

**47 Warrane Road, Roseville Chase**

14M.1 Urban Precinct

14M.2 Public Domain, Pedestrian and Vehicular Access

14M.3 Building Setbacks



14M.1 URBAN PRECINCT:  
47 WARRANE ROAD

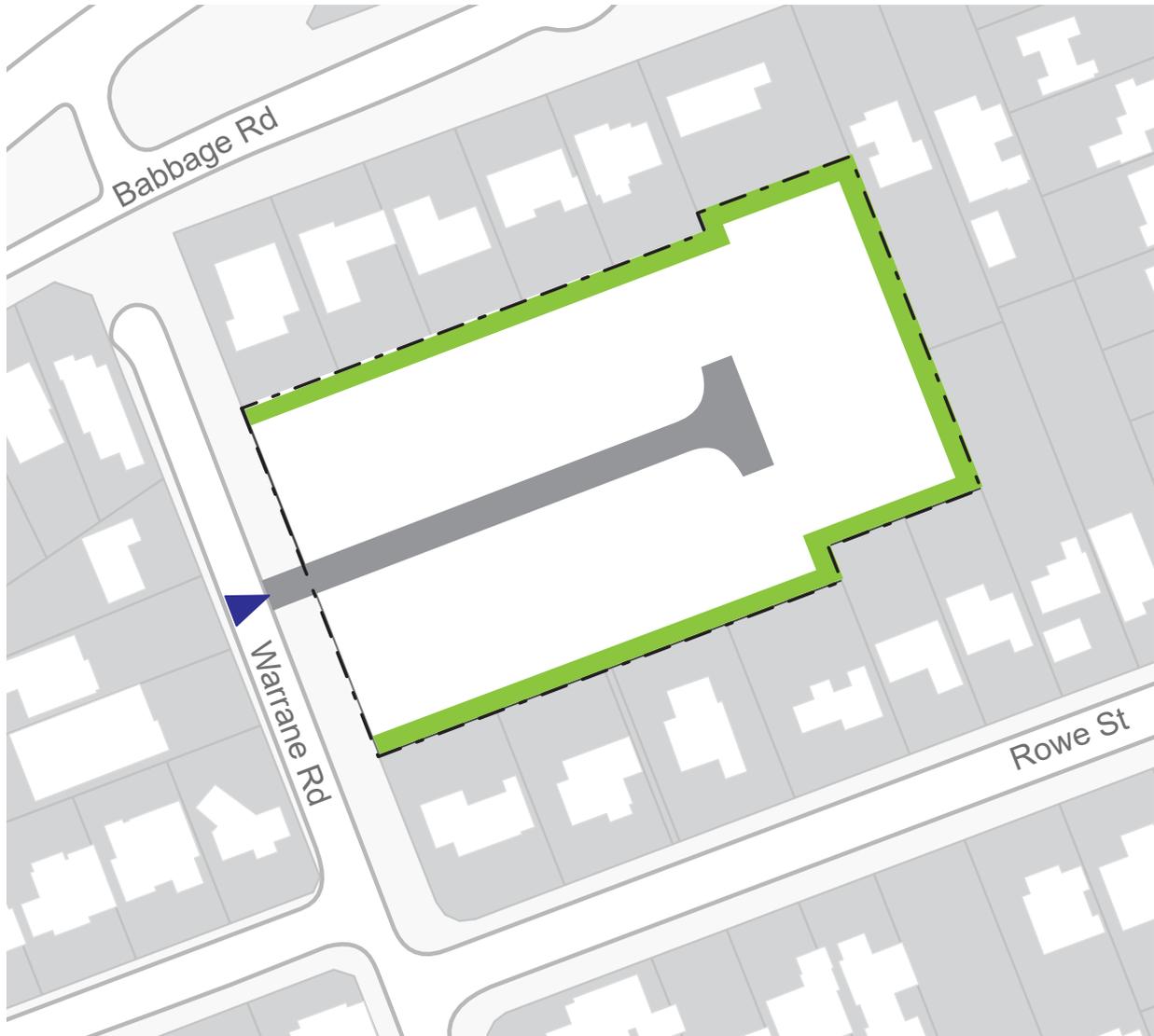


Figure 14M.1-1:  
Planned Future Character Plan

Legend

-  3m deep soil landscape buffer (nil excavation)
-  Site access point
-  Proposed roads
-  Site boundary



## 14M.1 URBAN PRECINCT: 47 WARRANE ROAD (continued)

### Objectives

- 1 *To ensure new built form retains the scale and character of the surrounding low density residential area.*
- 2 *To ensure the streetscape is integrated into the surrounding neighbouring context.*
- 3 *To retain, protect and increase tree canopy on new subdivided sites and on neighbouring sites.*
- 4 *To ensure the built form of corner buildings responds to the character of the two streets they address.*
- 5 *To ensure new development is compatible with the bulk, scale, height and roof form of neighbouring buildings.*
- 6 *To ensure the landscaped setback areas support the Ku-ring-gai character of built form within a garden setting including canopy trees.*
- 7 *To ensure the amenity of existing properties is maintained*

### Controls

#### **Planned Future Character**

The site is located at 47 Warrane Road, Roseville Chase, south of Babbage Road and Warringah Road. The land is the former location of the East Roseville Bowling Club and surrounded by low density residential housing.

The planned future character seeks to integrate elements of the existing area and reflect the Ku-ring-gai character of high quality dwellings and landscaping.

- 1 All development within the site is to be designed to support and enhance the planned future character of the site. This is to be done through compliance with the site-specific requirements stated in this Part 14M of the DCP, and compliance with other relevant parts of Section A, B, C of the DCP.
- 2 New development is to include the following key elements:
  - i) The streetscape of Warrane Road and the new road on site is to be cohesive with the character of the surrounding low density residential dwellings.
  - ii) Provide new trees and increased canopy cover in accordance with Part 4A.4 of the DCP.
  - iii) Minimise impacts on neighbouring residential properties through landscaping, setbacks, built form, bulk and scale.
  - iv) The siting of buildings is to demonstrate clear visible entry points to dwellings from the street.
  - v) Roofs are to be pitched and hipped in the style that relates sympathetically to neighbouring dwellings.
  - vi) Provide a high standard of external finishes and appropriate level of architectural detail.
  - vii) Provide a 3m wide deep soil landscape buffer, excluding retaining walls, to common boundaries with existing neighbouring lots, as indicated in figure 14M.1-1.
  - viii) Provide planting within the deep soil landscape buffers that enables screening to adjacent neighbouring properties.
  - ix) Development is to avoid the Tree Protection Zones (TPZ) for all existing and proposed large trees on the site and neighbouring sites.

14M.2 PUBLIC DOMAIN, PEDESTRIAN AND  
VEHICULAR ACCESS



Figure 14M.2-1:  
Plan indicating proposed vehicular and pedestrian access

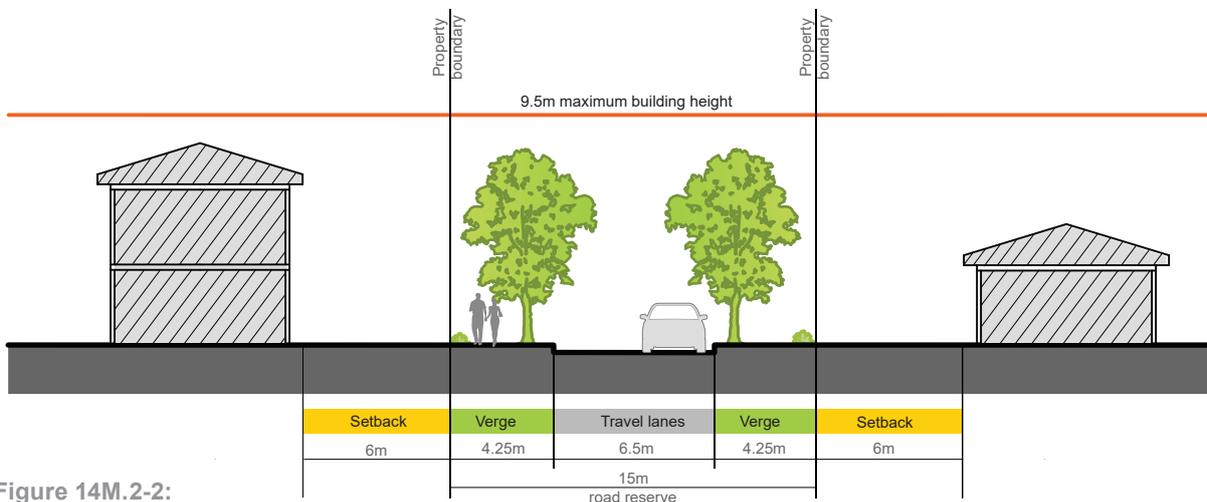


Figure 14M.2-2:  
Planned Future Character:  
Section through the proposed road

## 14M.2 PUBLIC DOMAIN, PEDESTRIAN AND VEHICULAR ACCESS (continued)

### Objectives

- 1 *To provide vehicle and pedestrian access to all new subdivided lots via a new road, that is integrated into the surrounding road network.*
- 2 *To ensure residents have suitable vehicle and pedestrian access to new lots and dwellings.*
- 3 *To extend pedestrian amenity into and around the site.*
- 4 *To minimise the number of vehicular access points required off Warrane Road.*
- 5 *To provide adequate and accessible on-site parking.*
- 6 *To provide new intimately scaled residential streets that reinforce and enhance the unique, leafy, green landscape character of the Ku-ring-gai.*
- 7 *To provide high quality public domain within the site including street tree plantings.*
- 8 *To ensure high standards of amenity and safety.*

### Controls

- 1 Provide a new road perpendicular to Warrane Road, centrally located within the site. The road is to be designed in accordance with Figure 14M.2-2.
- 2 The land is to be subdivided as a community title scheme under the *Community Land Development Act 2021*. The new access road and any common open space created as part of the subdivision is to be included as association property within the meaning of the *Community Land Development Act 2021*.
- 3 All new lots are to have a road frontage. No lot is to be developed with a battle-axe access handle.
- 4 The new road is to contain a suitably sized turning head to accommodate movement and turning for Council's standard sized waste collection vehicle and removalist trucks.
- 5 Pedestrian access is to be maintained off Warrane Road and provided through the site via 1.2m wide footpaths on both sides of the new road.
- 6 Parking is to be provided on-site and only within identified lots. No on-street parking is to be provided. Parking provision will be in accordance with Part 4B of the DCP.
- 7 The new road is to have an overall width of 15m. The dimensions of the carriage way and verges are to be in accordance with Figure 14M.2-2. The new road is to accommodate two way traffic into and out of the site.
- 8 The siting of the new road is to consider the location of major trees and retain existing significant trees.
- 9 Landscaping and new trees are to be incorporated into the public and private domain of the subdivided site.
- 10 Each new lot is to provide 2 trees within the frontage, with a canopy spread of minimum 6m. Local indigenous tree species are preferred.
- 11 New street verges are to incorporate appropriate landscaping and water sensitive urban design (WSUD) to support stormwater management including elements such as permeable paving, rain gardens, tree pits and swales.
- 12 Utilities, including fire hydrants and substations, are to be located within the site, not visible from Warrane Road, and not detract from the new streetscape.
- 13 Street lighting in the site (connected to a private meter) is to be provided in accordance with AS1158 and AS3000.
- 14 All power lines and utilities are to be located underground.

14M.3 BUILDING SETBACKS

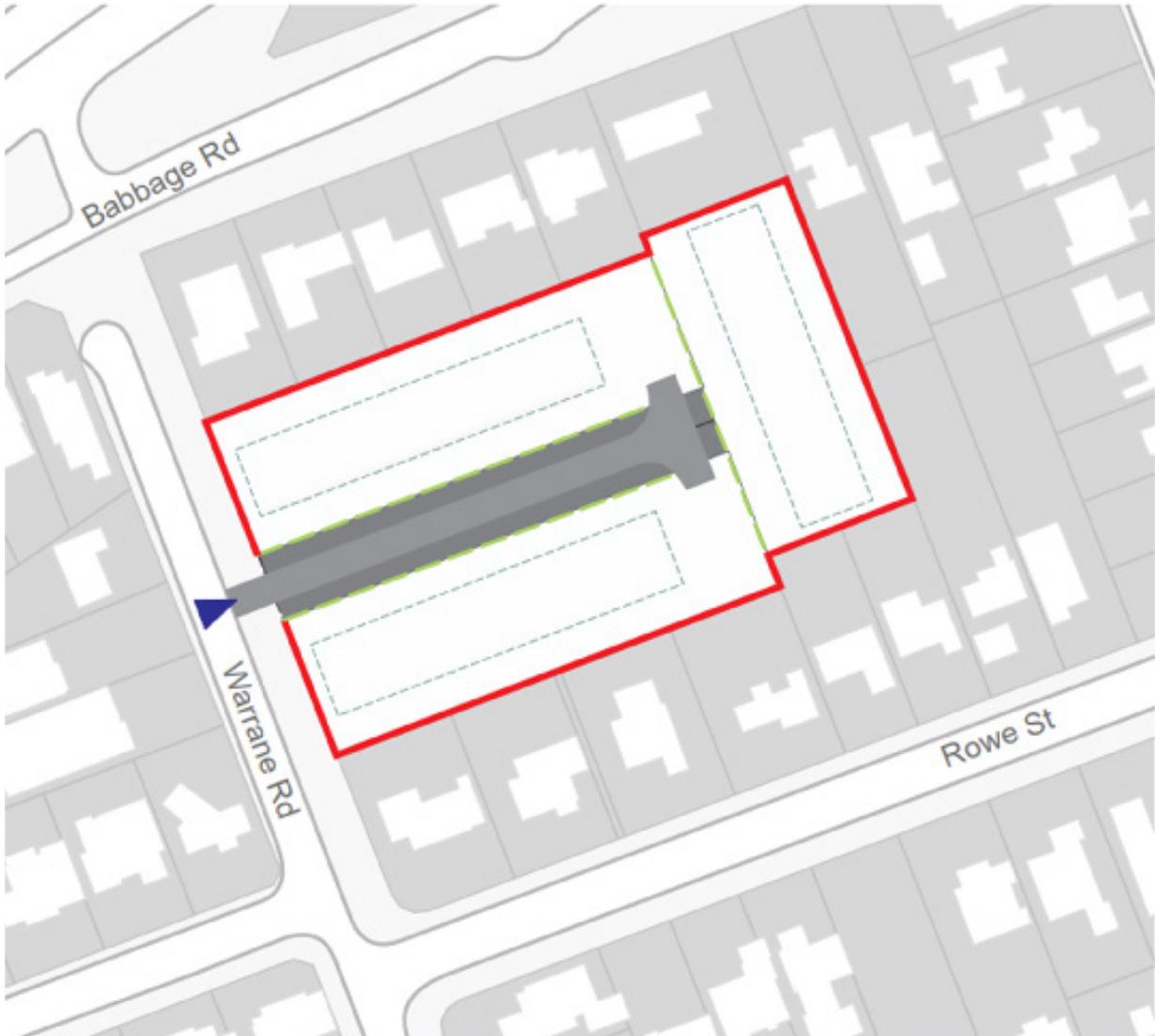


Figure 14M.3-1:  
Planned Building setbacks

Legend

-  Developable area
-  6m min. setback from internal road
-  Setback to boundary as per DCP - Part 4
-  Proposed road
-  Site access point

Note: All other setbacks as per DCP - Part 4



14M.3 BUILDING SETBACKS (continued)

**Objectives**

- 1 To create a cohesive streetscape with consistent building alignments and setbacks.
- 2 To protect the privacy and amenity of adjoining residential land uses.
- 3 To provide building setbacks that enable retention of existing established vegetation and maintain the bushland character of the site.

**Controls**

- 1 All building setbacks are to be in accordance with Figure 14M.3-1.
- 2 All new development is to front the new road.
- 3 Development that fronts both the new road and Warrane Road is to treat Warrane Road as the secondary road, in keeping with the surrounding context.
- 4 The front setback to the new road is to be a minimum of 6m.
- 5 The side and rear setbacks, including those in between lots, are to be in accordance with Part 4A of the DCP, except if they conflict with the required 3m landscape buffer.
- 6 Setbacks to Warrane Road are to be as per Part 4A.2 of the DCP.



Figure 14M.3-2: Indicative Plan