

Appendix H Harbord Locality Statements

LOCALITY H1 FRESHWATER BEACH

DESIRED FUTURE CHARACTER

The Freshwater Beach locality will remain characterised by detached style housing in landscaped settings interspersed by existing apartment style housing and a range of complementary and compatible uses.

Future development will maintain the visual pattern and predominant scale of existing detached style housing in the locality except for the Harbord Diggers Club. The streets will be characterised by landscaped front gardens and consistent front building setbacks.

Unless exemptions are made to the housing density standard in this locality statement, any subdivision of land is to be consistent with the predominant pattern, size and configuration of existing allotments in the locality.

The locality contains hillsides and elevated landforms, prominent coastal headlands and cliffs and remnant vegetation. These elements will be protected from development that would detract from their visual and natural qualities, presenting in some parts of the locality a constraint to further development.

The Harbord Diggers Club will continue to cater for the recreational and leisure needs of the community. If the existing approved building and carparking areas are to be expanded, regard must be had to any approved and detailed masterplan for the site. Such a masterplan is to address issues such as views, visual impact, natural features, management of traffic and impact upon the amenity of the locality.

The locality will continue to be served by the existing local retail centre shown on the map. Future development in this centre will be in accordance with the general principles of development control provided in clause 39.

LAND USE

Category One

Development for the purpose of the following except within the local retail centres shown on the map:

- housing

Development for the purpose of the following only within the local retail centres shown on the map:

- business premises
- health consulting rooms
- housing (not on ground floor)
- housing for older people or people with disabilities (not on ground floor)
- medical centres
- offices
- restaurants
- shops

Note. With the exception of health consulting rooms, housing and housing for older people or people with disabilities, these are Category 3 in the remainder of the locality.

Category Two

Development for the purpose of the following:

- child care centres
- community facilities
- further education
- health consulting rooms
- hospitals
- hostels (on the site of Harbord Hotel)
- housing for older people or people with disabilities
- places of worship
- primary schools
- registered clubs (on sites of such clubs when this plan commenced)
- veterinary hospitals
- 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:

- agriculture
- animal boarding or training establishments
- bulky goods shops
- entertainment facilities

- extractive industries
- hire establishments
- hotels
- industries
- motor showrooms
- recreation facilities
- retail plant nurseries
- service stations
- short term accommodation
- vehicle repair stations
- warehouses

For land outside local retail centres, also development that is Category 1 within those centres, except development for the purpose of health consulting rooms, housing or housing for older people or people with disabilities.

PROHIBITED DEVELOPMENT

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

- brothels
- extractive industries
- heliports
- 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 450m² 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).

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 to effect,
- 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.

This control does not apply:

- (a) where this standard would prevent an existing allotment accommodating one dwelling,
- (b) for housing for older people or people with disabilities, where the site area per dwelling may be reduced provided the buildings are sited and designed and landscaping is used to ensure the development relates favourably to the pattern, scale and landscape character of the street and surrounding development and the development conforms with the minimum standards set out in clause 29,
- (c) for housing located within a local retail centre.

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 is 6.5 metres.

The front building setback area is to be landscaped and generally free of any structures, carparking or site facilities other than driveways, letterboxes and fences.

Consent may be given for development to be carried out within the minimum front setback area:

- on corner blocks or blocks with double street frontage the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street setback variations must consider the character of the secondary street and the predominant setbacks existing to that street, or
- on allotments constrained by the location and use of existing buildings or the topography, if it is for the provision of carparking.

Rear building setback

The minimum rear building setback is 6 metres.

The rear building setback area is to be landscaped and free of any structures.

To measure the rear building setback:

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

The rear building setback does not apply to corner allotments.

The rear building setback may be encroached by:

- exempt development, swimming pools and outbuildings which, in total, do not exceed 50 per cent of the rear setback area.

Setback to coastal cliffs

The map shows a minimum building setback adjacent to the cliff near Pavilion Street. The area between the minimum building setback and cliff is to be free of any buildings or structures and landscaped using predominantly indigenous vegetation.

Side boundary envelope and side setback

Buildings must be sited within an envelope determined by projecting planes at 45 degrees from a height of 5 metres above natural ground level at the side boundaries.

The minimum setback from a building to a side boundary is 0.9 metres.

To measure the side boundary envelope and side setback:

- on corner allotments the side boundaries are taken to be the boundaries that do not have frontage to a public street.

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.

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

Consent may be granted to development that, to a minor extent, does not comply with:

- the side boundary envelope, to allow the addition of a second storey to an existing dwelling, or
- the side setback, to allow a single storey outbuilding, carport, pergola or the like.

Landscaped open space

The minimum area of landscaped open space is 40 per cent of the site area.

To measure an area of landscaped open space:

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

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

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,
- construction of carports, garages and outbuildings associated with a dwelling.

Attached houses and apartment buildings, being:

- internal alterations to attached houses and apartment buildings (excluding balcony enclosures and other devices which are externally visible).
- construction of garages associated with these residential buildings
- outbuildings associated with these residential buildings

Swimming pools

Business uses, offices and shops, being:

- a different use resulting from a change of use from one type of approved business, office or shop use to another type of business, office or shop use,
- internal alterations to business premises, offices and shops.

Column B

As described in Schedule 12 – Part A

As described in Schedule 12 – Part A

As described in Schedule 12 – Part B

As described in Schedule 12 – Part D

HERITAGE ITEMS

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

- Harbord Uniting Church, cnr Albert Street and Oceanview Road, Harbord
- Street trees, Kooloora Avenue, Harbord
- “Felicita”, 46 Kooloora Avenue, Harbord
- Harbord Beach Hotel, cnr Moore Road and Charles Street, Harbord
- Street trees, Soldiers Avenue, Harbord

- “Freshwater” Restaurant, 80 Undercliff Road, Harbord
- Harbord Public School, cnr Wyndora Road and Oliver Street, Harbord
- Jacka Park Memorial Garden, cnr Wyndora Avenue and Oliver Street, Harbord
- Street trees, Wyuna Avenue, Harbord
- 17A Crown Road, Queenscliff
- Pandanas Art Gallery and Café, 31-33 Crown Road, Queenscliff
- Front sandstone boundary wall and rear sandstone retaining wall, 31 Pavilion Street, Queenscliff
- Rear sandstone retaining wall and sandstone access stairway, 33 Pavilion Street, Queenscliff
- Freshwater View Reserve, Pavilion Street, Queenscliff
- Freshwater Surf Life Saving Club, Freshwater Beach, Harbord

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

- Freshwater Rock Pool, Freshwater Beach, Harbord
- Duke Kahanamoku Statue and Memorial Park, Lumsdaine Drive, Harbord

CONSERVATION AREAS

- Coastal Cliffs between South Curl Curl Beach and Freshwater Beach as shown on the map
- Coastal Cliffs on southern side of Freshwater Beach as shown on the map

LOCALITY H2 HARBORD VILLAGE

DESIRED FUTURE CHARACTER

The Harbord Village will retain its retail character incorporating a mix of small retail and business uses with low-rise shop-top housing. A range of retailing and after-hours activities at street level will reinforce the character of the village.

Future development will maintain the continuity of existing building facades ensuring that they are broken into distinct vertical segments reflecting the traditional pattern of shopfront development. The design and treatment of buildings will also reflect the exposed nature of the locality incorporating continuous footpath awnings and creating a pedestrian environment which is safe, comfortable and interesting. Commercial use of part of the footpath for outdoor eating is appropriate.

The ground floor of buildings will be predominantly used for business purposes while upper floors may be used for housing. Building design will enable the first floor to be adapted for business use in the future.

Buildings greater than 2 storeys in height are to be designed so that the massing is substantially reduced on the top floor thereby reducing the visual bulk of the development and enabling views between buildings.

Development that adjoins residential land is not to reduce the amenity enjoyed by adjoining occupants. In this regard the built form of development in the village is to provide a transition to adjacent residential development, including reasonable setbacks from side and rear boundaries, particularly above the ground floor level.

LAND USE

Category One

Development for the purpose of the following:

- business premises
- health consulting rooms
- housing (not on ground floor)
- medical centres
- offices
- shops
- restaurants

Category Two

Development for the purpose of the following:

- child care centres
- community facilities
- entertainment facilities
- further education
- hotels
- housing for older people or people with disabilities (not on ground floor)
- places of worship
- recreation facilities
- registered clubs
- short term accommodation
- veterinary hospitals
- 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:

- agriculture
- animal boarding or training establishments
- bulky goods shops
- extractive industries
- hire establishments
- hospitals
- industries
- motor showrooms
- primary schools
- retail plant nurseries
- service stations
- vehicle repair stations
- warehouses

PROHIBITED DEVELOPMENT

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

- brothels

- extractive industries
- heliports
- potentially hazardous industries
- potentially offensive industries
- vehicle body repair workshops

Canal estate development is also prohibited within this locality.

BUILT FORM

Building height

Buildings are neither to exceed 3 storeys nor 11 metres.

Buildings must comply with both the maximum height measured in storeys and the maximum height measured in metres.

To measure the height of a building:

- the maximum height in metres 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,
- a storey is the space between two floors, or the space between any floor and its ceiling or roof above,
- foundation spaces, garages, workshops, store rooms and the like which do not project more than 1 metre above natural ground level (at any point) are not counted as storeys,
- the number of storeys is the maximum number of storeys which may be intersected by the same vertical line, not being a line which passes through any wall of the building.

Front building setback

Development is to maintain a minimum front building setback. The ground floor of buildings must be aligned on the street frontage.

The minimum front building setback to any third storey is 5 metres.

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.

Footpath awnings

Footpath awnings must be incorporated into the design of buildings to provide shelter to pedestrians and help reinforce the human scale of the Harbord Centre.

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:

Business uses, offices and shops, being:

- a different use resulting from a change of use from one type of approved business, office or shop use to another type of business, office or shop use.
- internal alterations to business premises, offices and shops.

As described in
Schedule 12 – Part D

HERITAGE ITEMS

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

- Harbord Literary Institute, cnr Lawrence Street and Oliver Street, Harbord
- Early Childhood Health Centre, 29 Lawrence Street, Harbord

**PRINTED BY
WARRINGAH COUNCIL**