

## **LOCALITY B2      OXFORD FALLS VALLEY**

### **DESIRED FUTURE CHARACTER**

The present character of the Oxford Falls Valley locality will remain unchanged except in circumstances specifically addressed as follows.

Future development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses. There will be no new development on ridgetops or in places that will disrupt the skyline when viewed from Narrabeen Lagoon and the Wakehurst Parkway.

The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services. Buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.

A dense bushland buffer will be retained or established along Forest Way and Wakehurst Parkway. Fencing is not to detract from the landscaped vista of the streetscape.

Development in the locality will not create siltation or pollution of Narrabeen Lagoon and its catchment and will ensure that ecological values of natural watercourses are maintained.

### **LAND USE**

#### **Category One**

Nil

#### **Category Two**

Development for the purpose of the following:

- agriculture
- housing
- housing for older people or people with disabilities (on land described in paragraph (c) under the heading “Housing density” below)
- other buildings, works, places or land uses that are not prohibited or in Category 1 or 3.

### **Category Three**

Development for the purpose of the following:

- animal boarding or training establishments
- bulky goods shops
- business premises
- child care centres
- community facilities
- entertainment facilities
- further education
- health consulting rooms
- heliports
- hire establishments
- hospitals
- hotels
- industries
- medical centres
- motor showrooms
- offices
- places of worship
- primary schools
- recreation facilities
- registered clubs
- restaurants
- retail plant nurseries
- service stations
- shops
- short term accommodation
- vehicle repair stations
- veterinary hospitals
- warehouses

### **PROHIBITED DEVELOPMENT**

Development for the purpose of the following is prohibited within this locality:

- brothels
- extractive industries

- housing for older people or people with disabilities (other than on land described in paragraph (c) under the heading “Housing density” below)
- potentially hazardous industries
- potentially offensive industries
- vehicle body repair workshops

Canal estate development is also prohibited within this locality.

## **BUILT FORM**

### **Housing density**

The maximum housing density is 1 dwelling per 20 ha of site area (which does not include the area of any access corridor, whether such access corridor is to be created or is in existence at the time of application for development consent), except:

- (a) where this standard would prevent the erection of one dwelling on an existing parcel of land, being all adjacent or adjoining land held in the same ownership on 8 March 1974 and having a combined area of not less than 2 ha, and
- (b) on Portions 199, 200, 985, 986, 1001, 1002, 1003, 1004, 1011, 1012, 1018 and 1019 Parish of Manly Cove and Lot 33 DP 870625 Pinduro Place, Cromer, where one dwelling may be erected provided the land exceeds 4,000m<sup>2</sup> in area and was lawfully created prior to 13 August 1982, or was otherwise lawfully created, and
- (c) on land that adjoins a locality primarily used for urban purposes and on which a dwelling house is permissible, where there is no maximum housing density if the development is for the purpose of “housing for older people or people with a disability” and the development complies with the minimum standards set out in clause 29.

However, consent may be granted for development that will contravene these housing density standards but, if by more than 10 per cent, only with the concurrence of the Director.

The matters which shall be taken into consideration in deciding whether concurrence should be granted are:

- (a) whether non-compliance with the development standard in issue raises any matter of significance for the State or regional environmental planning, and
- (b) the public benefit or maintaining the planning controls adopted by this plan.

To measure housing density

- the site area is divided by the number of dwellings proposed on the site, including any existing dwellings which are to be retained,
- the site is the allotment which existed on the day this plan came into effect, and
- granny flats are not considered to be a dwelling and are limited to one per allotment.

In calculating housing density, the area of any access corridor (including any right-of-carriageway, access handle, accessway or other area that provides for vehicle access) is to be excluded, whether that access corridor is to be created or is in existence at the time of application for subdivision.

### **Building height**

Buildings are not to exceed 8.5 metres in height, where height is the distance measured vertically between the topmost point of the building (not being a vent or chimney or the like) and the natural ground level below.

Buildings are not to exceed 7.2 metres from natural ground level to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas located wholly within a roof space), but this standard may be relaxed on sites with slopes greater than 20 per cent within the building platform (measured at the base of the walls of the building), provided the building does not exceed the 8.5 metre height standard, is designed and located to minimise the bulk of the building and has minimal visual impact when viewed from the downslope sides of the land.

### **Front building setback**

Development is to maintain a minimum front building setback.

The minimum front building setback to all roads is 20 metres. On corner allotments fronting Forest Way or Wakehurst Parkway the minimum front building setback is to apply to those roads and the side setback is to apply to the secondary road.

The minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and be free of any structures, carparking or site facilities other than driveways, letterboxes and fences.

### **Rear and Side Building Setback**

Development is to maintain minimum rear and side building setbacks.

The minimum rear and side building setbacks is 10 metres.

The rear and side setback areas are to be landscaped and free of any structures, carparking or site facilities other than driveways and fences.

### Landscaped Open Space

The minimum area of landscaped open space is 30 per cent of the site area.

To measure an area of landscaped open space:

- (a) impervious surfaces such as driveways, paved areas, roofed areas, tennis courts, carparking and stormwater structures, decks and the like and any areas with a width or length of less than 2 metres are excluded from the landscaped open space area, and
- (b) the water surface of swimming pools and impervious surfaces that occur naturally such as rock outcrops are included in the landscaped open space area, and
- (c) landscaped open space must be at ground level, and
- (d) the minimum soil depth of land that can be included as landscaped open space is 1 metre.

### National Park setback

Development is to maintain a minimum setback from National Park boundaries of 20 metres. The minimum setback is to fire fuel reduced and landscaped with local species.

### COMPLYING DEVELOPMENT

The following table shows the development which is complying development in this locality. Column A describes the development and Column B shows the requirements that the development must comply with for it to be complying development

#### Column A

#### Column B

Development for the purpose of:

Single storey detached houses, being:

- construction of new single storey houses.
- alterations to single storey houses.
- additions to single storey houses.
- constructions of carports, garages and outbuildings associated with a dwelling.

As described in Schedule 12 – Part A

Swimming pools

As described in Schedule 12 – Part B

### **HERITAGE ITEMS**

The following items of **local heritage significance** are within this locality:

- Oxford Falls Public School, Dreadnought Road, Oxford Falls

### **CONSERVATION AREAS**

Land adjacent to Wakehurst Parkway as shown on the map