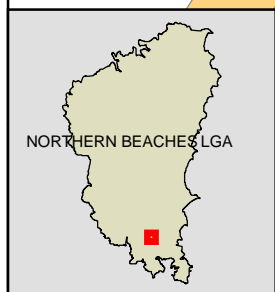
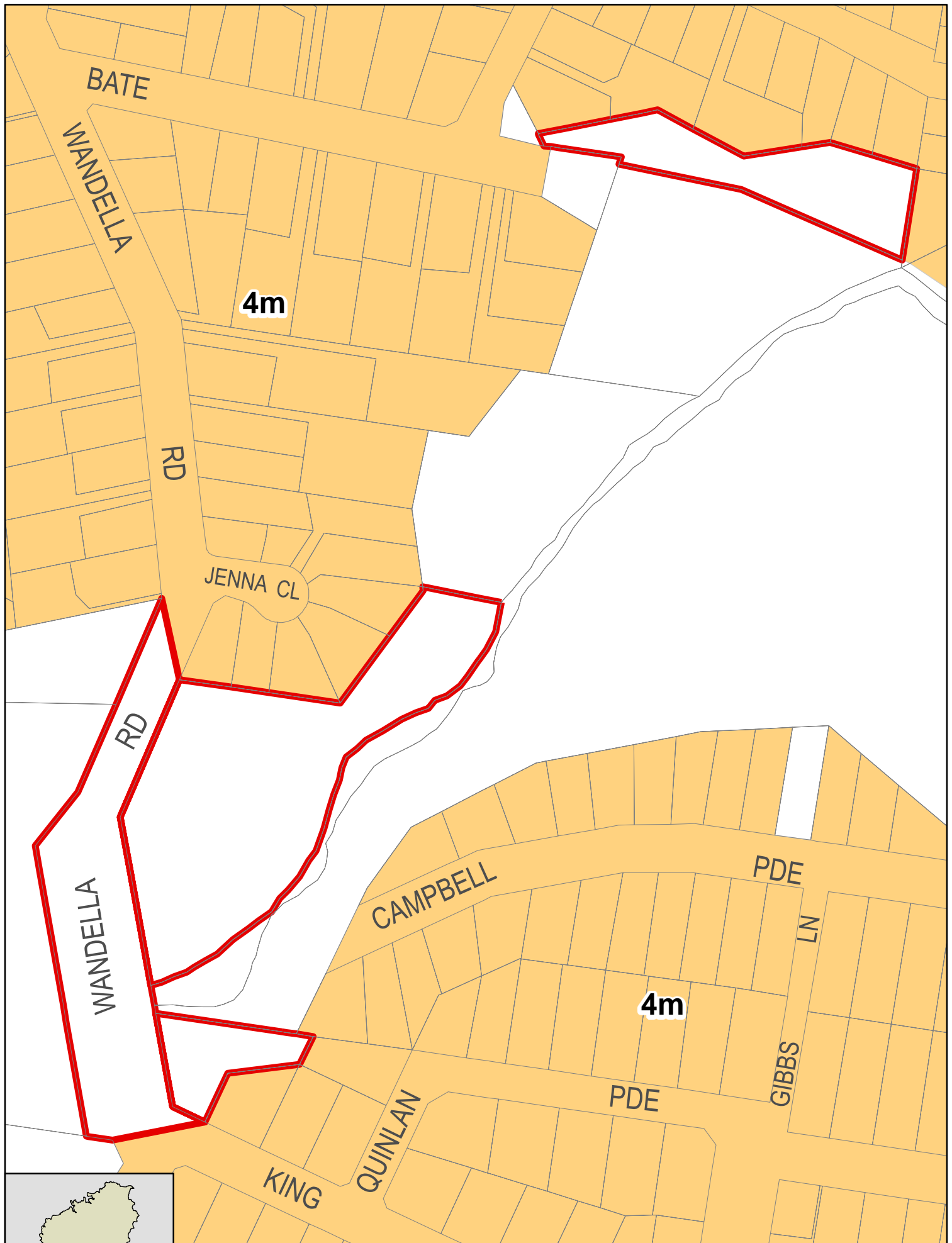






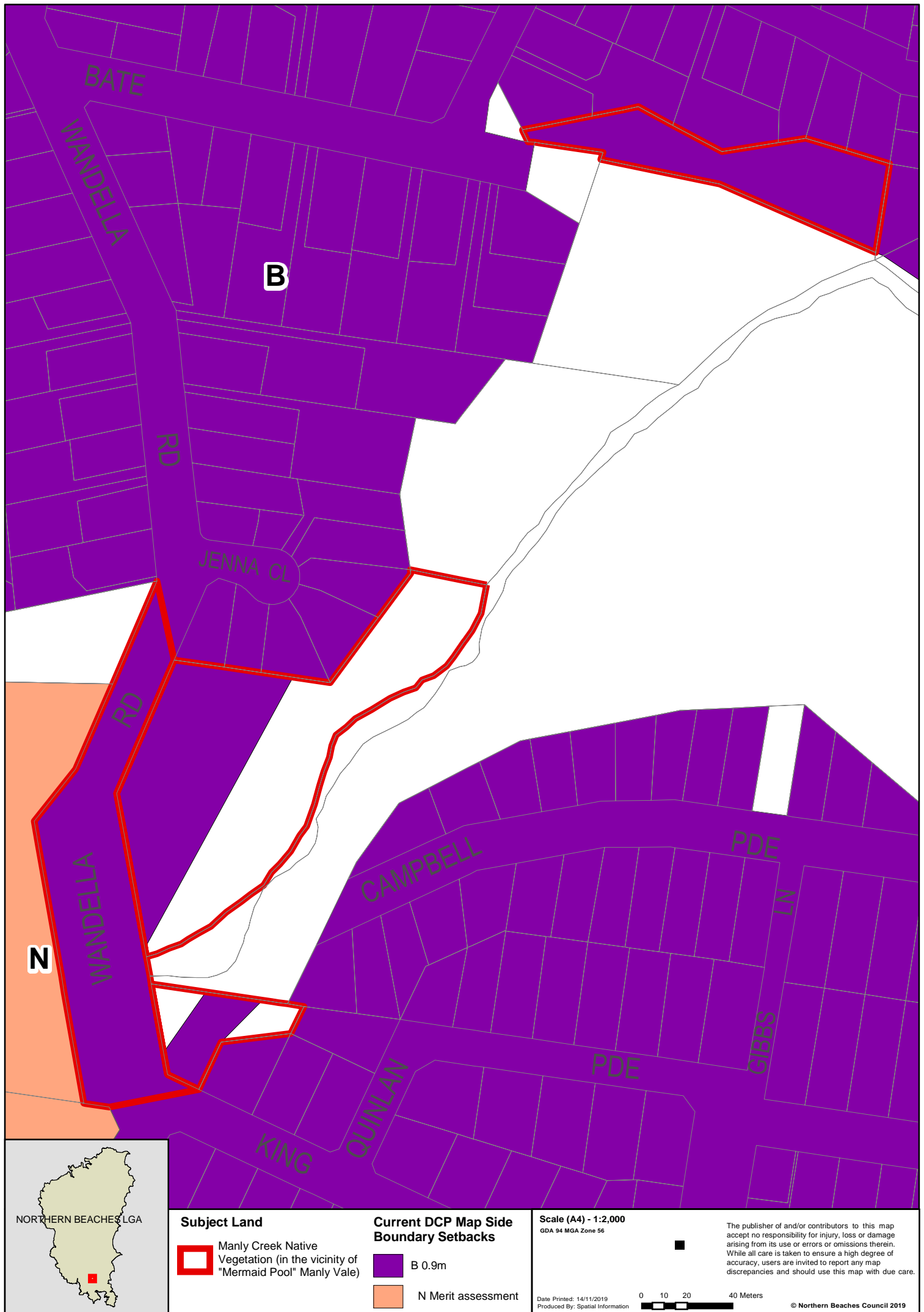
Subject Land  Manly Creek Native Vegetation (in the vicinity of "Mermaid Pool" Manly Vale)		Current DCP Map Building Envelopes  4m		Scale (A4) - 1:2,000 <small>GDA 94 MGA Zone 56</small>	<p>The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.</p>
				<div> <div></div> <div></div> <div></div> </div>	
				<small>Date Printed: 14/11/2019</small> <small>Produced By: Spatial Information</small>	

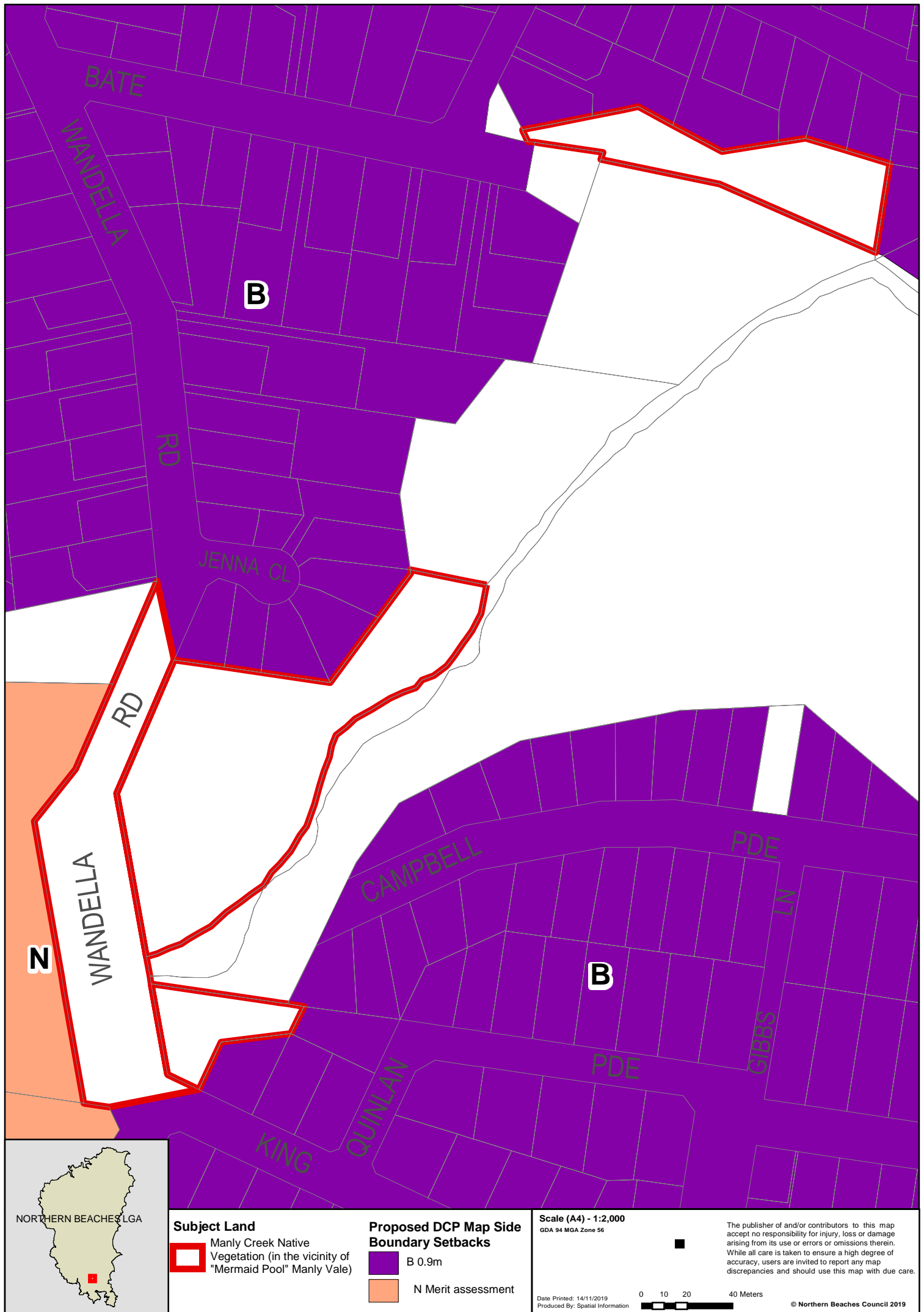
0 10 20 40 Meters


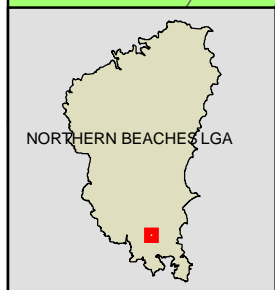
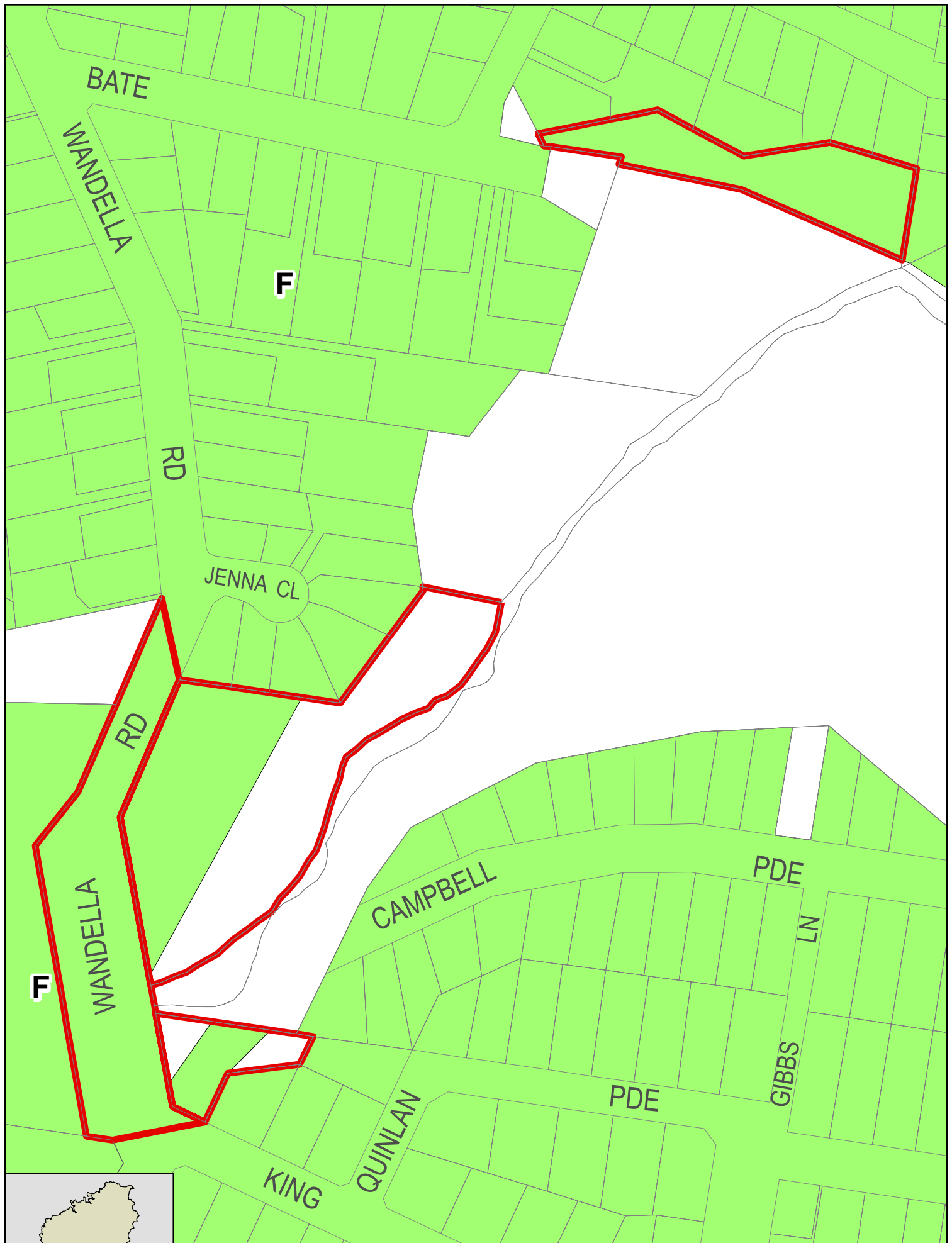
© Northern Beaches Council 2019





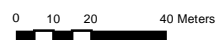
<p>Subject Land</p> <p> Manly Creek Native Vegetation (in the vicinity of "Mermaid Pool" Manly Vale)</p>	<p>Proposed DCP Map Building Envelopes</p> <p> 4m</p>	<p>Scale (A4) - 1:2,000</p> <p>GDA 94 MGA Zone 56</p> <p>Date Printed: 14/11/2019 Produced By: Spatial Information</p>	<p>The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.</p> <p>0 10 20 40 Meters</p> <p>© Northern Beaches Council 2019</p>
--	---	---	--

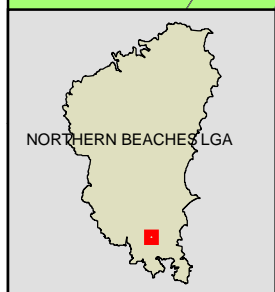
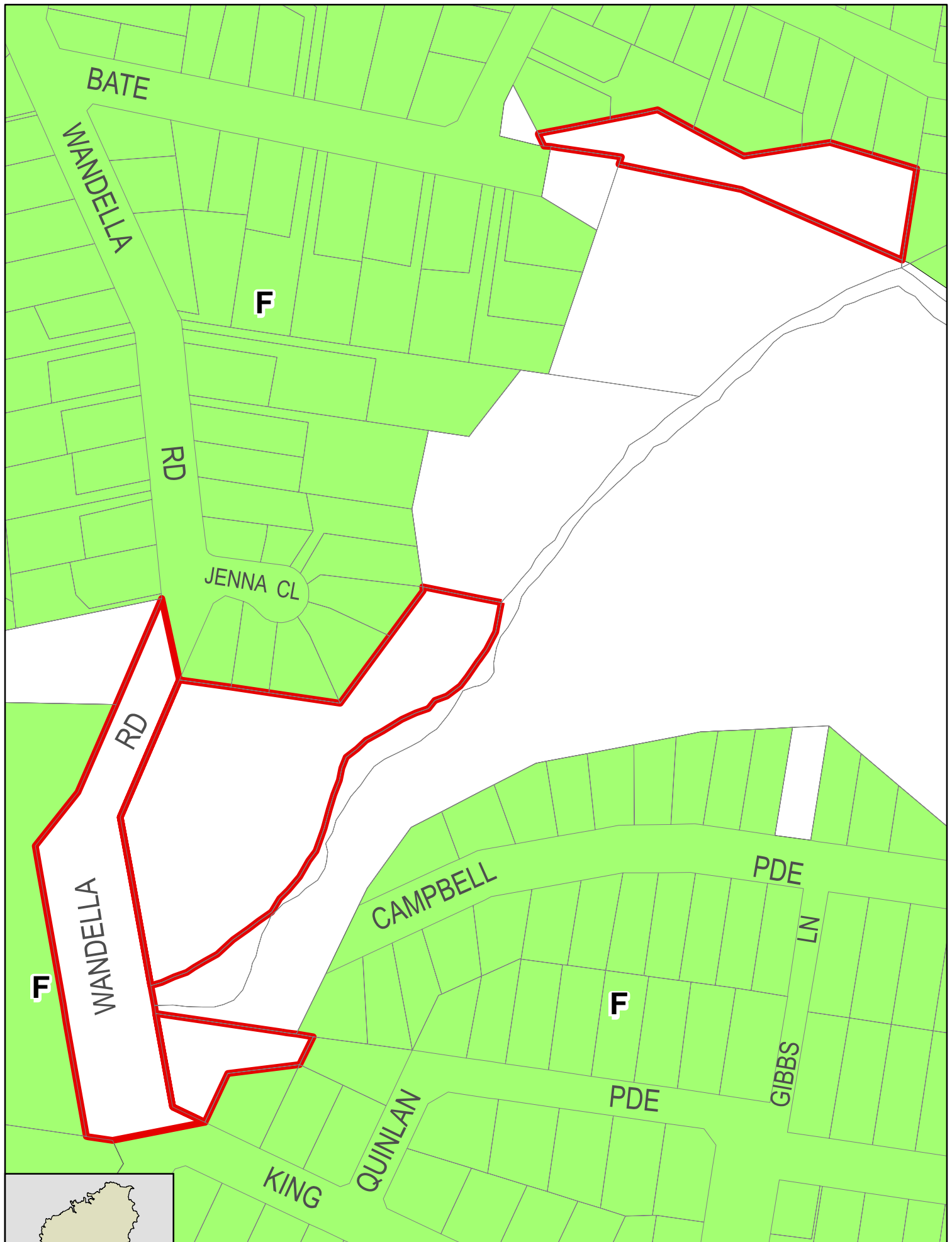






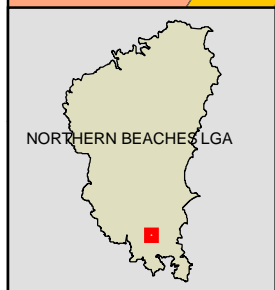
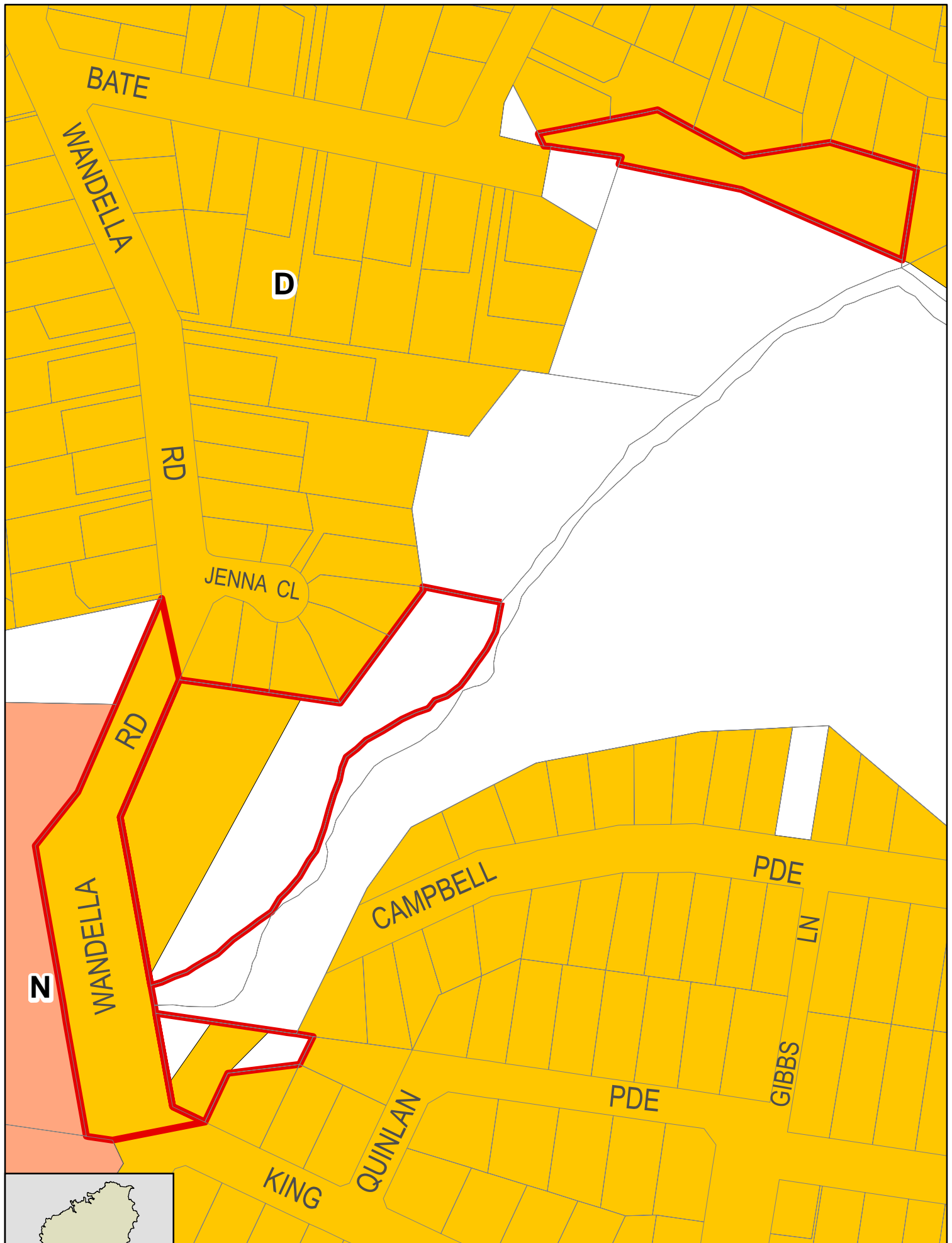






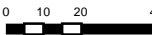
Subject Land  Manly Creek Native Vegetation (in the vicinity of "Mermaid Pool" Manly Vale)		Current DCP Map Front Boundary Setbacks  F 6.5m		Scale (A4) - 1:2,000 <small>GDA 94 MGA Zone 56</small>	<p>The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.</p>
				<small>Date Printed: 14/11/2019</small> <small>Produced By: Spatial Information</small>	

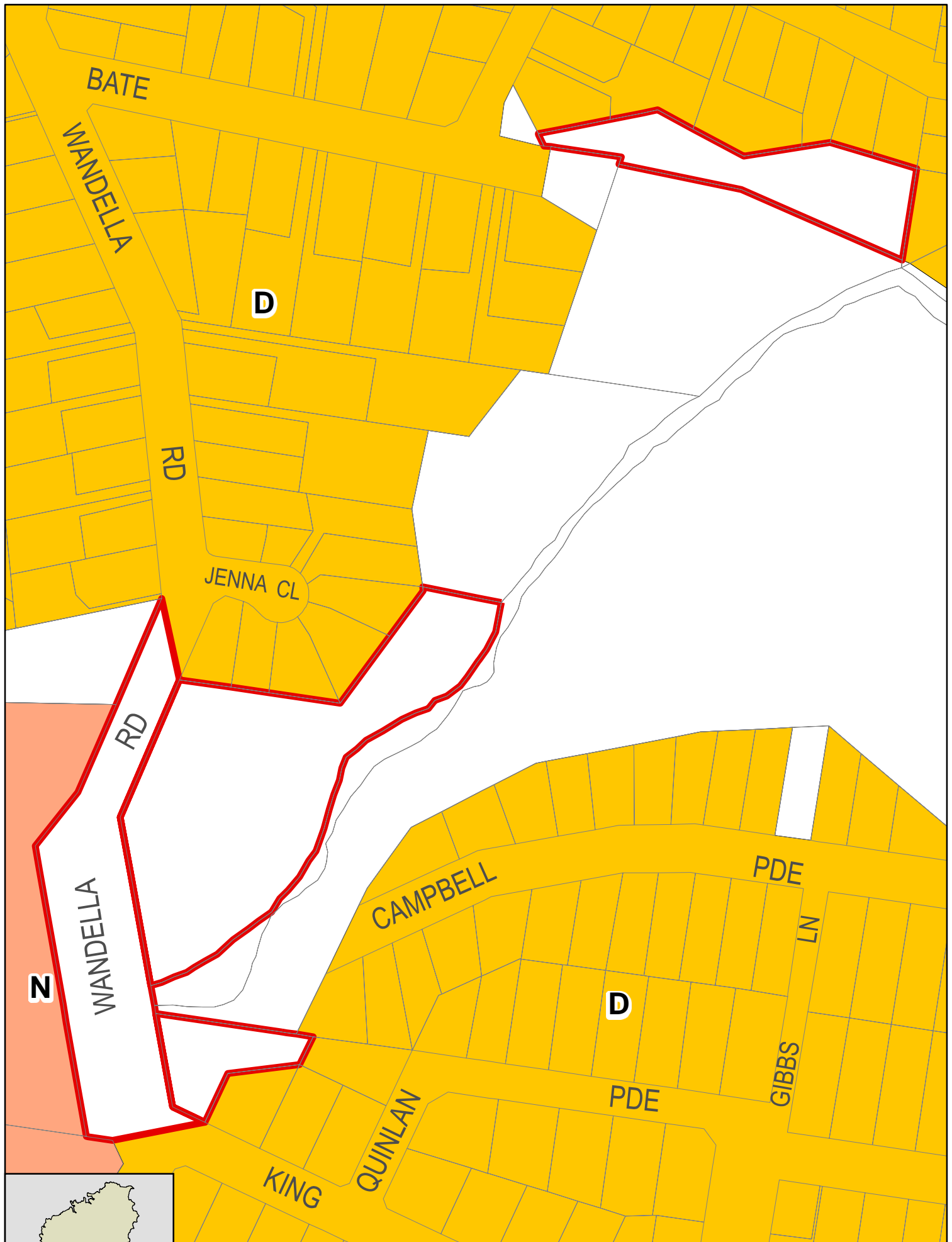





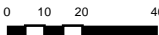


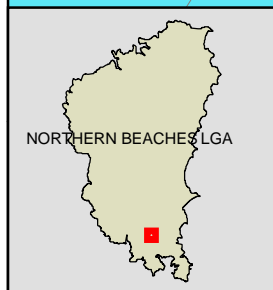
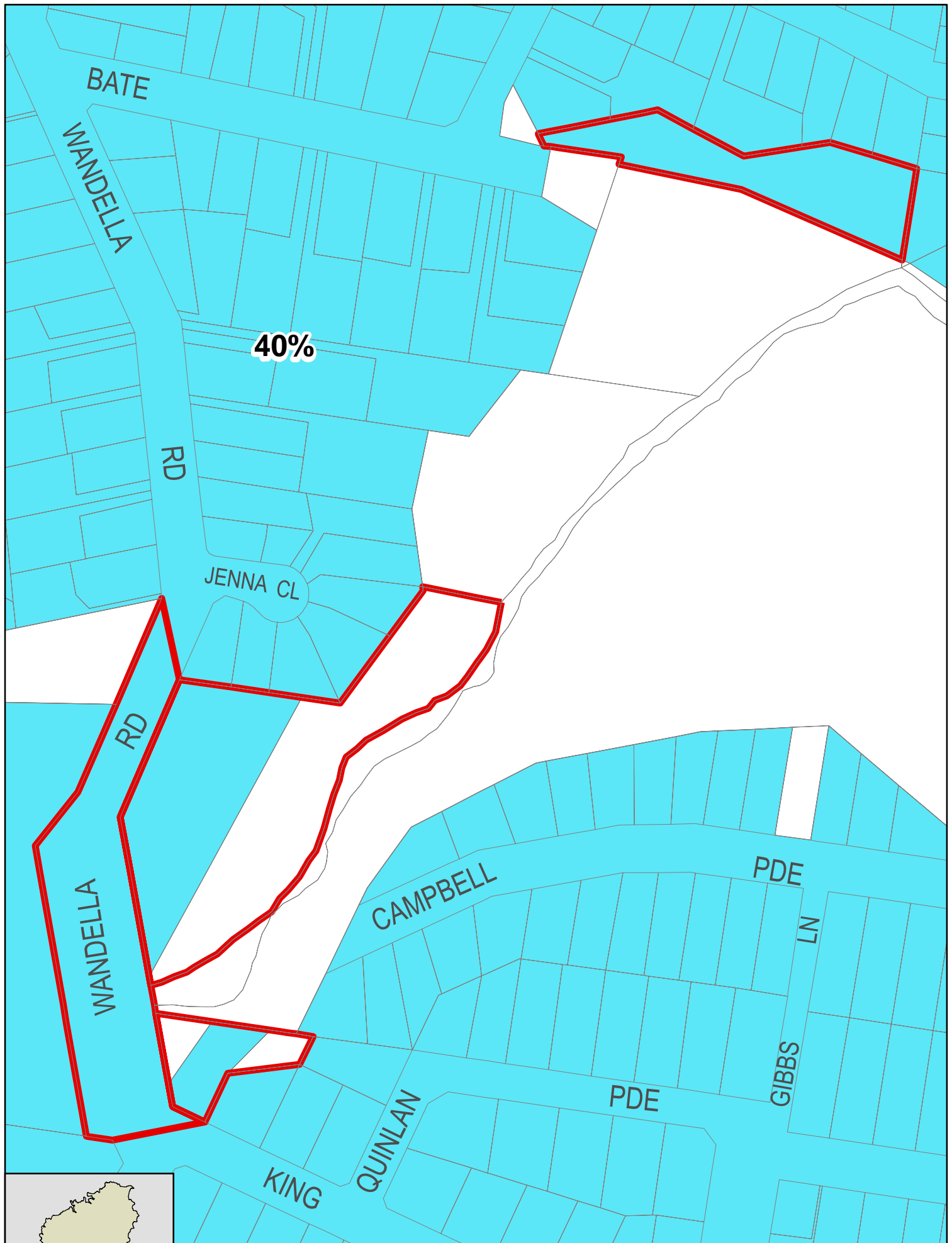
<p>Subject Land</p> <p> Manly Creek Native Vegetation (in the vicinity of "Mermaid Pool" Manly Vale)</p>	<p>Proposed DCP Map Front Boundary Setbacks</p> <p> F 6.5m</p>	<p>Scale (A4) - 1:2,000 GDA 94 MGA Zone 56</p> <p>Date Printed: 14/11/2019 Produced By: Spatial Information</p> <p>0 10 20 40 Meters</p> <p>The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.</p> <p>© Northern Beaches Council 2019</p>
--	--	---




Subject Land  Manly Creek Native Vegetation (in the vicinity of "Mermaid Pool" Manly Vale)		Current DCP Map Rear Boundary Setbacks  D 6m  N Merit assessment		Scale (A4) - 1:2,000 <small>GDA 94 MGA Zone 56</small> 		<small>The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.</small>
<small>Date Printed: 14/11/2019 Produced By: Spatial Information</small>				<small>© Northern Beaches Council 2019</small>		



Subject Land  Manly Creek Native Vegetation (in the vicinity of "Mermaid Pool" Manly Vale)		Proposed DCP Map Rear Boundary Setbacks  D 6m  N Merit assessment		Scale (A4) - 1:2,000 <small>GDA 94 MGA Zone 56</small>  <small>Date Printed: 14/11/2019 Produced By: Spatial Information</small>	<small>The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.</small> <small>© Northern Beaches Council 2019</small>
---	--	--	--	---	--



Subject Land

 Manly Creek Native Vegetation (in the vicinity of "Mermaid Pool" Manly Vale)

Current DCP Map Landscaped Open Space and Bushland Setting

 40%

Scale (A4) - 1:2,000

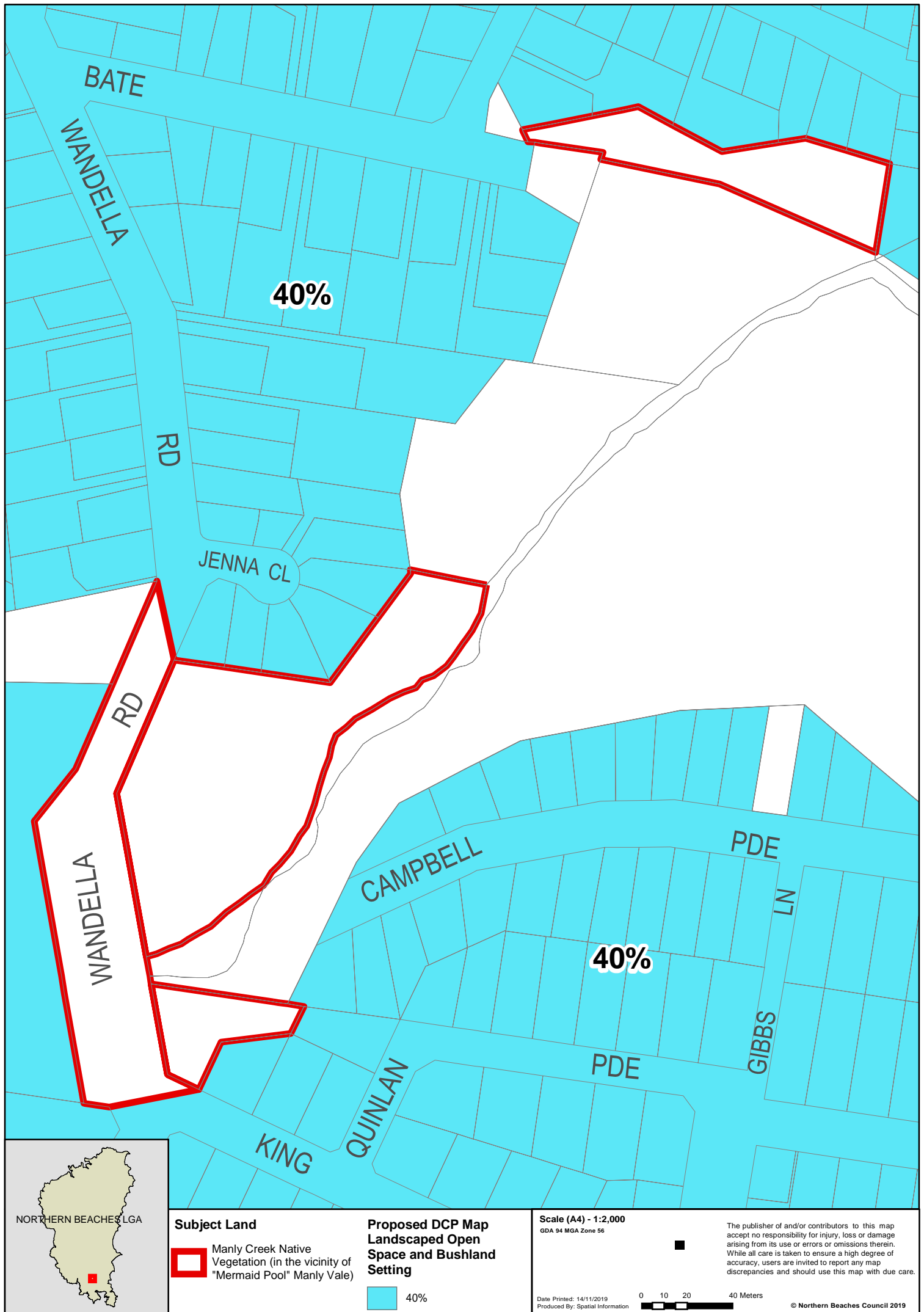
GDA 94 MGA Zone 56

Date Printed: 14/11/2019
Produced By: Spatial Information

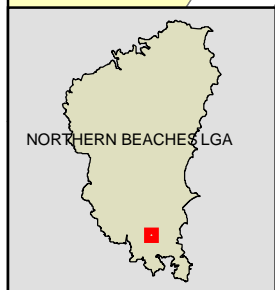
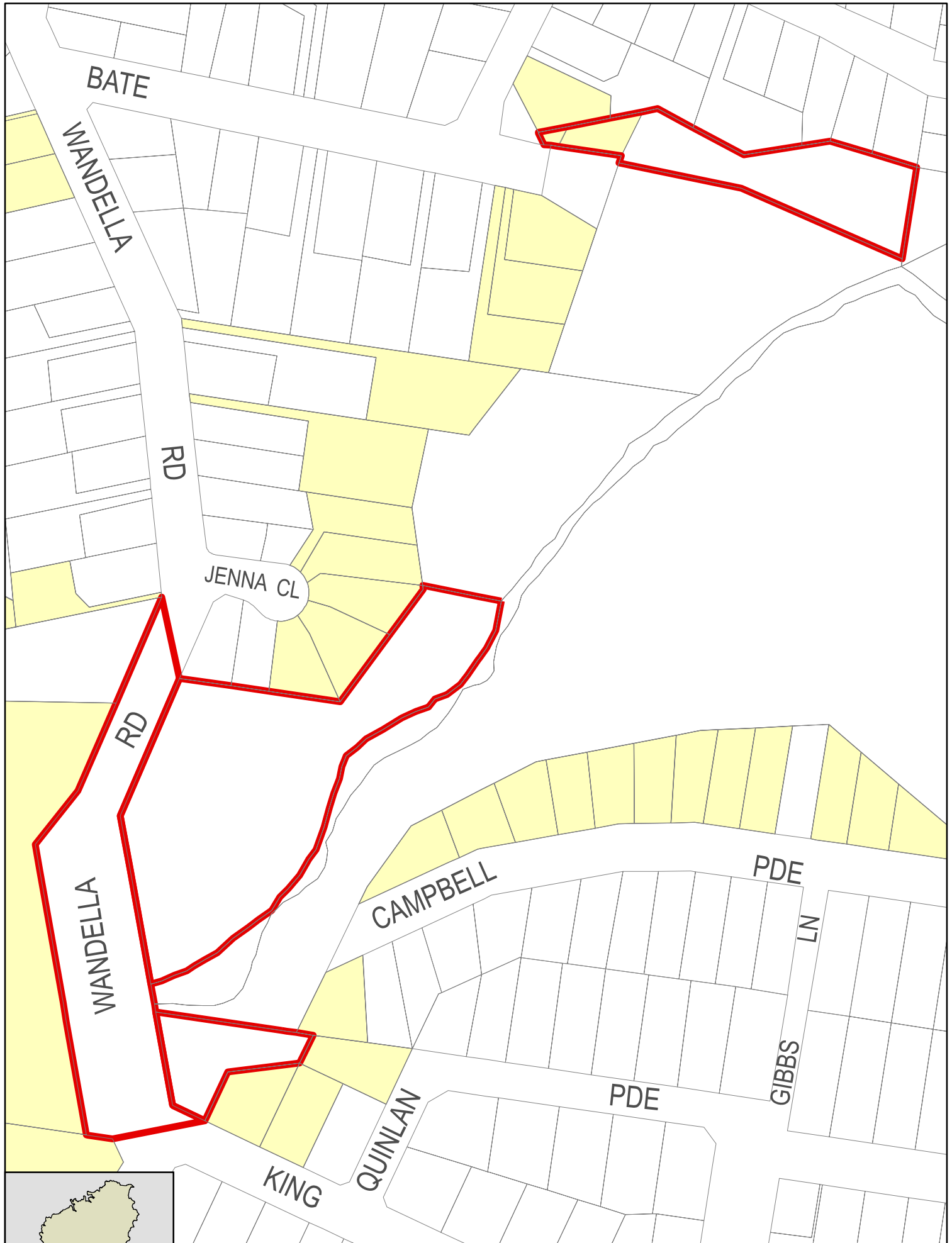
0 10 20 40 Meters



The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.

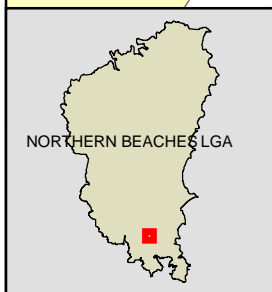
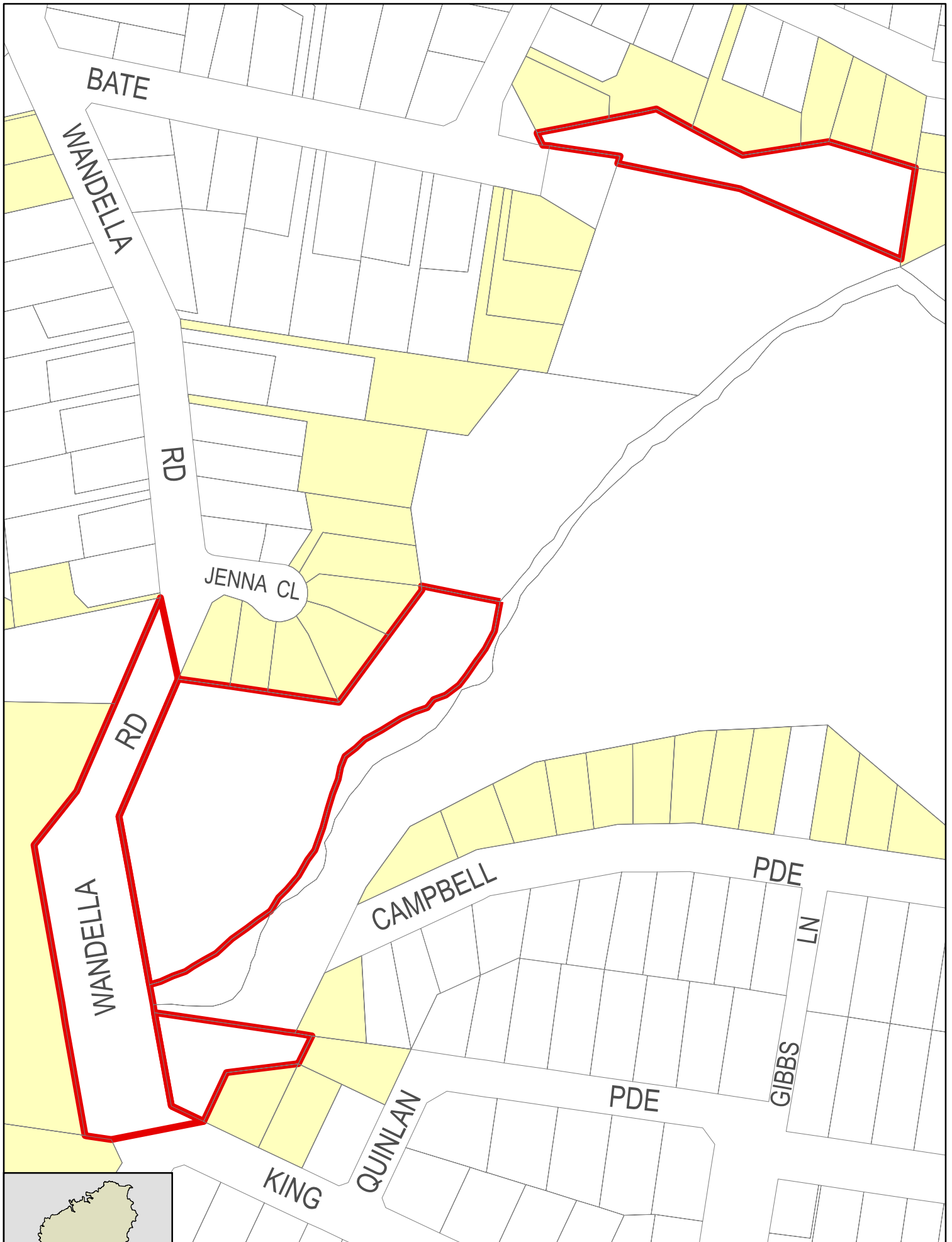
© Northern Beaches Council 2019





Appendix 2



<p>Subject Land</p> <p> Manly Creek Native Vegetation (in the vicinity of "Mermaid Pool" Manly Vale)</p>	<p>Current DCP Map Land Adjoining Public Open Space</p> <p></p>	<p>Scale (A4) - 1:2,000 GDA 94 MGA Zone 56</p> <p>Date Printed: 14/11/2019 Produced By: Spatial Information</p>	<p>The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.</p> <p>0 10 20 40 Meters</p> <p>© Northern Beaches Council 2019</p>
--	---	--	--



<p>Subject Land</p> <p> Manly Creek Native Vegetation (in the vicinity of "Mermaid Pool" Manly Vale)</p>	<p>Proposed DCP Map Land Adjoining Public Open Space</p> <p></p>	<p>Scale (A4) - 1:2,000 GDA 94 MGA Zone 56</p> <p>The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.</p> <p>Date Printed: 14/11/2019 Produced By: Spatial Information</p> <p>0 10 20 40 Meters</p> <p>© Northern Beaches Council 2019</p>
--	--	---