

LOCALITY C8 BELROSE NORTH

DESIRED FUTURE CHARACTER

The present character of the Belrose North locality will remain unchanged except in circumstances specifically addressed as follows.

The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be grouped in areas that will result in the minimum amount of disturbance of vegetation and landforms and buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.

Development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses

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

Development in the locality will not create siltation or pollution of Middle Harbour.

LAND USE

Category One

Development for the purpose of extractive industries (on land covered by Licence Number 64/193 Metropolitan, Belrose – Warringah Gravel and Stone Supplies).

Category Two

Development for the purpose of the following:

- agriculture
- housing
- housing for older people and people with disabilities (on land described in initial paragraph (b) 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
- extractive industries, unless this Locality Statement provides otherwise
- 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

- housing for older people or people with disabilities (other than on land described in initial paragraph (b) 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 for 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 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 State or regional environmental planning, and
- (b) the public benefit of 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, and

- 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

The minimum front building setback to all roads is 20 metres. On corner allotments fronting Forest Way the minimum front building setback is to apply to this road 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.

Extractive industry

In this provision, *the quarry* means the quarry operated by Warringah Gravel and Stone Supplies at the appointed day.

- Consent is not to be granted for extractive industry at the quarry unless the consent authority:

- (a) has considered the effect of the proposed development on flood behaviour, the water quality and the quantity and hydrodynamics of Bare Creek or underground waters, and
 - (b) has considered a rehabilitation plan for the site, and
 - (c) is satisfied that rehabilitation measures will be carried out in accordance with the guidelines in the *Managing Urban Stormwater, Soils and Contamination Handbook* (1998) prepared by the Department of Housing, and
 - (d) is satisfied that, while development is being carried out, noise and vibration levels will be in accordance with the Environment Protection Authority's guidelines
- The consent authority will consult with the Director-General of the Department of Mineral Resources when considering an application for extractive industry. The consent authority will also consider the recommendations for future extraction outlined in the "Extractive Industry Report" in considering such an application.
 - New development will not be permitted in the vicinity of the quarry which may be adversely affected by noise, dust, vibration or reduced visual amenity because of the operation of the quarry or which may hinder or prevent the quarry from realizing its full economic potential.
 - Subdivision of land within 50 metres of an access road to the quarry which will allow the erection of a dwelling will not be permitted.
 - Consent must not be granted to allow the quarry to be used for the disposal of waste brought from other land. Consent must not be granted for extractive industry at the quarry unless the consent authority is satisfied that the extraction will be carried out in such a way as maximises the quality of the material and minimises the creation of waste.

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.

Bushland setting

A minimum of 50 per cent of the site area is to be kept as natural bushland or landscaped with local species.

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 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