



Heritage

Part 9

Introduction

This Part of the DCP applies to Aboriginal cultural heritage, listed heritage items, heritage conservation areas and sites in the vicinity of heritage items and heritage conservation areas.

Heritage includes places and objects that have a sense of living history, and which offer physical links that connect the community to earlier generations and their way of life. The Dharug and Guringai Aboriginal people were the original owners of Hornsby Shire. Significant remnants of Aboriginal culture remain within the Shire as evidence of their occupation.

Conserving heritage helps us to understand our past and contribute to the future. Hornsby Shire's heritage illustrates prominent themes of development including transport, horticulture, country estates and subdivision. The heritage resources encompass a diverse range of buildings, structures, places and landscape elements.

The provision of guidelines addressing design, streetscapes, sitting, garages, carports, fences, gates and landscaping will assist in conserving the heritage significance of the natural and built environment and ensure new development is sympathetic with identified heritage values. In doing this, the Shires's heritage resources and the quality of the environment will be maintained or improved, resulting in attractive streetscapes and providing an appealing place to live.

Heritage controls will not prevent development, rather ensure that change takes place in a way that does not detract from the significance of heritage items.

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9.1 Heritage Administration

9.1.1 Development Without Consent

HLEP Clause 5.10 provides controls for Heritage conservation including when development consent is required. The following supplements the provisions in Clause 5.10(3).

General

- a. Pursuant to Clause 5.10(3) of the HLEP, Development consent may not be required for work to a Heritage Item or Heritage Conservation Area if Council is satisfied that the proposed development:
- is of a minor nature, or is for the maintenance of the heritage item, archaeological site, or a building, work, relic, tree or place within a heritage conservation area; and
 - would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area.
- b. Contact Council's Planning Division to determine whether development consent is required. Written advice from Council should be obtained prior to commencement of works.

Maintenance and minor works

- c. For the purposes of Clause 5.10(3) of the *HLEP*, and subject to the provisions of this section, the following minor maintenance works may not require consent:
- resealing/treating timber;
 - replacing broken windows;
 - re-hanging doors or gates;
 - replacing or establishing gutters and down pipes;
 - re-pointing brickwork;
 - restoring posts or fence posts;
 - repairing stonework and plaster work;
 - underpinning and damp proofing; and
 - general maintenance of heritage gardens (pruning or replanting original species).
- d. Replacing external materials such as roofs or exterior cladding with like materials may be considered minor work. However details of such proposed works should be submitted to Council, seeking confirmation in writing that development consent is not required.

- e. Replacing original materials with modern materials which are not of a similar style, type, colour and profile is not minor work and will require development consent.
- f. Repainting surfaces, other than items on the State Heritage Register, may not require development consent. Colours should be in keeping with the heritage significance or style of the property or heritage conservation area.
- g. Painting previously unpainted surfaces requires development consent from Council.

Notes:

Clause 5.10(3) of the HLEP states that development consent is not required for other specified forms of development not identified in this DCP.

Some minor developments are permissible on heritage items and within heritage conservation areas as exempt development under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, including access ramps, air-conditioning units, pathways and paving, playground equipment and rainwater tanks. For further information go to www.planning.nsw.gov.au

9.1.2 Development Application Submission Requirements

HLEP Clause 5.10(5) and 5.10(6) identifies when a heritage impact statement, heritage conservation management plan or other heritage management document is required to be considered prior to granting development consent. The following supplements the provisions in Clause 5.10.

Heritage Items

- a. Development applications for heritage items normally require:
 - Heritage Impact Statement; and
 - measured drawings of the existing building including elevations.
- b. Conservation Management Plans (CMPs) are required for changes to State significant heritage items and development applications that rely on the conservation incentive provisions of Clause 5.10(10) of the *HLEP*. A CMP usually includes:
 - a statement of heritage significance;
 - a history of the place;
 - a physical description of the place including buildings, site features and landscaping;
 - a description of the constraints and opportunities affecting the heritage item; and
 - conservation policy recommendations.
- c. A heritage conservation management plan should accompany a development application that proposes a change of use to a purpose that would otherwise not be permissible but for Clause 5.10(10) of the HLEP. The plan should demonstrate:
 - how the conservation of the heritage item is facilitated by the proposed new use,
 - that the proposed development does not adversely affect the significance of the heritage item, that the proposed development does not have any significant adverse effect on the amenity of the surrounding area, and
 - a staging plan indicating when secondary or non-heritage works are to be undertaken in association with the adaptive re-use.

Heritage Conservation Areas

- d. Development applications for demolition in a Heritage Conservation Area normally require a Heritage Impact Statement that incorporates the following:
 - information about the history of the property;
 - details of the architectural style of the building and changes that have occurred over time;
 - a comparative analysis in relation to other buildings in the heritage conservation area; and
 - a statement justifying the proposed demolition taking into consideration the matters in 9.3.4 Demolition.
- e. Development applications for new buildings in a Heritage Conservation Areas normally require a Heritage Impact Statement.
- f. Development applications for subdivision of land in heritage conservation areas normally require a Heritage Impact Statement.
- g. All other development applications in heritage conservation areas may require the Statement of Environmental Effects to include a heritage assessment considering the effect of the proposal on the streetscape with reference to:
 - front setbacks;
 - materials, colours and textures;
 - roof form and pitch;
 - scale of buildings, height and bulk;
 - landscaping and garden treatment;
 - spaces between buildings;
 - facade treatment, verandahs and windows;
 - height and design of fences;
 - placement and design of garages and driveways;
 - existing street trees; and
 - balance between solid walls and openings.

Notes:

For further information refer to the Heritage Branch website www.heritage.nsw.gov.au for detailed guidelines on preparation of Heritage Impact Statements.

Work to State significant heritage items may be integrated development requiring an approval under Section 60 of the Heritage Act.

9.2 Heritage Items

This section applies to Heritage Items listed in Part 1 of Schedule 5 Environmental Heritage of the HLEP. Heritage Items include buildings, works, gardens and trees.

9.2.1 General Design Requirements

Desired Outcomes

- a. Development that allows reasonable change to occur to heritage items, particularly to meet contemporary amenity or safety standards without unreasonably impacting heritage significance.
- b. Alterations and additions that are sympathetic to significant features, and do not dominate the heritage item in terms of bulk, scale, form, setbacks and materials.
- c. Development that encourages new uses that facilitate the ongoing viability of heritage items without adversely affecting heritage significance.
- d. New uses that allow for interpretation of the heritage item and do not result in substantial or irreversible changes to significant features.

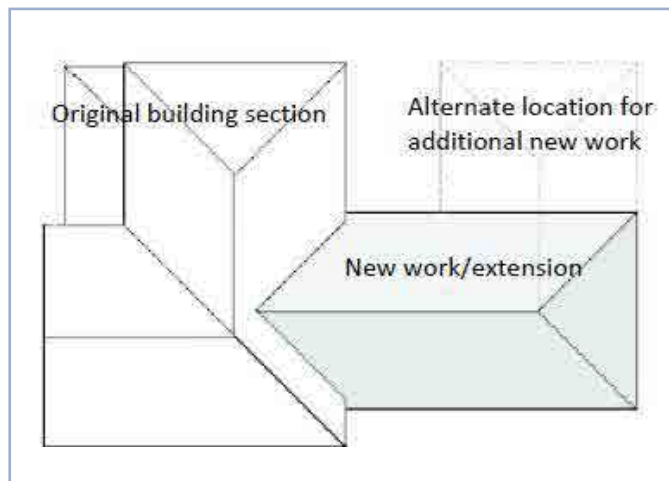


Figure 9.2(a) - Locate new work away from the significant area of the item. (i)

Prescriptive Measures

General

- a. Features or elements that contribute to the heritage significance of the item should be retained.
- b. Council does not generally support demolition of heritage items. Poor structural condition or costs associated with renovating are not sufficient justifications.
- c. New work and changes should be located away from main areas that are intact or highly significant.
- d. New buildings, structures, landscaping or other works should be located to minimise adverse impacts on the setting of the heritage item.
- e. Introducing decorative elements that could reduce the integrity and confuse the period of the building should be avoided, unless documentary or physical evidence exists to show it has been removed
- f. For large projects a staging plan may be required to indicate when secondary or non-heritage works are to be undertaken.
- g. Servicing, fire safety or BCA compliance upgrades for a new use should not impact on the heritage significance of the item.

Removing unsympathetic changes

- h. Unsympathetic elements should be removed, especially where substantial changes are proposed to a heritage item and the reversal will assist an improved heritage outcome.

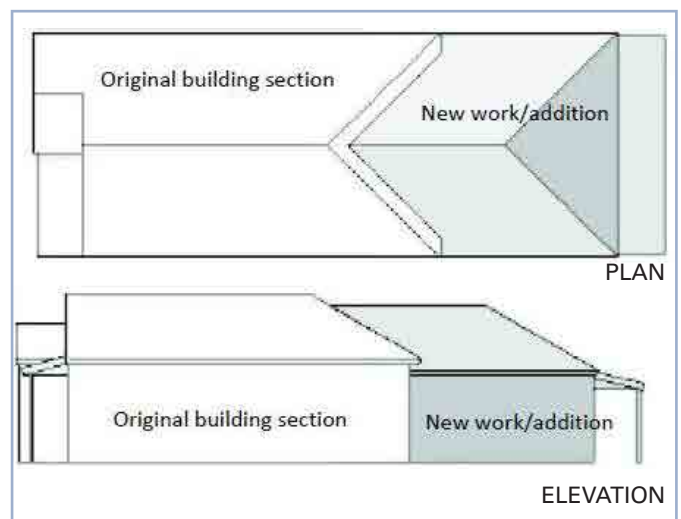


Figure 9.2(b) - Alterations and additions to be smaller in scale and length than the existing building. (i)

Form, massing and scale

- i. New work should be designed to complement the heritage item in terms of scale, proportion, bulk, massing and detail.
- j. Additions and extensions at the front of heritage items should be avoided. Additions should be located away from the principal elevation and significant features of the heritage item, and behind and below the main roof ridge.
- k. Alterations and additions should be smaller in scale and length than the existing building.
- l. Large second storey additions should be avoided. Additions should be located to the rear or side. Depending on the form and style of the building it may be possible to design new levels within the existing roof space or below the gutter line of the main building.
- m. Extensive blank or unarticulated walls are discouraged. Articulation should be achieved through the use of materials or design elements such as soldier/string courses, windows, fibro/timber inserts or the like.

Internal changes

- n. Changes to the original layout of the building should be minimal so that the evolution of the building remains recognisable. Development should retain significant interior elements. For example, wall nibs, decorative ceilings, picture rails, architraves, feature tiling or features such as fire places should be retained.

Materials, colours, finishes

- o. Rendering or painting original face brick is not supported.
- p. Materials should be selected to complement the period and style of the building. Compatible, but not necessarily matching materials i.e. modern materials, may be used where appropriate.

Note:

The controls for heritage items adopt a “whole of building” approach because heritage significance applies to the whole property, not just the front façade of a building or particular element of a site. The controls are based on the principles of minimising impact on heritage significance, and ensuring that where change occurs, the decision is based on an understanding of heritage significance.

9.2.2 Garages, Carports and Driveways

Desired Outcomes

- a. Garages and carports that do not dominate heritage items in terms of design, bulk, scale and setbacks.

Prescriptive Measures

Garages and carports

- a. Garages and carports should be located at the rear of the property.
- b. A garage or carport may be considered adjacent to the building where access to the rear is not available, provided it is setback behind the building line and is designed to complement the architectural style of the heritage item.
- c. Altering or demolishing any part of the heritage item to enable construction of a garage or carport should be avoided, except where the topography or building design allows for the change and the modification will not alter a primary or intact section of the building.

Driveways

- d. Existing driveways constructed as two wheel strip or traditional driveway form should be retained.
- e. Driveways should be designed to minimise extent and visual dominance. Materials that complement the period of the dwelling should be used.

Note:

Parking structures and areas can have a significant impact on the integrity and setting of heritage items. Open areas or carports are generally preferable than garages. Double fronted garages can be intrusive and should generally be avoided.

9.2.3 Gardens, Trees and Landscaping

Desired Outcomes

- a. Development that retains significant garden elements, trees and landscaping.
- b. Gardens that complement the heritage significance and architectural style of the heritage item.

Prescriptive Measures

Gardens

- a. Heritage listed gardens should retain layouts and primary features.
- b. Gardens within the curtilage of a heritage listed item should be designed to complement the period and style of the item.
- c. Alterations and additions should be located to minimise impacts on significant trees and garden areas.

Trees and landscaping

- d. The removal of trees that are identified as heritage items should be avoided unless the tree is diseased, dying or dangerous.
- e. Mature trees that are removed should be replaced with a tree in a similar or more appropriate location that will mature to similar size and canopy.
- f. Proposed works should comply with AS 4970 Protection of Trees on Development Sites.
- g. All tree pruning work should be carried out in accordance with AS 4373 Pruning of Amenity Trees.
- h. Site works, including driveways, should be located and designed to avoid damage to significant trees.
- i. Connectivity of large street trees with adjoining or nearby remnant groups should be protected.

Note:

When the removal of significant trees are proposed, a landscape plan should be provided detailing the replacement trees.

Works involving heritage listed trees and should also have regard to Part 1 General of this DCP.

9.2.4 Fences and Gates

Desired Outcomes

- a. Development that retains significant and original fences, and gates.
- b. New fencing that complements the heritage significance and architectural style of the heritage item.

Prescriptive Measures

Fences and gates

- a. Original fences and gates should be retained. Where sections of fence are required to be replaced because of poor condition, sections of the old fence in good condition should be integrated where possible.
- b. Location of gates should be retained where the associated path and garden are part of a traditional garden layout and are historic links between the property and the street.
- c. Fences and gates should complement the period and style of the building as indicated in Figure 9.2 (c).
- d. Traditional fencing materials should be used such as timber, iron, brick and stone. Sheet metal and tubular steel fences should be avoided.

Fences on main roads

- e. High, solid fences should be avoided other than on-sites along roads with significant traffic volumes. In these instances:
 - fences should be a maximum height of 1.8 metre;
 - piers should be a maximum height of 2 metres and where the fence is to be broken up, a maximum of 3 metres apart; and
 - fences should incorporate articulation.

Note:

Council may require the fence to be setback at least 600mm from the property boundary to allow hedge planting to soften the appearance in the streetscape.

Roads with significant traffic volumes include: Pacific Highway (south of Edgeworth David Avenue); Pennant Hills Road; Carlingford Road; Beecroft Road; Epping Road; Castle Hill Road; Boundary Road; and New Line Road.

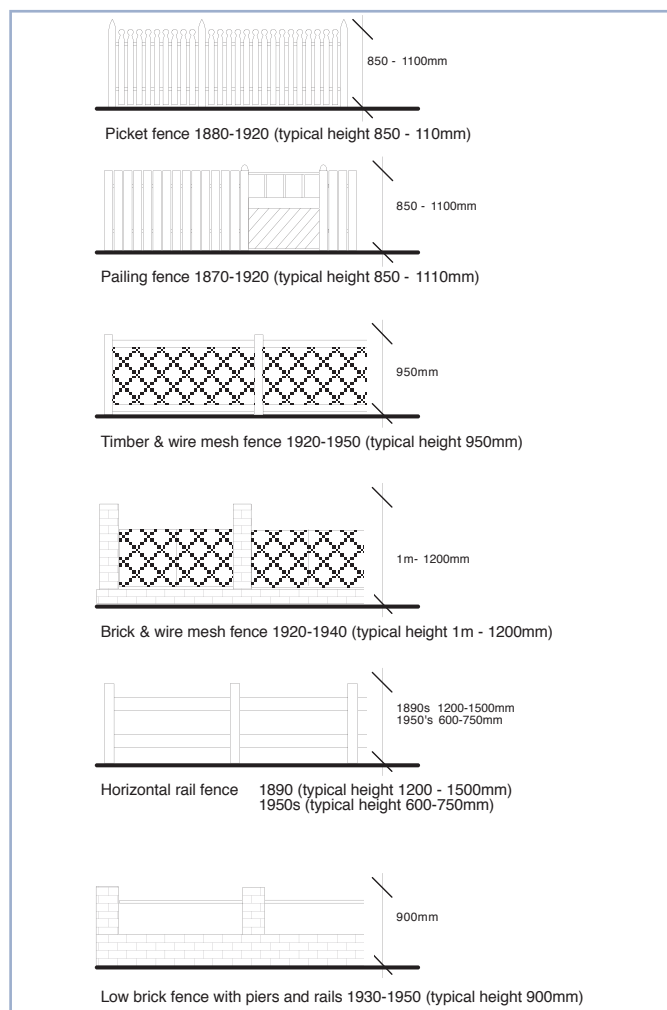


Figure 9.2(c): Typical fences and gates. (C)



Figure 9.2(d): Hedges are a traditional form of fencing for many heritage items. (E)

9.2.5 Subdivision

Desired Outcomes

- a. Subdivision that retains adequate curtilage, and protects the setting of heritage items.
- b. Subdivision that enables historical boundaries to be interpreted.
- c. Subdivision that supports the ongoing use of the heritage item.

Prescriptive Measures

- a. Adequate area around the heritage item should be retained to facilitate its ongoing use, or allow for flexible adaptive reuse in a manner compatible with its history and heritage significance.
- b. Subdivision should minimise interference with the visual setting of the heritage item. The lot containing the heritage item should have sufficient area to provide a visual setting that is proportional to the size and design of the building.
- c. Changes affecting significant gardens should be avoided.
- d. Potential impacts from associated development (such as extensive driveways or hard stand areas) on the heritage significance and setting of the heritage item should be minimised.
- e. Traditional relationships between the heritage item and street, such as traditional presentation of the heritage item, should be retained particularly where the relationship to the street is part of its heritage significance.
- f. The subdivision layout should enable historic boundaries to be interpreted. This may be achieved by the location of internal subdivision lines along historic fence lines or similar.
- g. A Conservation Management Plan may be required depending on the scale of the site and scope of works.
- h. A staging plan should confirm that conservation works will occur prior to the issue of a subdivision certificate.

9.2.6 Rural Heritage Items

Desired Outcomes

- a. Development that protects the physical and visual setting of rural heritage items.
- b. Dwellings that support modern living arrangements whilst retaining the significance of small heritage listed cottages.

Prescriptive Measures

- a. Development should minimise adverse impacts on the historic and visual curtilage for the heritage item.
- b. Development on land adjoining a rural heritage item should be of an appropriate scale, taking into consideration the visual relationship between the development site and the heritage item and need for screening.
- c. The setting of the heritage item should be maintained through design, siting of works and landscaping as appropriate.
- d. Alterations and additions to small heritage listed cottages should be in the form of pavilion type extensions.

- e. The matters below should be addressed where an application is on the site of, or adjoins, a rural heritage item:
 - the historic subdivision pattern associated with the item;
 - topographic features such as tree lines, fences or creeks that form natural lines of division;
 - stands of vegetation (natural bush or regenerated areas) that could be impacted by development;
 - view corridors to, or from the heritage item;
 - building scale adjoining the item;
 - building materials, new fencing and new landscaping;
 - screening measures that may be needed if the new development is much larger in scale than the heritage item; and
 - elements depicted in Figure 9.2(e).

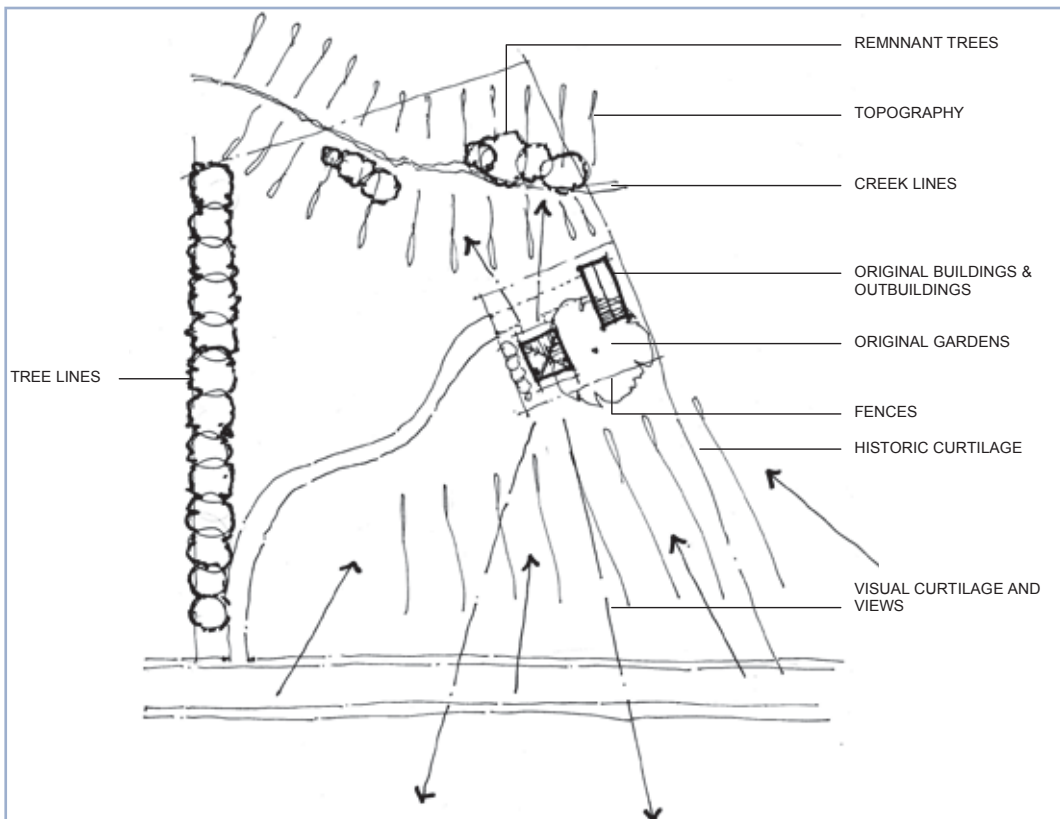


Figure 9.2(e) - Elements to be taken into consideration. (C)

9.2.7 Commercial Heritage Items

Desired Outcomes

- a. Development that retains evidence, including layout, of original shopfronts.
- b. Development that reinstates traditional features and results in sympathetic new work.
- c. Development that contains minimal signage that complements, rather than dominates, the architectural characteristics of the building.

Prescriptive Measures

Facade treatment

- a. Original elements and features, including features above awning level, should be retained.
- b. Replacement shopfronts, where original shopfronts have been altered, should be based on historic information and/or interpretation of period details.
- c. New work should respect the form, scale and detailing of the existing building, and streetscape features including the parapet line.



- d. Infilling of original verandahs should be avoided.
- e. Colour schemes for repainting should be based on historical evidence or period colour charts.

Signs

- f. Signs should be located on parts of the building that have traditionally been used for signs. Above awning signs should be avoided except where part of the original design.
- g. The number and location of signs on commercial buildings should be sympathetic to the character and style of the building.

Detailed Fabric Survey (Epping Town Centre Core)

- h. Where works are proposed to heritage items, Council encourages and may require a detailed fabric survey for significant heritage items to identify original significant fabric and internal elements that should be retained and conserved.

Hornsby West Side

- i. When works are proposed, Council encourages and may require a detailed fabric survey for significant heritage items to identify original significant fabric and internal elements that should be retained and conserved.
- j. The following buildings appear to be relatively intact and should be retained and conserved:
 - Pair of Federation Shops - No. 3 Jersey Street
 - The Browsery Cottage - No. 5 Jersey Street
 - Hornsby Cinema - No. 155 Pacific Highway
 - Shop - No. 187 Pacific Highway.

Notes:

Hornsby's commercial heritage items are predominantly from the Federation period, and include a grouping along the Pacific Highway in the west precinct of the town centre. Other heritage listed commercial buildings are at Epping, Waitara and at Brooklyn.

While some shopfronts have been altered, most of Hornsby's commercial heritage retains period detailing above awning level. Important considerations for future proposals are sympathetic signs, colour schemes and façade treatments.

Figure 9.2(f) - Elements of a traditional early twentieth century shop front. (I)

9.3 Heritage Conservation Areas

This section applies to Heritage Conservation Areas listed in Part 2 of Schedule 5 Environmental Heritage of the *HLEP*, as summarised in Table 9.3(a):

Table 9.3(a): Heritage Conservation Areas

Heritage Conservation Area (HCA)	Character Statement DCP Reference
Beecroft-Cheltenham HCA	9.3.6
Hornsby West Side, comprising Mt Errington Precinct HCA, Pretoria Parade HCA, and Peats Ferry Road HCA	9.3.7
The Crescent HCA	9.3.8
Wahroonga HCA	9.3.9
Wahroonga North HCA	9.3.10
Barker College HCA	9.3.11
East Epping HCA	9.3.12
Essex Street (Epping) HCA	9.3.13
Rosebank Avenue (Epping) HCA	9.3.14

This Section provides general controls that apply to all Heritage Conservation Areas (namely 9.3.1 to 9.3.5) and detailed additional controls where appropriate for specific Heritage Conservation Areas (within the Character Statements).

The particular characteristics that make each Heritage Conservation Area significant are described in the Character Statements in this section, including a plan of the Heritage Conservation. For most areas this includes the history of subdivision, main building periods and associated architectural styles, consistency of buildings in terms of form, height, setbacks and materials, landscape, trees and the streetscape elements.

Development in Heritage Conservation Areas is required to respect the significant characteristics of the area. The controls place emphasis on how changes appear from public spaces, and “fit in” in relation to the predominant built form, style and landscape character of the area.

9.3.1 General Design Provisions

Desired Outcomes

- a. Development that complements and is sympathetic to the existing character of the conservation area and the elements that are significant to that character.

Prescriptive Measures

Maintain and reinforce characteristic details

- a. Development should respect the significant characteristics of the Heritage Conservation Area, as detailed in the applicable Character Statement in this Part.
- b. Significant changes to front elevations should be avoided where the existing building retains characteristic detailing.
- c. Original decorative elements and detailing on buildings should be used where appropriate but should not be overdone as a means of fitting in.

Form, massing, scale, setbacks – streetscape character

- d. New work should be designed to complement the existing streetscape in terms of the following elements (refer to Character Statements for details):
 - Building elements - scale, height, bulk, massing, roof form, orientation, façade treatments, setbacks and spaces between buildings, verandah and window placement, balance of solid walls and openings, materials, colours and textures; and
 - Landscape elements – landscaping and gardens, height and design of fences, garages, driveways and existing street trees.

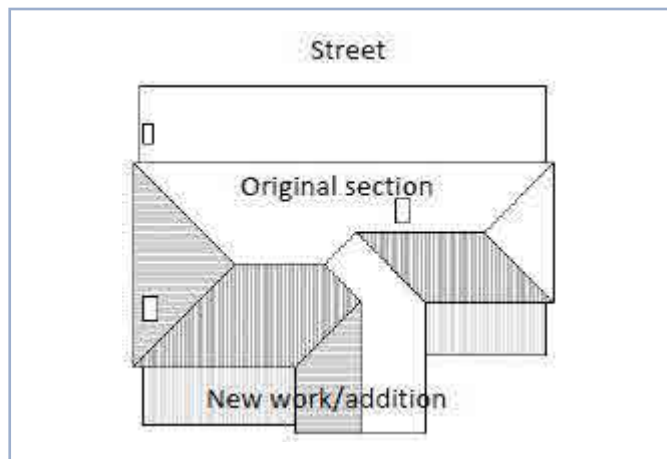


Figure 9.3(a)
Locate additions away from the street elevation.(I)

- e. Additions should be located away from the street elevation and below the main ridge line.
- f. New buildings, alterations and additions should be single storey within streetscapes that are predominately single storey. New levels, or split level additions, may be possible to the rear on sloping sites.
- g. Ancillary structures e.g swimming pools, tennis courts, sheds, should be located in rear yards.
- h. New buildings should be located so that they are compatible with predominant front setbacks in the street, particularly the setbacks of immediately adjoining buildings.
- i. Roof form and pitch should be compatible with characteristic roof forms of the conservation area. Traditionally rear extensions used skillion or simple pitched roof forms.

Contemporary design

- j. Contemporary design should be sympathetic to the characteristic built form of the conservation area, particularly in terms of bulk, scale, height, form or materials.

Materials and finishes

- k. Rendering or painting over original face brick should be avoided.
- l. Materials used should complement the period and style of the building, and the conservation area. Compatible, but not necessarily matching materials i.e. modern materials may be used where appropriate (refer to Character Statements for details).



Figure 9.3(b) - Design new work to complement front setbacks, materials and colours, landscaping and garden treatments. (I)

9.3.2 Garages, Carports and Driveways

Desired Outcomes

- a. Development that retains the integrity and setting of heritage conservation areas.
- b. Garages and carports that are designed as secondary structures and do not dominate the streetscape of heritage conservation areas.

Prescriptive Measures

Garages and carports

- a. Garages and carports should be located to the rear of the property.
- b. A garage or carport may be considered adjacent to the building where access to the rear is not available, provided it is setback behind the building line and to the side of the dwelling.
- c. Garages and carports should not dominate the street elevation or main façade of the building, and should be designed to:
 - be consistent with the Character Statements;
 - complement the existing dwelling in terms of design and materials;
 - present as secondary to the dwelling;
 - avoid double garages visible from the street; and
 - preferably comprise open sided carports rather than solid, enclosed structures.
- d. The alteration or demolition of any part of a building to enable construction of a carport or garage should be avoided, except where topography or the building design allows for the change.
- e. A maximum of one hardstand parking space should be located within the front setback area. Landscaping and garden layout should complement any hardstand area.

Driveways

- f. Existing driveways constructed as two wheel strips should be retained.
- g. New driveways should be constructed as two wheel strips where characteristic of the conservation area or appropriate to the site context.
- h. The number of driveways to the street and extent of paved area from each property should be minimised. Turning circles should be avoided.
- i. Alternatives to concrete such as brick edging, paving, bitumen/asphalt, gravel or grass-crete should be considered.

Notes:

Garages can be intrusive where they are allowed to dominate front facades. They were traditionally located to the rear of houses or designed as secondary elements.

Paving associated with driveways can significantly impact the streetscape character of conservation areas, especially where there is a strong link between the landscape and heritage significance.

9.3.3 Gardens, Fences and Gates

Desired Outcomes

- a. Landscaping that retains original and traditional garden layouts and plantings.
- b. Fencing that complements the streetscape character and the significance of the heritage conservation area.

Prescriptive Measures

Gardens

- a. Traditional garden settings should be retained, particularly where they are important to the character of the heritage conservation area.
- b. Alterations and additions should be located to minimise impacts on significant trees and garden areas.
- c. Development should not impact upon trees/landscaping that contribute to the significance of the heritage conservation area including the removal of trees/landscaping that contribute to the significance of the heritage conservation area.
- d. Mature trees/landscaping that are removed should be replaced with trees/landscaping in a similar or more appropriate location that will mature to similar size and canopy.
- e. Proposed works should comply with AS 4970 Protection of Trees on Development Sites. All tree pruning work should be carried out in accordance with AS 4373 Pruning of Amenity Trees.

Note:

When the removal of significant trees are proposed, a landscape plan should be provided detailing the replacement trees.

Works involving significant trees within heritage conservation areas should also have regard to Part 1 General of this DCP.

Trees, gardens and landscape elements define the public/private domain and are often critical to the cohesive sense of place in conservation areas. Landscape elements can also help to “soften” developments that might otherwise be intrusive.

Fences and gates are important streetscape elements because of their proximity to the street edge and role in defining the public/private domain.

Fences and gates

- f. Fences should be avoided where there are no, or few fences.
- g. Original fences and gates should be retained. Where sections of fence are required to be replaced because of poor condition, good sections of the old fence should be integrated where possible.
- h. Location of gates should be retained where the path and garden are part of a traditional garden layout and are historic links between the property and the street.
- i. Fences and gates should complement the period and style of the building and the streetscape.
- j. Traditional fencing materials should be used such as timber, iron, brick and stone. Sheet metal and tubular steel fences should be avoided.

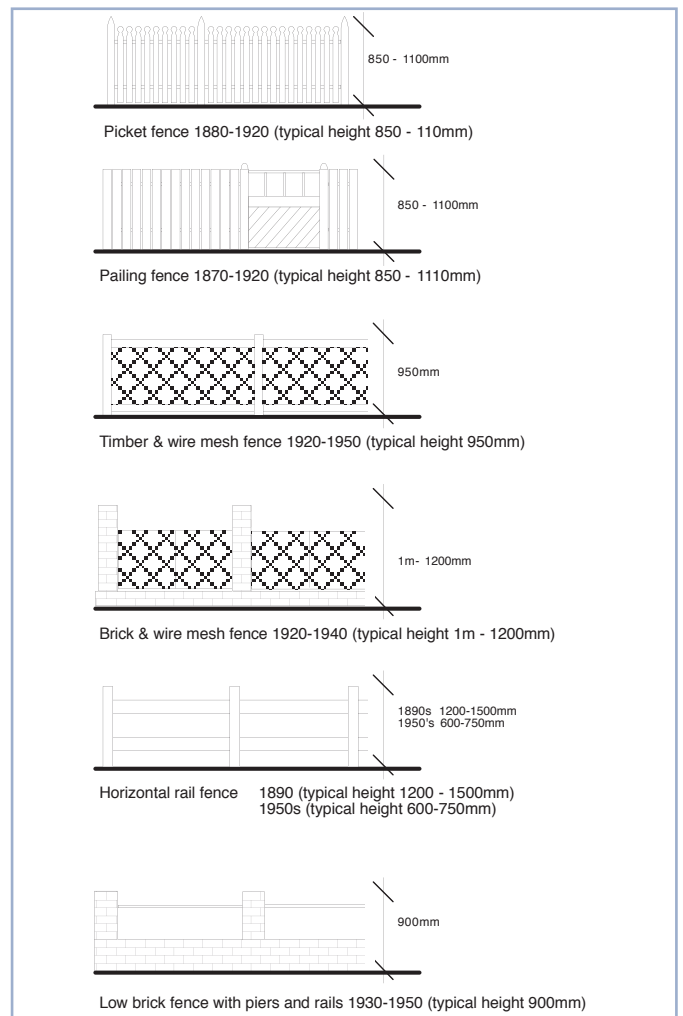


Figure 9.3(c) - Typical fences and gates. (C)

Fences on main roads

- k. High, solid fences should be avoided other than on-sites along major roads with significant traffic volumes. In these instances fences should be:
- a maximum height of 1.8 metres;
 - piers should be a maximum height of 2 metres and where the fence is to be broken up, a maximum of 3 metres apart; and
 - fences should incorporate articulation.

Note:

Council may require the fence to be setback at least 600mm from the property boundary to allow hedge planting to soften the appearance in the streetscape.

Roads with significant traffic volumes include: Pacific Highway (south of Edgeworth David Avenue); Pennant Hills Road; Carlingford Road; Beecroft Road; Epping Road; Castle Hill Road; Boundary Road; and New Line Road.



Figure 9.3(d): Take clues from traditional fences in the heritage conservation area. (E)

9.3.4 Demolition

Desired Outcomes

- a. Development that does not detract from the qualities of the Heritage Conservation Area and which are positive elements in the streetscape.

Prescriptive Measures

General

- a. Demolition of buildings that are characteristic of the heritage conservation area and are intact, or easily capable of having characteristic details reinstated, should be avoided (refer to Character Statements for details).
- b. Demolition of a building that is compatible with the characteristic built form as described in the Character Statement, should only be considered where it is not reasonable to alter and extend to meet contemporary amenity and living standards.
- c. Replacement buildings and associated landscaping elements should be sympathetic to the characteristic features of the Heritage Conservation Area.

Note:

Heritage Conservation Areas rely on the combined effect of a range of contributing elements to retain their significance. While demolition of one building may seem minor, the broader effect on the area's character can be substantial.

Where demolition is proposed the assessment is based on the heritage significance of the property rather than the development potential of the land.

9.3.5 Subdivision

Desired Outcomes

- a. Subdivision that retains characteristic subdivision patterns, particularly where the subdivision pattern is closely related to characteristic built patterns in the heritage conservation area.
- b. Subdivision that prevents intrusive developments as a result of uncharacteristic changes to the subdivision pattern.

Prescriptive Measures

- a. Altering the subdivision pattern (either by amalgamating or subdividing lots) should be avoided, especially where the characteristic development pattern is based on lots of consistent size often supporting similar building types (refer to the Character Statement for details).
- b. New lots should be capable of development that is compatible with the established character of the heritage conservation area, especially in terms of the orientation of buildings and setbacks.
- c. Subdivision should not result in new dwellings being constructed in the front setback area of existing characteristic buildings.
- d. Potential impacts from associated development such as driveways and hard stand areas on the streetscape and heritage significance of the heritage conservation area should be minimised.
- e. Changes affecting significant gardens should be avoided.

Note:

The subdivision pattern often underpins the heritage significance of heritage conservation areas. Changes to the subdivision pattern can result in unsympathetic developments where the new lots are not compatible with the characteristic lot pattern of the area.

9.3.6 Beecroft—Cheltenham Heritage Conservation Area—Character Statement

The location of the Beecroft-Cheltenham Heritage Conservation Area and the Precinct boundaries is depicted in Figure 9.3(e).

History

- a. The Beecroft-Cheltenham Heritage Conservation Area comprises the Field of Mars Common, a Crown subdivision released over a number of years from 1887. The area's development followed completion of the Main North railway line to Hornsby in 1886.

Description

- a. The topography has been a dominant influence on the area's development, determining the location of the railway line, influencing the road layout and restricting development into the deep gullies.
- b. Subdivision and infill development have been part of the pattern of development. The area retains its predominant character as an area of single dwellings.

Beecroft-Cheltenham Plateau Precinct

- c. The Beecroft-Cheltenham plateau extends either side of the railway line and Beecroft Road. The plateau incorporates the early release subdivisions of the Field of Mars which saw development extend in a spine on the more level and accessible land along the transport corridors.
- d. The early development occurred near Beecroft Station from the late 1880s, comprising villas with modest and large domestic gardens that have become characteristic of the area's streetscape. Development around Cheltenham Station commenced in the 1920s on later subdivisions.
- e. Victorian villas are among the earliest remaining buildings in Beecroft and Cheltenham. The main building periods are Federation, Edwardian and Interwar, with infill development from later periods also present in most areas.
- f. Buildings are predominantly single storey in scale, and are well articulated in the manner characteristic of the period.
- g. Stone foundations, face brick with rendered detailing of small areas and terracotta or slate tiled roofs are typical.

- h. Mature trees, including remnant forest trees, combine to create a landscaped character. The gardens and private domain plantings contribute to this character.

Beecroft Village Precinct (Commercial Centre)

- i. The Beecroft Village is within the land of the first Crown subdivision. The first general store, Stobo's store opened in 1893. The Beecroft School of Arts opened in 1904 after years of agitation by the Beecroft Progress Association.
- j. A second general store, chemist and a land agent opened in 1905. From 1910 the centre began to take shape, and by 1915 there were 15 retail businesses in the area.
- k. The village centre has a variety of building designs and setbacks. The historic growth of the centre along Wongala Crescent, Beecroft Road and later Hannah Street is evident by the smaller individual buildings that remain.
- l. The Beecroft School of Arts, Fire Station and Village Green create a strong gateway to the centre, and are important to the heritage character and fabric of the centre. The Village Green represents a community landscape of local significance.

Beecroft North Precinct

- m. The land between Chapman Avenue, Albert Road and Pennant Hills Road remained semi rural until the Inter-war period, with orchards still present in the early 1960s. Some earlier houses occur along Beecroft Road. The original building on the Mount St Benedict's School grounds dates from 1907.
- n. The undulating topography results in steep roads and terraced sites. Exposed rock outcrops are common in the area. The subdivision pattern includes cul-de-sac roads, with irregular setback patterns. Fencing is generally open.

The Northern Triangle Precinct

- o. The triangle on the northern side of Pennant Hills Road is an area of more recent development. This area remained semi rural until the Inter-war period, with orchards still present in the early 1960s.
- p. The undulating landscape has an irregular subdivision pattern with varying lot sizes.
- q. Large Federation houses are located along Pennant Hills Road and Boundary Road, and at the southern end towards Chapman Avenue.
- r. The remnant forest canopy is important to the area's character.

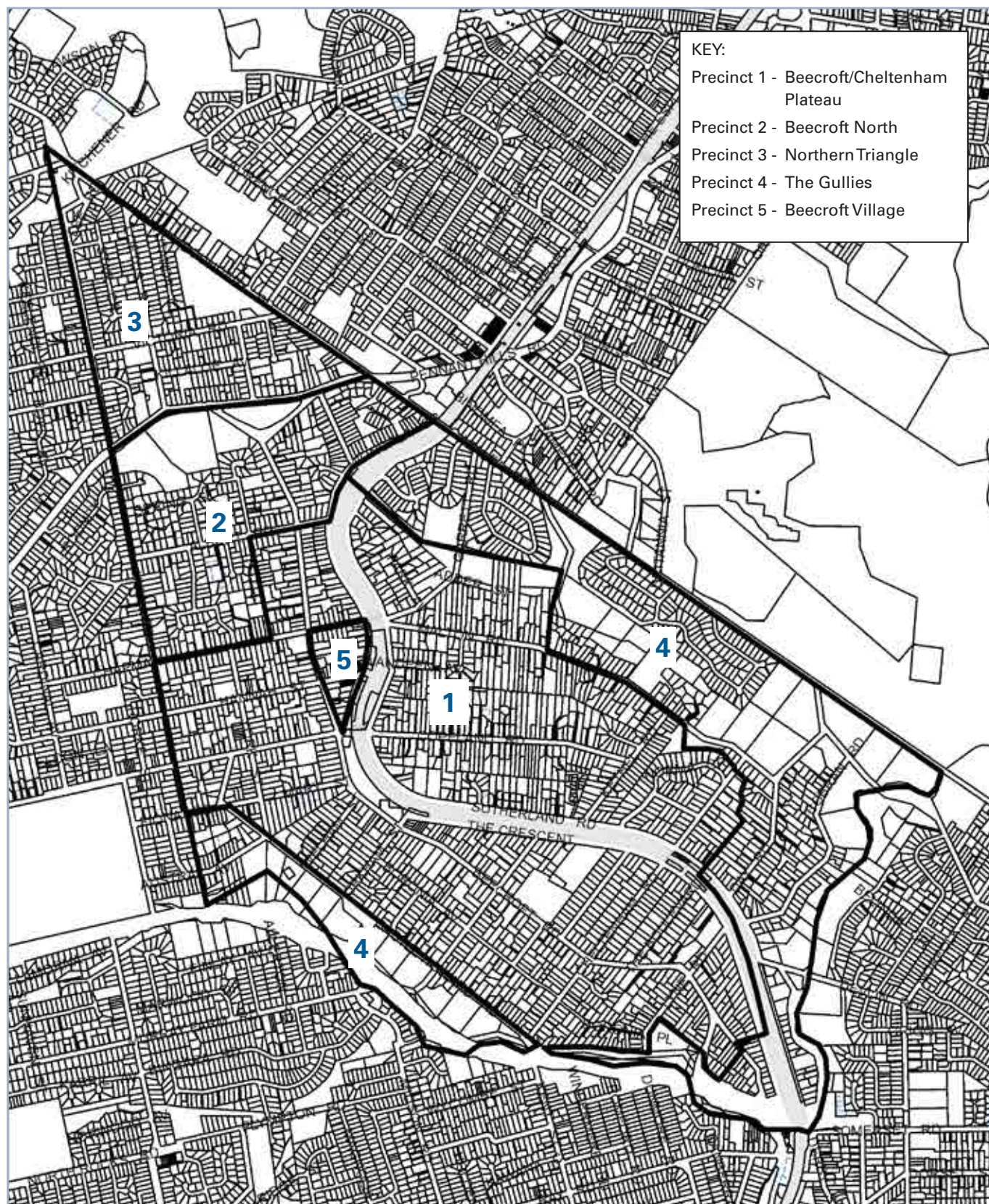


Figure 9.3(e): Beecroft Heritage Conservation Area and Precinct Boundaries. Refer to annexure D for enlarged plans of Precinct Boundaries (C)

The Gullies Precinct

- s. Development of the gullies and less accessible edges of the Field of Mars Common occurred from the 1960s. The eastern edge of the Common is still clearly discernible.
- t. The land is typically sloping and includes bluffs and rock outcrops, with some original and regrowth forest communities.
- u. The subdivision pattern is irregular with some cul-de-sacs.
- v. Development is mostly from the post war and modern periods in a mix of single and two storey built form.
- w. Landscaping and mature trees are prominent in the streetscape. Front gardens are often open without fences, or with low fences constructed in stone or freestone.

Statement of Significance

- a. The Beecroft-Cheltenham Heritage Conservation Area is significant as an example of a government subdivision that was used to fund the development of a railway line. The area developed from 1893 as a township due to its proximity to Beecroft Station.
- b. The Heritage Conservation Area demonstrates a multi-layered history of suburban subdivision, re-subdivision and development from the initial boom period of the Victorian crown land subdivision of 1887 to the 1960s, and less noticeably into the present day.
- c. The area contains a fine collection of buildings from the Victorian, Federation, Arts and Crafts, Inter-War and Post-War eras. There have been comparatively few demolitions to interrupt the “development diary”, resulting in generally intact early residential fabric and streetscapes.
- d. The Beecroft Village Precinct contains an important public reserve and community buildings including the Beecroft School of Arts and the Beecroft War Memorial that represent the aspiration of a growing suburb. The continuing focus in the Beecroft village for day to day activities and community interaction, together with the community buildings, clubs and activities show an enduring sense of community cohesiveness.

Prescriptive Measures

- a. Development within the Beecroft-Cheltenham Heritage Conservation Area should be in accordance with the general controls within Part 9.3 and the additional prescriptive measures in Table 9.3.6(a).

Table 9.3.6(a): Additional Prescriptive Measures - Beecroft Cheltenham HCA Provisions

Element	Additional Prescriptive Measures
Demolition	<p><u>Beecroft-Cheltenham Plateau</u></p> <p>Buildings from the Victorian, Federation, Edwardian and Interwar periods should be retained.</p> <p><u>Beecroft North and Northern Triangle</u></p> <p>Buildings from the Victorian, Federation and Edwardian periods should be retained.</p>
Streetscape character	<p><u>Beecroft-Cheltenham Plateau</u></p> <p>The predominantly single storey scale should be retained.</p> <p>Articulation should break up building mass using elements such as bay windows and verandahs.</p> <p>Hipped and gabled roofs should be used.</p>
Materials and finishes	<p>Clean faced brick should be used for walls.</p> <p>Terracotta tiles or slate should be used for roofs.</p> <p>Render, shingles and timber joinery should be used for small areas or feature elements.</p> <p>Stone or other treatments should be used to distinguish base or foundation level.</p>
Garages and carports	Garages and carports should have pitched roofs (especially in the Plateau area).
Driveways	Driveways should be wheel strips.
Subdivision	Single driveway access point with joint right of way should be used for any battleaxe subdivision.

9.3.7 Hornsby West Side Heritage Conservation Areas–Character Statement

The location of the Hornsby West Side Heritage Conservation Areas and the Precinct boundaries is depicted in Figure 9.3(f).

History

- a. The Mt Errington Precinct was initially subdivided in two sections – between Frederick Street and Lisgar Road in 1886, west of Lisgar Road in 1897. The Pretoria Parade Precinct comprises small lot Edwardian and Post War subdivision development. Peat’s Ferry Road was established by George Peat for his own private access. The government adopted it as an official route and improved it for traffic in 1850. This is more or less the route of the present Pacific Highway from Pearce’s Corner. The Pacific Highway name was adopted in 1931.

Description

- a. Topography is a major influence in the Heritage Conservation Area. Grass verges, concrete footpaths and low street planting are common elements. Driveways are typically of single width and garages are set to the rear of houses or behind the main building line.

Peat Ferry Road (Pacific Highway) Precinct

- b. The Peat Ferry Road Precinct includes the old Hornsby town centre, and the civic and open space uses to the north.
- c. The Precinct is within the West Precinct of the Hornsby CBD, and includes a number of individually listed heritage items along the Pacific Highway and Jersey Street.
- d. The Precinct contains one of the few surviving streetscapes of Federation and Inter War period commercial buildings in Hornsby.



Figure 9.3(f): Hornsby West Side Heritage Conservation Area and Precinct Boundaries. (C)

- e. The group of buildings within Coronation Street/Jersey Street form the earliest shopping precinct in Hornsby, dating from 1894. Development along the Pacific Highway dates from c1901.
- f. Shopfronts are generally two or three storeys with parapeted facades and suspended awnings facing the streetscape.
- g. The village atmosphere and landscaped areas form the distinct commercial and civic town centre qualities of the precinct.

Mt Errington Precinct

- h. William and Dural Streets run parallel to the ridge, while Lisgar and Rosemead Roads run down the steep slopes. Pockets of remnant and regenerated native vegetation remain in the road reserves, verges and in private gardens. The tall tree canopy is a significant and unifying feature of the area, and intrinsic to the bushland setting.
- i. The subdivision of the earlier eastern section intentionally created smaller, narrower lots to support modest housing forms. In comparison, lots to the west of Lisgar Road are typically larger. Remnants of these historic development patterns are evident, with more modest houses constructed nearest the railway line and grander houses on the western ridge overlooking the valley.
- j. The built form is diverse and predominantly residential, characterised by detached single storey houses on separate lots. Houses from the Federation and Inter-War periods establish the characteristic qualities of the precinct.
- k. Front setbacks vary in response to the topography and historical development. Roof forms are characteristically hipped or gabled with broad, simple planes and verandahs to the street.

Pretoria Parade Precinct

- l. Pretoria Parade runs along the ridgeline with the landform falling away to the north and south. Nursery Street has a steep bluff that falls away to the north. The street slopes down from east to west.
- m. Lots have regular frontages and are typically deep. Some battleaxe subdivisions have occurred along Pretoria Parade.
- n. Residential buildings date from the Federation, Edwardian, Inter War periods with some modern infill.
- o. Pretoria Parade has irregular front setbacks and varying side setbacks. Buildings are generally single storey with

hipped and gabled roofs, and verandahs to the front.

- p. Houses in Nursery Street are single and two storey with hipped and gabled roofs, and verandahs to the street. The buildings are set to the higher ground with smaller setbacks to the east. Side setbacks vary.
- q. Front gardens are well planted, and terracing is a feature of the steeper sites, especially in Nursery Street. Some properties are unfenced, others have low fences that include timber pickets, brick, post and wire, brick and metal, and stone.

Statement of Significance

Peat Ferry Road (Pacific Highway) Precinct

- a. The Peat Ferry Road Precinct is significant for its association with the development of Hornsby as a railway town, and role within the old town centre.
- b. The area is historically and socially significant as an extant example of the earliest commercial precinct in Hornsby.
- c. The Peats Ferry Road precinct contains a fine collection of Federation and Inter War period commercial and civic buildings.

Mt Errington Precinct

- d. The Mount Errington Precinct demonstrates the historic development of Hornsby, with surviving evidence of early development. Houses and gardens from the Federation and Inter War periods, and the landscape contribute to quality streetscapes.
- e. The dramatic setting contributes to a high level of aesthetic significance, with bush encircling the area on three sides providing a green backdrop that is reinforced by the dominant tree canopy of remnant and regeneration forest.

Pretoria Parade Precinct

- f. The Pretoria Parade Precinct is an example of an early 19th century subdivision form that has a consistent pattern of modest single storey houses.

Prescriptive Measures

- a. Development within the Hornsby West Side Heritage Conservation Areas should be in accordance with the general controls within Part 9.3 and the additional prescriptive measures in Table 9.3.7(a).

Table 9.3.7(a): Additional Prescriptive Measures - Hornsby West Side HCA Provisions

Element	Additional Prescriptive Measures
Demolition	<p><u>Pretoria Parade and Mt Errington Precincts</u></p> <p>Houses from the Federation, Edwardian and Inter-war periods should be retained.</p> <p><u>Peat Ferry Road Precinct</u></p> <p>Significant heritage items, civic heritage items and significant original facades of commercial buildings from the Federation and Inter-War periods should be retained where possible.</p>
Streetscape character	<p><u>Pretoria Parade Precinct</u></p> <p>Pretoria Parade development should be consistent with existing front setbacks and single storey scale, and include pitched roofs and open verandahs.</p> <p>Nursery Street can accommodate two storey buildings.</p> <p>Developments should retain open gardens to the street, and avoid excavation into the natural slope forward of the building line along Nursery Street.</p> <p><u>Peats Ferry Road Precinct</u></p> <p>New work to significant shopfronts should be consistent with the style and character of the building and the streetscape.</p> <p>Shopfronts should not be amalgamated. Where internal spaces of buildings are amalgamated, the definition of individual shopfronts presenting to the streetscape should be retained.</p> <p>Original shopfronts and significant elements of original facades such as above-awning windows should be retained.</p> <p>Reconstruction of significant original elements and details such as awnings and window openings should be encouraged.</p> <p>Unsympathetic and intrusive elements such as air-conditioning units should be removed.</p> <p>Air-conditioning units should not be visible from the public domain and must not have a detrimental impact on the architectural style of significance of the building to which they are attached.</p>

Element	Additional Prescriptive Measures
	<p>When external works are proposed, architectural drawings should incorporate adjacent buildings showing the new work in the context of the streetscape.</p> <p><u>Mt Errington Precinct</u></p> <p>The predominantly single storey scale should be retained. Front setbacks should be determined from adjoining buildings constructed prior to the 1960s.</p> <p>Front elevations should be articulated through use of elements such as bay windows, entry gables and front verandahs. Flush unbroken facades should be avoided.</p>
Materials and finishes	<p><u>Pretoria Parade Precinct</u></p> <p>Weatherboard or brick should be used for walls. Render is also characteristic in Nursery Street. Terracotta tiles and corrugated metal should be used for roofs.</p> <p><u>Peats Ferry Road Precinct</u></p> <p>Colour schemes for repainting should be based on historical evidence or traditional period colour charts appropriate to the style of building.</p> <p>The use of fluorescent paints and primary colours should not be used.</p> <p>Original brickwork, sandstone or tiling that is unpainted should not be refinished in a manner inappropriate to the architectural style of the building.</p>
	<p><u>Mt Errington Precinct</u></p> <p>Clean faced brick (red/brown colours) or weatherboards should be used for walls. Rendered or painted brick work, or timber joinery can be used for small areas or feature elements.</p> <p>Rock faced stonework or other treatment should be used for basement walls or foundations.</p> <p>Terracotta tiles or slate with ridge cappings and ornamental end caps should be used for roofs. If corrugated metal is used, lighter colours of silver or green should be selected.</p>
Driveways	<p>Driveways should be constructed as wheel strips where possible.</p>
Subdivision	<p>Altering the existing subdivision pattern through amalgamation and battleaxe subdivisions should be avoided along Pretoria Parade.</p> <p>Subdivision in the Mt Errington Precinct that would result in removal of significant trees or</p>

Element	Additional Prescriptive Measures
New Development	<p>landscape features such as rock outcrops, including trees that contribute to the area's landscape character, should be avoided.</p> <p><u>Peats Ferry Road Precinct</u></p> <p>Massing of new development at the podium should complement the historic character and existing buildings in the precinct.</p> <p>Additional storeys should be set back from the significant original shopfronts and parapet facades.</p> <p>External materials, finishes, textures and details should be used in a manner that complements the early twentieth century character of the streetscape.</p> <p>Building heights north of Coronation Street should step down to respect the predominant scale of the historic buildings - Hornsby Court House and Hornsby Council Chambers.</p> <p>Building forms should respect the architectural character and detail of significant buildings and facades in terms of roof forms, relationship of solids and voids, fenestration patterns and relationship of floor to ceiling heights.</p> <p>Proponents of new development should provide a detailed site and context analysis stating how the design relates to the built form, materials and character of the precinct and a statement of heritage impact.</p>
Signage	<p><u>Peats Ferry Road Precinct</u></p> <p>The design and size of signs should not dominate or obscure the architectural character and detail of significant original building facades. Signs should respond appropriately to the relevant historic character of the building facade and streetscape.</p> <p>Intrusive signage, including large brightly coloured signs obstructing significant architectural detailing should be removed.</p> <p>The colours and style of lettering used in signs should be suitable for the style of the building and the historic character of the area.</p> <p>Signage should be located and limited to parts of the building that have traditionally been used for signs, such as awning fascia signs, under awning signs and top hammer signs.</p> <p>Above awning parapet and facade signs should be avoided except where sympathetically designed and part of the original building design.</p>

9.3.8 The Crescent Heritage Conservation Area – Character Statement

The location of The Crescent Heritage Conservation Area (Pennant Hills) is depicted in Figure 9.3(g).

History

- a. The Crescent Heritage Conservation Area was laid out in 1905 by the Intercolonial Investment Land & Building Company following their purchase of the Aiken family's 41 acre orchard Hillside in 1890.

Description

- a. The landform rises gently from Pennant Hills Road before falling away sharply to the south east and west at Britannia Street. The Crescent follows the slope with a high and low side.
- b. The lot pattern is irregular, with lots of varying sizes and frontage widths. Further amalgamation or subdivision of existing lots would potentially further erode the character and heritage significance of the area.
- c. The streetscape features wide kerbed road with grass verges and concrete footpaths. Street plantings are a combination of lower shrubs and taller specimens that blend to mature, well planted gardens.
- d. Buildings date from the Federation, Edwardian and Inter War periods, and include a number of individually listed heritage items. The area also includes modern infill buildings, some of which are substantial in size.
- e. Characteristic buildings are single and two storey brick, rendered masonry, timber weatherboard, fibro houses with hipped and gabled slate and terracotta tile roofs. Articulated facades with verandahs and bay windows are also characteristic elements. Front and side setbacks are irregular.
- f. Recent changes include an infill building on the northern side of The Crescent, and the more recent medium density complex at the north western corner of the area.
- g. Fences are typically low and constructed in stone, brick and timber.
- h. There are no garages to the street, other than some modern infill sites.

Statement of Significance

- a. The Crescent Heritage Conservation Area is a very good example of a Federation subdivision with substantial, high quality period homes including Barncleuth (1909).

Prescriptive Measures

- a. Development within The Crescent Heritage Conservation Area should be in accordance with the general controls within Part 9.3 and the additional prescriptive measures in Table 9.3.8(a).

Table 9.3.8(a): Additional Prescriptive Measures - The Crescent HCA Provisions

Element	Additional Prescriptive Measures
Demolition	Buildings from the pre-1940 period should be retained.
Streetscape character	Development should be single storey. Articulation should be used to break up building mass through the use of elements such as bay windows, entry gables and front verandahs.
Materials and finishes	Brick, rendered masonry or weatherboard should be used for walls. Slate or terracotta tiles should be used for roofs.
Driveways	Concrete strip driveways should be used.
Subdivision	Altering the existing subdivision pattern through subdivision, amalgamation or boundary adjustments should be avoided.



Figure 9.3(g): The Crescent Heritage Conservation Area (C)

9.3.9 Wahroonga Heritage Conservation Area – Character Statement

The location of Wahroonga Heritage Conservation Area is depicted in Figure 9.3(h).

History

- a. The Wahroonga Heritage Conservation Area occupies part of the land granted to John Terry Hughes in 1842. Subdivision occurred in the late 19th century following the opening of the North Shore Railway line as the Pearce's Corner Township Estate. The land within the Heritage Conservation Area was developed during the Edwardian and Post war periods.

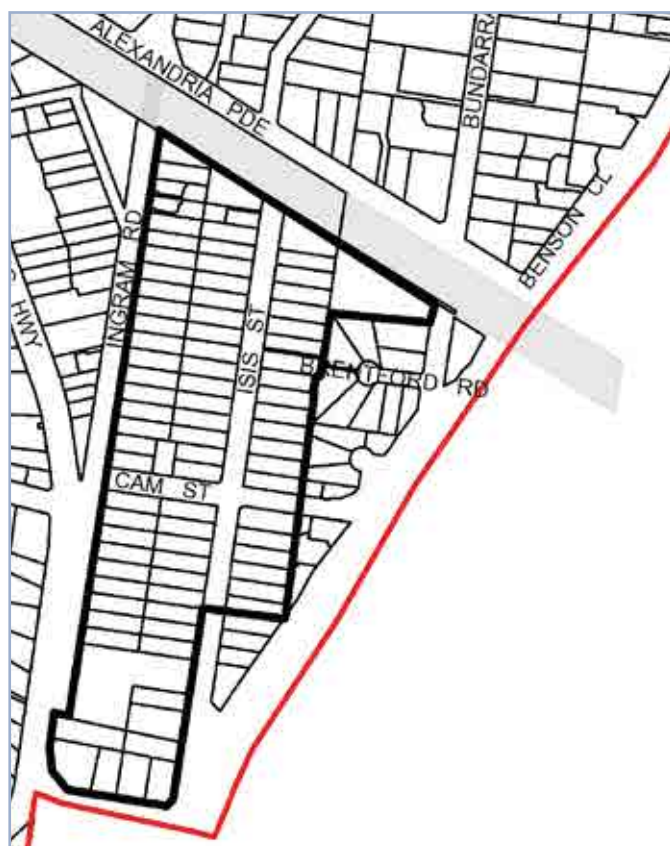


Figure 9.3(h): Wahroonga Heritage Conservation Area. (C)

Description

- a. The landform is relatively level, with slight falls to the east. The Pacific Highway and Ingram Street create strong boundaries to the west and south edges. The cutting to the railway line and F3 freeway are physical barriers to the north and south east.
- b. The area has a regular subdivision pattern that features similar sized lots with consistent front setbacks. Some larger lots occur along the Pacific Highway. Changes and lot amalgamations have occurred to the underlying lot pattern associated with infill development.
- c. Grass swales/verges along Isis Street and mature street planting of varying heights are prominent streetscape elements.
- d. Buildings are typically single storey with hipped and gabled roofs, and verandahs to the street. There are some two storey Federation Arts and Crafts and Inter War apartment buildings.
- e. Timber weatherboard houses are characteristic of the area, especially along Isis Street, and strongly define the built character.
- f. The front gardens are well planted and often have no fencing. Where fences occur they are typically low and constructed of timber (some pickets), brick, timber post and wire, brick and metal rail, and stone. It is important for the area's character to retain the pattern of low fences, and to continue to ensure that fence design matches, or is compatible with, the period of the house.
- g. Common and characteristic building materials are weatherboard, fibro, brick and roughcast render. Roofs are typically corrugated metal or terracotta tiles.

Statement of Significance

- a. The Wahroonga Heritage Conservation Area is an example of an early 19th century subdivision with a consistent built form of modest single and two storey houses. The area is closely associated with the construction of the North Shore railway line and Pearce's corner settlement.

Prescriptive Measures

- a. Development within the Wahroonga Heritage Conservation Area should be in accordance with the general controls within Part 9.3 and the additional prescriptive measures in Table 9.3.9(a).

Table 9.3.9(a): Additional Prescriptive Measures - Wahroonga HCA Provisions

Element	Additional Prescriptive Measures
Demolition	Buildings from the Federation, Edwardian and Inter-War periods should be retained.
Streetscape character	New work should continue the pattern of detached cottages with low pitched roofs and verandahs to the street. Changes to the natural landform should be avoided.
Materials and finishes	Weatherboard, brick or roughcast render should be used for walls. Terracotta tiles and corrugated metal should be used for roofs.
Garages and carports	Garages should be located behind the main building line and be designed with asymmetrical massing.
Driveways	Concrete strip driveways should be used rather than full paved surface.
Subdivision	Amalgamation and battleaxe subdivision should be avoided.

9.3.10 Wahroonga (North) Heritage Conservation Area – Character Statement

The location of the Wahroonga (North) Heritage Conservation Area and the Precinct boundaries is depicted in Figure 9.3(i).

History

- a. The earliest subdivisions were offered for sale from the 1890's coinciding with the opening of the North Shore Railway Line. Development was slow to proceed with some land from early auctions being the part of later subdivisions.
- b. The major subdivisions are closely linked to the main building periods of the area being Victorian/Federation and some Inter War buildings in the southern precinct and Inter War and Post War buildings in the north.



Figure 9.3(i):
Wahroonga (North) Heritage Conservation Area and
Precinct boundaries (C)

Description

Northern Precinct

- a. The Northern Precinct is bounded by Edgeworth David Avenue, the F3 Freeway, Fern Avenue, Myra Street and Oleander Road.
- b. The area north of Fern Avenue includes land that was subdivided in 1913 (Ingalara Estate) and 1926 (Wahroonga Heights Estate). The lots are typical suburban subdivisions of the period with regular frontages. Further subdivisions of the underlying lot pattern are not evident.
- c. The landform slopes down from the central plateau area around Highlands Avenue and Fern Avenue. Street trees are a strong and unifying feature of the Precinct's landscape character. This is complemented by mature trees and plantings within gardens.
- d. The predominant building period (1913 to 1950) is represented by Inter War and Post War dwellings. This reflects the delay between subdivision and take up of land in the area. Dwellings are typically small, single storey buildings in garden settings with some modern infill buildings.

Southern Precinct

- e. The Southern Precinct is bounded by Oleander Road (south side), Fern Avenue, the F3 Freeway, Alexandria Parade and Myra Street.
- f. The earliest phase of development occurred in the Southern Precinct where land was subdivided from the 1890s (Bundarra Estate and Highlands Estate). Highlands, one of the earliest remaining houses in the area, was built in 1892/93. The Highlands Estate was progressively sold from subdivisions in 1933 (Highlands Estate) and 1938 (Hordern Estate).
- g. The Precinct retains a character of larger estates with infill development, particularly on the western side of Bundarra Avenue. The tree canopy, wider lot frontages, generous setbacks, low fencing and irregular road layout are important elements of the area's character.
- h. Federation and Inter War houses are characteristic of the Precinct and represent the predominant building period from 1892 to 1939. Dwellings are typically two storey on substantial landscaped lots.

Statement of Significance

- a. The Wahroonga (North) Heritage Conservation Area is closely associated with the opening of the North Shore Railway line in the 1890s, and includes land in the early estates of the locality, Bundarra Estate (1892) and its subsequent Federation development. It also includes the pre War and Inter War subdivisions of the Bundarra (Ingalara) Estate (1913), Wahroonga Heights Estate (1926) and the two divisions of the Highlands Estate (1933 and 1938) that led to the Inter War development of the area.
- b. The Heritage Conservation Area is strongly associated with significant local persons including the Hordern Family and particularly the family matriarch, Caroline Hordern and the Hordern Family Estate which centered on their mansion, "Highlands House".
- c. The Heritage Conservation Area is aesthetically distinctive, with a strong collection of Federation residential buildings. This includes "Highlands House" (1892), "Neringla" (1895) and "Cherrygarth" (1897). The overlay of Inter War houses is unified and made complementary by the landscaped setting.
- d. The Heritage Conservation Area is important as a reference site for Hornsby, particularly in relation to the early development of the area. The area has potential to reveal its pre Victorian development and use through research.
- e. The Heritage Conservation Area demonstrates the post 1892 residential development of the area, exhibiting built and landscape qualities that are becoming rare within Hornsby and which are endangered by continuing unsympathetic development.

Prescriptive Measures

- a. Development within the Wahroonga (North) Heritage Conservation Area should be in accordance with the general controls within Part 9.3 and the additional prescriptive measures in Table 9.3.10(a).

Table 9.3.10(a): Additional Prescriptive Measures - Wahroonga (North) HCA Provisions

Element	Additional Prescriptive Measures
Streetscape character	<p>New openings on the facades of contributory buildings should be avoided.</p> <p>Existing roof forms on heritage items and contributory buildings should be retained.</p> <p>Windows should be vertically proportioned or broken up into vertically proportioned components.</p> <p>Dormer windows should be located to the rear of buildings.</p> <p>Development should retain large enough gardens in front and rear yards to include medium to large trees.</p> <p>Extensive cut and fill or retaining walls that visually disrupt the natural landform or streetscape character should be avoided.</p> <p>Northern Precinct Development should be single storey.</p> <p>Southern Precinct Two storey development should be complemented by a reasonable landscaped setting and retain setbacks comparable to adjoining characteristic developments.</p>
Materials and finishes	<p>Original building fabric, details and materials that are components of significant buildings or landscape elements should be retained.</p> <p>Use of mottled, specked or light coloured brickwork should be avoided.</p> <p>Traditional materials, such as Terracotta tiles, should be used for roofs.</p>
Garages and carports	<p>Garages should be separately articulated from the dwelling.</p>

Table 9.3.10(a): Additional Prescriptive Measures - Wahroonga (North) HCA Provisions continued

Element	Additional Prescriptive Measures
Driveways	<p>Side setbacks should allow for a single landscaped driveway on one side and access and planting on the other.</p> <p>Driveways and driveway crossings should be single car width.</p> <p>Driveways should be constructed as paved wheel strips with turf between where possible.</p> <p>Changes to driveways should be avoided where street trees or mature plantings could be affected.</p>
Fences and gates	<p>New front fences should be of a traditional low height (in some areas as low as 750mm, but mostly 900mm to 1200mm).</p> <p>Traditional timber fencing should be used for side fences. Side fences should be lower in height within the front garden to match the height of the front fence.</p> <p>Fences that contain metal railings and brick pillars should be avoided.</p>
Subdivision	<p>Altering the existing subdivision pattern through subdivision, amalgamation or boundary adjustments should be avoided unless the resulting development reflects the established character of single detached dwellings on separate allotments.</p>

9.3.11 Barker College Heritage Conservation Area – Character Statement

The location of the Barker Heritage Conservation Area is depicted in Figure 9.3(j).

History

- a. Barker College was founded in 1891 by Anglican Clergyman Rev Henry Plume. The school moved from Kurrajong Heights to Hornsby in 1896. Plume sold the school to William Charles Carter in 1905. The school was subsequently purchased by the Church of England in 1919 and now occupies the land between the Pacific Highway, College Crescent, Clarke Road and Unwin Road.



Figure 9.3(j): Barker Heritage Conservation Area. (C)

Description

- a. The landform falls from the Pacific Highway to the south. The college campus has designated areas – the Middle and Senior School to the north, open grounds in the centre and the Junior School to the south.
- b. There are views across the school grounds from north to south, and from east to west, and along the internal streets. Future development should seek to minimise impacts on existing view corridors, and to create new view lines where possible, such as across the grounds from the Avenue to the west and the like.
- c. There are three individual heritage items within the Heritage Conservation Area. These are “Barker College group of buildings, grounds and gate;” “Barker College - Centenary Design Centre, Mc Caskill Music Centre, the Development Office” and the “Barker College Junior School”.
- d. The Barker College Heritage Conservation Management Plan 1998 ranks the relative significance of buildings on the site. Buildings of high significance are to be retained, while buildings of moderate significance options should be investigated for retention in terms of providing a function that cannot be provided elsewhere by long term planning.

Statement of Significance

- a. The Barker College Heritage Conservation Area is significant as a long established educational institution in Hornsby. The college grounds have developed over time with a character achieved through consistent scale, use of materials, architectural style and landscaping.
- b. Barker College demonstrates its own history through its character, range of buildings and landscape features, and is appreciated by a community of past and present students, teachers and others associated with the college.
- c. The Heritage Conservation Area contributes to the local townscape through its buildings, gardens and prominent trees.

Prescriptive Measures

- a. Development within the Barker Heritage Conservation Area should be in accordance with the general controls within Part 9.3 and the additional prescriptive measures in Table 9.3.11(a).

Table 9.3.11(a): Additional Prescriptive Measures - Barker HCA Provisions

Element	Additional Prescriptive Measures
Demolition	Buildings ranked as high significance should be retained. Investigate options to retain buildings ranked as moderate significance.
Streetscape character	The predominant building scale of two storeys should be retained. Major views within the school precinct along the school streets and across the grounds from north to south and from east to west should be retained.
Materials and finishes	Red/brown bricks should be used as the dominant material of walls. Sandstone should be used for small retaining walls and edgings to gardens and paths

9.3.12 East Epping Heritage Conservation Area – Character Statement

The location of the East Epping Heritage Conservation Area is depicted in Figure 9.3(k).

History

- a. The East Epping Heritage Conservation Area comprises part of the Field of Mars Common which was released for subdivision in 1886.
- b. Opening of the railway line in 1886 and new road networks preceded a period of rapid development. Railway workers and wider population were attracted to the area and local farmers prospered having more access to markets.
- c. The name “Epping” was officially adopted for the area in 1899, derived from the many trees in the area after “Epping Forest” in England. The streets were named after English counties or towns as the area was described like a “country village”.
- d. Completion of Epping Road in 1940 and improvement of road networks led to an Inter-war period of subdivision and development. Further development continued into

the 1950s Post-war period which saw a significant change to the character of the area.

Description

- a. The East Epping Heritage Conservation Area represents an area of housing that has remained largely intact. It retains many elements of the various housing styles and the early subdivision patterns from the 1886 to the period just after the Second World War.
- b. The housing styles characteristically include single detached houses from the Federation, Inter-war and Post-war periods with some earlier Victorian housing and late 20th century development located between.
- c. A number of heritage listed items are located within the area, many of which occupy prominent corner sites and make a positive visual contribution to the streetscapes. Some items are distinctive and unique features in the streetscape or are relatively rare examples in the local area.
- d. The area is characterised by wide, dual carriageways, wide grassed verges and pedestrian footpaths.

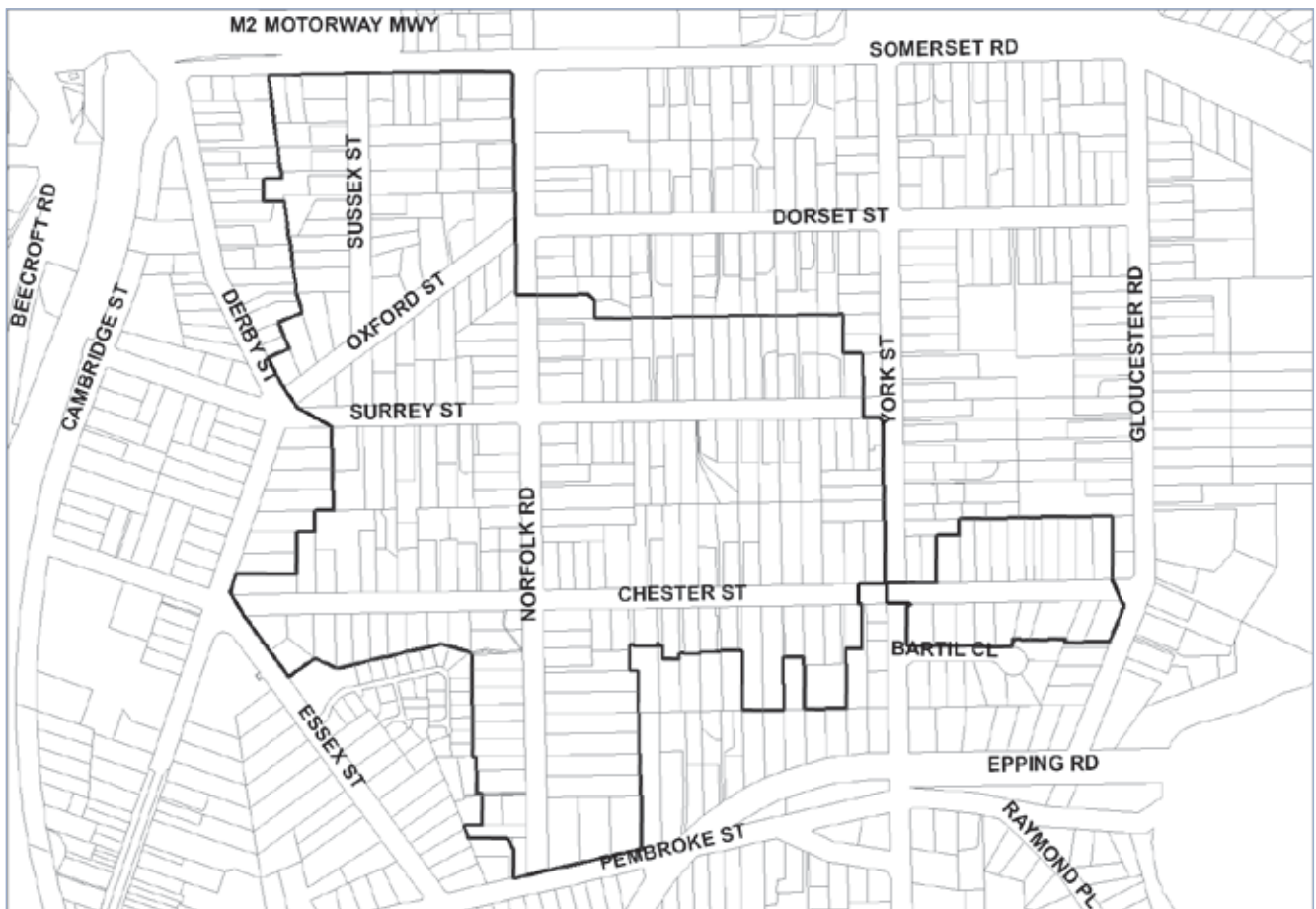


Figure 9.3(k): East Epping Heritage Conservation Area. (C)

- e. A number of mature native and introduced, ornamental trees and plantings generally line the streets. Together with individual garden settings and plantings, the landscape elements enhance the built context.
- f. A number of houses retain original and complimentary fences which contribute to the suburban garden setting.
- g. The early natural character and topography of the area is indicated by extant rock forms, undulating streets, sloping sites and the number of native trees and plantings.
- h. The streets and subdivision generally comprises a regular grid type pattern, with the exception of Oxford Street, and Norfolk Road forming the main spine of the conservation area.
- i. The character of the area is unified by the similarity in allotment sizes, scale of building and openings, setbacks from the street, fencing, detailing and landscape elements.

Statement of Significance

- a. The East Epping Heritage Conservation Area is of high local historic and aesthetic significance as a good representative example of late 19th century subdivision. It retains a good and largely intact example of Federation, Inter-War and Post-war period residential development that represents the major period of growth and development of the Epping area.
- b. The area significantly retains most of its original 1886 subdivision and streetscape pattern with mostly single detached houses.
- c. The built context is enhanced by the local topography and native plantings, wide street proportions, street trees and garden settings.
- d. The Epping Public School site on Norfolk Road established in 1900 and the Inter-war period Uniting Church at the intersection of Chester, Oxford and Essex Streets are of historic and social significance to the locality.

Prescriptive Measures

- a. Development within the East Epping Heritage Conservation Area should be in accordance with the general controls within Part 9.3 and the additional prescriptive measures in Table 9.3.12(a).

Table 9.3.12(a): Additional Prescriptive Measures - East Epping HCA Provisions

Element	Additional Prescriptive Measures
Demolition	Buildings from the Victorian, Federation, Inter-war and Post-war periods should be retained.
Streetscape character	<p>Development should be single storey.</p> <p>New openings on the facades of heritage items and contributory buildings should be avoided.</p> <p>Windows should be vertically proportioned or broken up into vertically proportioned components.</p> <p>Dormer windows should be located to the rear of buildings.</p> <p>Articulation should be used to break up building mass through the use of elements such as bay windows, entry gables and front verandahs.</p> <p>Existing roof forms on heritage items and contributory buildings should be retained.</p> <p>Hipped and gabled roofs should be used.</p> <p>New development should be consistent with the existing scale of buildings, openings and setbacks from the street.</p> <p>Extensive cut and fill or retaining walls that visually disrupt the natural landform or streetscape character should be avoided.</p> <p>Development should retain large enough gardens in front and rear yards to include medium to large trees.</p>
Materials and finishes	<p>Original building fabric, details and materials that are components of significant and contributory buildings or landscape elements should be retained.</p> <p>Clean faced brick (red/brown colours) or weatherboards should be used for walls.</p> <p>Rendered or painted brickwork, or timber joinery can be used for small areas or feature elements.</p> <p>Existing face brick should not be painted or applied with a rendered finish.</p> <p>Traditional materials, such as slate or terracotta tiles should be used for new roofs.</p> <p>Replacement roofs should complement the period and style of the building.</p> <p>Replacement windows should match existing or complement the period and style of the building.</p>

Table 9.3.12(a): Additional Prescriptive Measures - East Epping HCA Provisions (cont)

Element	Additional Prescriptive Measures
Fences and gates	<p>Original fences and gates should be retained.</p> <p>New fences and gates should complement the period and style of the building as indicated in Figure 9.2(c).</p> <p>New front fences should be of a traditional low height, from 500mm to 900mm.</p> <p>Traditional timber fencing should be used for side fences. Side fences should be lower in height within the front garden to match the height of the front fence.</p> <p>Metal sheet or colourbond fencing should not be used.</p>
Utilities	<p>Aerials, antennae, air conditioning units, hot water systems, communication devices rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.</p>
Garages and carports	<p>Garages and carports should be located behind the main building line and be separately articulated from the dwelling.</p> <p>Traditional materials such as timber or face brick should be used.</p>
Driveways	<p>Changes to driveways should be avoided where street trees or mature plantings could be affected.</p> <p>From the property boundary line, concrete strip driveways, gravel, stone or brick pavers should be used rather than slab or stenciled concrete.</p>
Subdivision	<p>Altering the existing subdivision pattern through subdivision, amalgamation or boundary adjustments should be avoided.</p>

9.3.13 Essex Street (Epping) Heritage Conservation Area – Character Statement

The location of the Essex Street (Epping) Heritage Conservation Area is depicted in Figure 9.3(m).

History

- a. The Essex Street (Epping) Heritage Conservation Area comprises part of the Field of Mars Common released for subdivision in 1899.
- b. Opening of the railway line in 1886 and new road networks preceded a period of rapid development. Railway workers and wider population were attracted to the area and local farmers prospered having more access to markets.
- c. At this time, the name “Epping” was officially adopted for the area, derived from the many trees in the area after “Epping Forest” in England. The streets were also named after English counties or towns as the area was described as being like a “country village”.

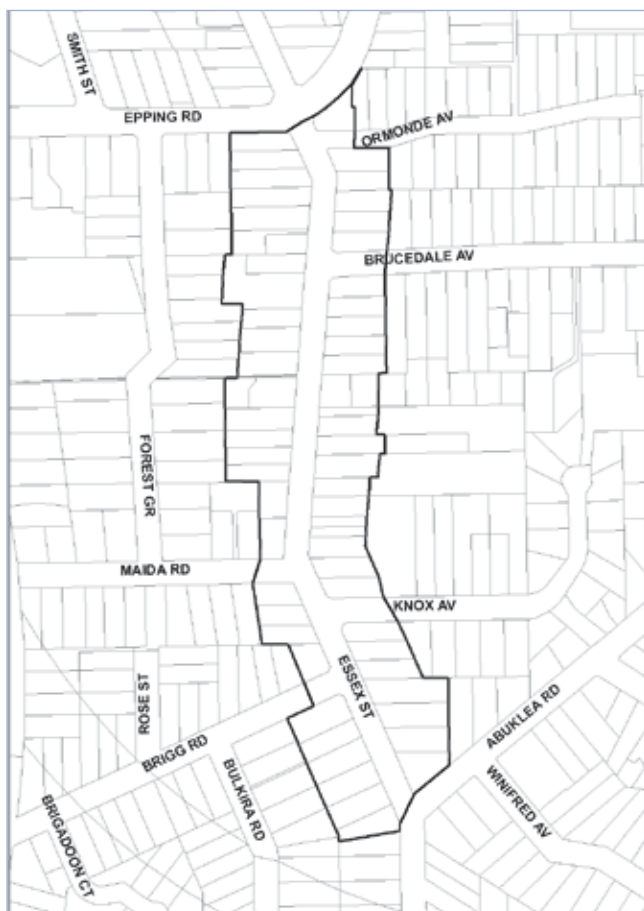


Figure 9.3(l): Essex Street (Epping) Heritage Conservation Area (C)

- d. Completion of Epping Road in 1940 and improvement of road networks led to an Inter-war period of subdivision and development in the area. Further development continued into the the Post-war period which saw a significant change in the character of the area during the 1950s.
- e. During the 1960s to 1980s medium density development occurred closer to the railway line, followed by larger scale residential and commercial complexes during the late 20th and early 21st century.

Description

- a. The Essex Street (Epping) Heritage Conservation Area retains a good and largely intact example of housing styles from the Federation and Inter-war periods, representative of the early era of suburban development within Epping.
- b. The housing styles include substantial Federation red brick dwellings, Inter-war Bungalows, Post-war development with a number of late 20th and early 21st century period dwellings and residential complexes between.
- c. Recent changes are evident, however, the overall early 20th century character, streetscape pattern and historical integrity of the area remains.

Table 9.3.13(a): Additional Prescriptive Measures - Essex Street (Epping) HCA Provisions

Element	Additional Prescriptive Measures
Demolition	<p>Buildings from Federation and Inter-war periods should be retained.</p> <p>Contributory buildings from the Post-war period should be retained.</p>
Streetscape character	<p>Development should be single storey or single storey with attic development.</p> <p>New openings on the facades of heritage items and contributory buildings should be avoided.</p> <p>Windows should be vertically proportioned or broken up into vertically proportioned components.</p> <p>Dormer windows should be located to the rear of buildings.</p> <p>Articulation should be used to break up building mass through the use of elements such as bay windows, entry gables and front verandahs.</p> <p>Existing roof forms on heritage items and contributory buildings should be retained.</p> <p>Hipped and gabled roofs should be used.</p> <p>New development should be consistent with the existing scale of buildings, openings and setbacks from the street.</p> <p>Extensive cut and fill or retaining walls that visually disrupt the natural landform or streetscape character should be avoided.</p> <p>Development should retain large enough gardens in front and rear yards to include medium to large trees.</p>
Materials and finishes	<p>Original building fabric, details and materials that are components of significant and contributory buildings or landscape elements should be retained.</p> <p>Clean faced brick (red/brown colours) should be used for walls. Rendered or painted brickwork, or timber joinery can be used for small areas or feature elements.</p> <p>Existing face brick should not be painted or applied with a rendered finish.</p> <p>Traditional materials, such as slate or terracotta tiles should be used for new roofs.</p> <p>Replacement roofs should complement the period and style of the building.</p> <p>Replacement windows should match existing or complement the period and style of the building.</p>

Table 9.3.13(a): Additional Prescriptive Measures - Essex Street (Epping) HCA Provisions (cont)

Element	Additional Prescriptive Measures
Fences and gates	<p>Original fences and gates should be retained.</p> <p>New fences and gates should complement the period and style of the building as indicated in Figure 9.2(c).</p> <p>New front fences should be of a traditional low height, from 500mm to 900mm.</p> <p>Traditional timber fencing should be used for side fences. Side fences should be lower in height within the front garden to match the height of the front fence.</p> <p>Metal sheet or colourbond fencing should not be used.</p>
Utilities	<p>Aerials, antennae, air conditioning units, hot water systems, communication devices rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.</p>
Garages and carports	<p>Garages and carports should be located behind the main building line and be separately articulated from the dwelling.</p> <p>Traditional materials such as timber or face brick should be used.</p>
Driveways	<p>Changes to driveways should be avoided where street trees or mature plantings could be affected.</p> <p>From the property boundary line, concrete strip driveways, gravel, stone or brick pavers should be used rather than slab or stenciled concrete.</p>
Subdivision	<p>Altering the existing subdivision pattern through subdivision, amalgamation or boundary adjustments should be avoided.</p>

9.3.14 Rosebank Avenue (Epping) Heritage Conservation Area – Character Statement

The location of the Rosebank Avenue (Epping) Heritage Conservation Area is depicted in Figure 9.3(o).

History

- a. Rosebank Avenue was originally part of the land granted to William Kent Junior, purchased by Pioneer settler, David Hazlewood in 1897. In 1908 David Hazlewood's sons Walter and Harry Hazelwood developed a rose growing industry within the Hazelwood Estate, which became the Hazlewood Brothers Nursery and leading rose suppliers in the early twentieth century
- b. The first subdivision of the Hazelwood Estate was placed on sale in October 1921. In November 1929, two years after David Hazlewood's death, the site of Rosebank Avenue went to auction sale as the Rosegrove Estate, one of the later estate subdivisions to occur within the Epping district.
- c. The Estate consisted of 18 lots fronting Rosebank Avenue and three lots fronting Ray Road. 17 properties in separate ownership (one of which was constructed over two of the original lots) were developed for residential dwelling houses during the Inter-war period, between 1929 and 1942.
- d. A "fine old rustic bridge" which was constructed over the existing creek by the Hazlewoods as part of their nursery operations was retained as an attractive element of the Estate.
- e. A strict building ordinance was put in place to ensure



Figure 9.3(m): Rosebank Avenue (Epping) Heritage Conservation Area (C)

that "each home will be worthy of its setting" and that the layout and lot sizes allowed "ample space for gardens, lawns and motor car entrance".

Description

- a. A rare example of a good and highly intact Inter-war streetscape within Hornsby Shire.
- b. The group of Inter-war period dwellings illustrate various characteristic Inter-war architectural elements from the Bungalow, Tudor Revival and Spanish Mission styles.
- c. Generally the buildings retain their original scale, form, character and presentation, evidence of the original intent and covenants placed on the subdivision.
- d. Recent alterations and additions and minor modifications are evident, however, do not detract from the overall character and quality of the group and streetscape.
- e. The unifying character of the streetscape arises from the retention of the original subdivision pattern and street rhythm, consistent setbacks, style and character of the buildings, scale of buildings and openings, building materials and colours, fencing, paths, driveways, garages, and landscape elements.
- f. The gardens and landscaping reflect the typical characteristics and features of the Inter-war period.
- g. The single-laned bridge (modernised) associated with the Hazelwood Brothers Nursery and creek are still in existence and provides evidence of the early character of the area.

Statement of Significance

- a. Rosebank Avenue is of high local cultural significance as a fine representative example of an Inter-war period residential subdivision and development that remains largely intact and retains its historical subdivision pattern, built context and natural features.
- b. Collectively the group form a unique precinct in Hornsby Shire.
- c. The houses each retain their overall scale, character and varying stylistic details associated with the period and are enhanced by the wide street proportion, street trees and garden settings and remaining natural features.

Table 9.3.14(a): Additional Prescriptive Measures - Rosebank HCA Provisions

Element	Additional Prescriptive Measures
Demolition	Buildings from the Inter-war period (constructed pre-1942) should be retained.
Streetscape character	<p>Development should be single storey.</p> <p>New openings on the facades of existing buildings should be avoided.</p> <p>Existing hipped and gabled roof forms should be retained.</p> <p>New development should be consistent with the existing scale of buildings, openings, roof forms and setbacks from the street.</p> <p>Windows should be vertically proportioned or broken up into vertically proportioned components.</p> <p>Extensive cut and fill or retaining walls that visually disrupt the natural landform or streetscape character should be avoided.</p> <p>Development should retain large enough gardens in front and rear yards to include medium to large trees.</p> <p>Front garden layouts and plantings should complement the Inter-war period and style of the building.</p>
Materials and finishes	<p>Original building fabric, details, materials and landscape elements should be retained.</p> <p>Clean faced brick (red/brown colours) or a rendered finish should be used for walls.</p> <p>Existing face brick should not be painted or applied with a rendered finish.</p> <p>Terracotta should be used for roofs.</p>
Fences and gates	<p>Original fences and gates should be retained.</p> <p>New fences and gates should complement the Inter-war period, materials and style of the building.</p> <p>New front fences should be of a traditional low height, from 500mm to 900mm.</p>
Utilities	Aerials, antennae, air conditioning units, hot water systems, communication devices rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.
Garages and carports	<p>Garages and carports should be located behind the main building line and be separately articulated from the dwelling.</p> <p>Traditional materials such as timber or face brick should be used.</p>

Table 9.3.14(a): Additional Prescriptive Measures - Rosebank HCA Provisions (cont)

Element	Additional Prescriptive Measures
Driveways	<p>Changes to driveways should be avoided.</p> <p>From the property boundary line, concrete strip driveways should be used rather than full paved surface. Brick pavers or stone could also be used.</p>
Subdivision	Altering the existing subdivision pattern through subdivision, amalgamation or boundary adjustments should be avoided.

9.4 Development in the Vicinity of Heritage

9.4.1 Development in the Vicinity of Heritage Items and Heritage Conservation Areas

Desired Outcomes

- a. New work that is sympathetic to the heritage significance of nearby heritage items, or adjoining heritage conservation area, and their settings.

Prescriptive Measures

Heritage Items

- a. Design and siting of new work should complement the form, orientation, scale and style of the heritage item.
- b. Adequate space should be provided around the heritage item to allow for its interpretation.
- c. Development should maintain significant or historic public domain views to and from the heritage item.
- d. Original or significant landscape features that are associated with the heritage item and which contribute to its setting should be retained.
- e. For rural heritage items, the scale of new work is not to overwhelm the heritage item taking into consideration the matters within the Rural Heritage Items element.

Heritage Conservation Areas

- f. Development in the vicinity must respect the curtilage and setting of the HCA and protect views into and from the HCA.
- g. Development is to be sympathetic to the primary characteristics and heritage values of the HCA with regards to proposed:
 - context, including “backdrop” to places in the HCA;
 - bulk, height alignment form and roofline of new development;
 - proportions such as windows and door openings (number and location) and balconies;
 - Interface facade materials, treatments and palette;
 - Compatible fencing and screening
- h. Development applications for multi-unit developments adjacent to HCAs must include a construction impact report demonstrating that the construction process will not detrimentally or indirectly adversely impact places in the HCA at the time of construction or over time.



Figure 9.4(a) - Identifying properties that are in the vicinity of a heritage item. (E)

Notes:

These controls apply to land that is adjoining, or across the road from a heritage item or a heritage conservation area.

The setting of a heritage item or heritage conservation area often extends beyond current property boundaries, and can be influenced by historic subdivision patterns, topography, vegetation, and views to and from the heritage item or heritage conservation area.

It is important to understand the relationship of a heritage item, or heritage conservation area, to adjoining land. Relevant factors include:

- Is the site within historic property boundaries of the heritage item;
- Could development on the site affect views to or from the heritage item or heritage conservation area;
 - Could development on the site change the visual “backdrop” of the heritage item or heritage conservation area;
- Is the heritage item or heritage conservation area physically separated from the development site by a road, gully or escarpment, creek or similar; and
 - Are there any trees or remnant features on the development site that may have had an association with the heritage item.

9.5 Aboriginal Heritage

9.5.1 Aboriginal Relics or Places of Heritage Significance

This section provides guidelines for the development of land that may contain an Aboriginal relic or place of heritage significance.

Desired Outcomes

- a. Development that protects Aboriginal sites and archaeological relics by minimising the likelihood of disturbance.

Prescriptive Measures

- a. An assessment of Aboriginal heritage should accompany any development application on lands that contain culturally modified trees or recorded Aboriginal objects.
- b. An assessment of Aboriginal heritage should accompany any development application for work to land that has *not been disturbed* and is:
 - within 200 metres of waterways;
 - located within a sand dune system;
 - located on a ridge top, ridge line or headland;
 - located within 200 metres below or above a cliff face; or
 - within 20 metres of or in a cave, rock shelter or a cave mouth.
- c. When an assessment of Aboriginal heritage is required, a report should be prepared in accordance with published best practice guidelines and submitted with the Development Application. This should include an *Aboriginal Heritage and Information Management System certificate* for Property that contains listed objects/ sites.
- d. Works, including landscaping and associated elements, should be located away from sites and potential sites containing archaeological relics.
- e. The depth and extent of excavation should be minimised where land contains, or is likely to contain, archaeological remains or relics.

Notes:

Land is disturbed if it has been the subject of a human activity that has changed the land's surface, being changes that remain clear and observable. Examples include ploughing, construction of rural infrastructure (such as dams and fences), construction of roads, trails and tracks, clearing vegetation, construction of buildings and the erection of other structures, construction or installation of utilities and other similar services.

For further information on best practice guidelines refer to:

- "Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW" 2011, and
- "Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW" (2010)

by NSW Office of Environment & Heritage available at environment.nsw.gov.au.

For further information and to obtain a certificate from the Aboriginal Heritage and Information Management System (AHIMS) database refer to the NSW Office of Environment & Heritage website www.environment.nsw.gov.au.

Aboriginal heritage sites and archaeological relics can occur in a range of places, including private property. In Hornsby Aboriginal sites include:

- Engravings on sandstone ridges;
- Rock shelters on the valley slopes containing cave paintings, drawing sites and archaeological deposits;
- Open campsites and grinding grooves on valley floors;
- Shell middens along tidal waterways; and
- Scarred trees.

An Aboriginal Heritage Impact Permit is required from the NSW Office of Environment & Heritage where development may damage or disturb Aboriginal sites under the National Parks and Wildlife Act 1974.

9.6 Beecroft Heritage Precinct

The following provides controls for development within the Beecroft Heritage precinct, on land bounded by Chapman Avenue, Beecroft Road and Wongala Crescent.

The Beecroft Heritage precinct is divided into two planning areas, the residential area (zoned R4) and the commercial area (zoned B2). The Beecroft heritage precinct boundaries and the planning areas are identified in Figure 9.6(a)

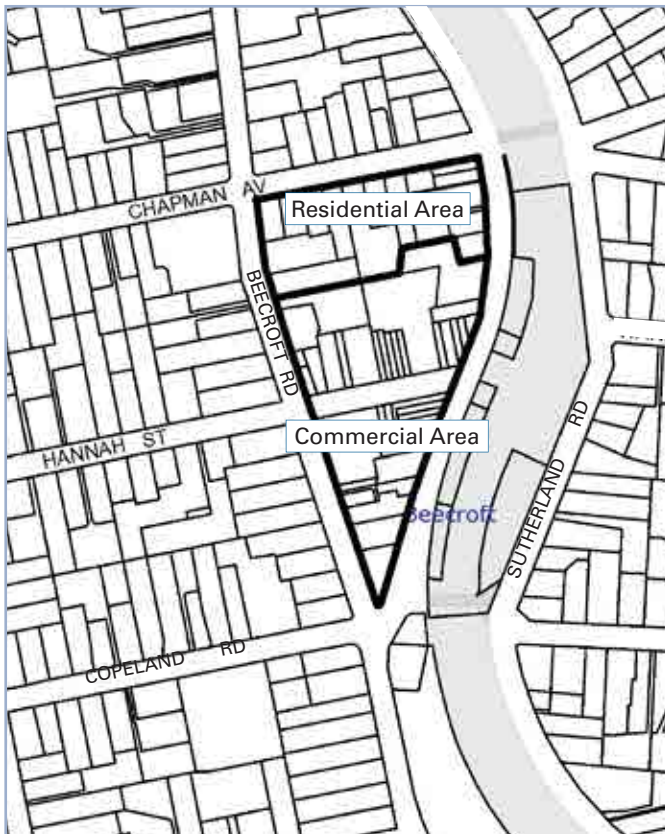


Figure 9.6(a):
Beecroft Precinct and planning area boundaries.(C)

9.6.1 Desired Future Character

Desired Outcome

Development that contributes to the desired future character of the area.

Prescriptive Measures

- a. Development applications should demonstrate compatibility with the following applicable statement of desired character:

Desired Future Character Statement - Residential Area

The locality is characterised by 5 storey residential flat buildings in landscaped settings with underground car parking.

Development footprints maintain the setting of Beecroft Village through the retention of landscape corridors, significant vegetation and major trees.

Facades are substantially face brick or render in medium to darker tones. Facade widths are limited, avoiding the appearance of a continuous wall of development. Balconies are supported by a combination of masonry piers and metal posts and will incorporate operable louvres for privacy, shade and glare control.

Roofs are flat or gently pitched with wide eaves around top storeys.



Figure 9.6(b): Example of Desired Character - residential building in a Heritage precinct.(I)



Figure 9.6(c): Example of Desired Character - residential building in a Heritage Precinct.(E)



Figure 9.6(d): Example of Desired Character - residential building in a Heritage precinct.(E)

Desired Future Character Statement - Commercial Area

The locality is characterised by 5 storey mixed use buildings with at grade car parking for retail customers and underground car parking for employees and residents.

Shops are visible and accessed directly from street frontages to retain the historic relationship of the railway and shopping centre.

Business uses are located on the lower two storeys providing a broad podium for dwellings above to be setback from, creating a pedestrian friendly scale. Visible and active shops and street frontages with continuous awnings enhance streetscape character.

Shopfronts are designed with suspended, traditional steel box section awnings over footpaths to assist maintain the village character and fabric of the commercial area.

Roofs are flat or gently pitched with wide eaves around top storeys.



Figure 9.6(e): Example of Desired Character - Mixed use building in the commercial area of the Heritage precinct.(I)

9.6.2 Design Quality - SEPP 65

Desired Outcome

- a. A built form which responds to the site, locality and landscape and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.

Prescriptive Measures

- a. Development applications should be accompanied by a design verification from a qualified designer, including a statement that:
- he or she designed, or directed the design, of the development,
 - that the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development are achieved, and
 - the design is consistent with the objectives of the Residential Flat Design Code.

Note:

Development applications should be accompanied by a statement of environmental effects which includes the following:

- an explanation of how the design addresses the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development, namely:
 - Context; Scale; Built form; Density; Resource, energy and water efficiency; Landscape; Amenity; Safety and security; Social dimensions and housing affordability; Aesthetics
- an explanation of how the design addresses the detailed provisions of the Residential Flat Design Code, namely the Better Design Practice elements and Rules of Thumb.
- drawings of the proposed development in the context of surrounding development, including the streetscape;
- demonstration of compliance with building heights, setbacks and building envelope controls marked on plans, sections and elevations;
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed development and the surrounding development and its context;
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts;
- photomontages of the proposed development in the context of surrounding development; and
- a sample board of the proposed materials and colours of the facade.

9.6.3 Heritage Conservation

Desired Outcome

- a. New development which retains the historic relationship of the railway and shopping centre within the Beecroft/Cheltenham Heritage Conservation Area.

Prescriptive Measures

- a. Development within the Beecroft Road precinct should have regard to the Heritage provisions elsewhere within Part 9 of the DCP.
- b. Where a development site contains a heritage listed item, a Heritage Impact Assessment should be submitted with the Development Application.
- c. Where a development is proposed in the vicinity of a heritage listed item, a report on the likely effect of the proposed development on the heritage significance of the item should be submitted with the Development Application.
- d. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.
- e. A transition in setbacks should be provided at sensitive interface areas adjacent to heritage items.
- f. Variations to the setback controls may be considered where the variation assists the protection of heritage qualities.
- g. New shops/commercial buildings should be designed to be seen and accessed directly from their street frontages by complying with the setback controls within this DCP.
- h. Pedestrian and bicycle through-links should be provided in accordance with the key principles diagrams and Town Centre Linkage Diagrams contained within this DCP.
- i. The setting of Beecroft Village should be maintained through the retention of significant landscaping and major trees.
- j. Shopfronts should be designed with suspended, traditional steel box-section awnings over footpaths to assist maintain the village character and fabric of the commercial area.
- k. Parking for residents should be provided in basements. Where off-street parking for shoppers is proposed, it should not dominate the street frontage.

9.6.4 Site Requirements

Desired Outcome

- a. Buildings located on consolidated development sites that provide for soft landscaping surrounding the building and limit the number of driveway crossings.

Prescriptive Measures

- a. The minimum site width should be 30 metres measured at the street frontage.
- b. Where a development proposal results in an adjoining site within the precinct with no street frontage or a primary street frontage of less than 30 metres, proponents should demonstrate that orderly and economic development of the site can be achieved under this DCP.

- c. Where a property is likely to be isolated by a proposed development and it cannot be demonstrated that the site can be developed to its full potential, applicants should provide documentary evidence that a genuine and reasonable attempt has been made to purchase an isolated site based on a fair market value

Notes:

Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.

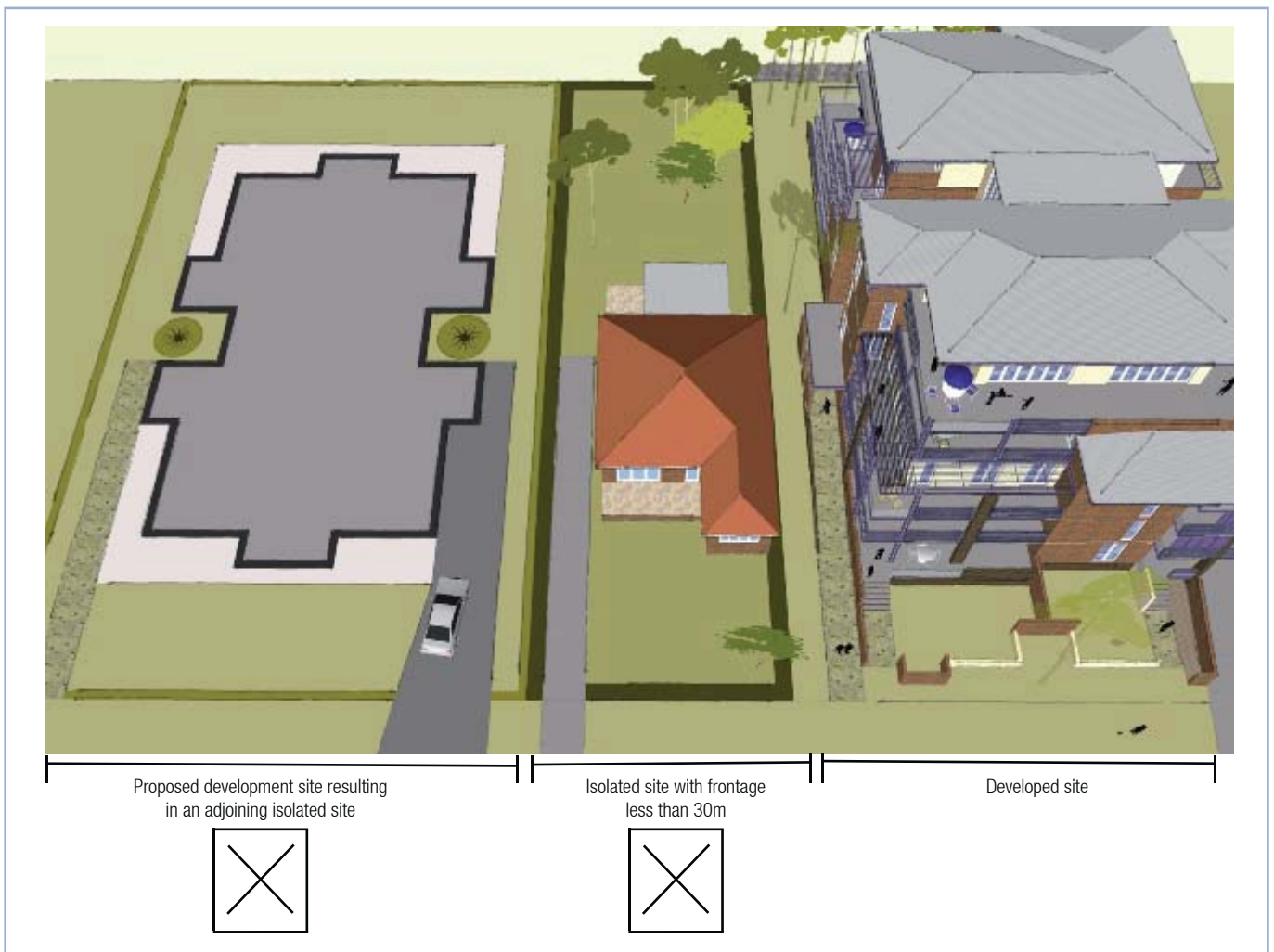


Figure 9.6(f): Lot amalgamation should avoid isolating small sites. (I)

9.6.5 Height

Desired Outcome

- a. Mixed use business and residential multi-unit housing development not exceeding 5 storeys in height.

Prescriptive Measures

General

- a. Sites with the following maximum building height under Clause 4.3 of the *HLEP* should comply with the maximum number of storeys in Table 9.6.5(a).

Table 9.6.5(a): Translation of Height to Storeys

<i>HLEP</i> Area	Maximum building height (m)	Maximum Storeys (excluding basement carparking)
P	17.5m	5 storeys

- b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- c. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.
- d. Roofs should be flat or gently pitched no steeper than 15 degrees with wide eaves around top storeys.
- e. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof, to minimise visual intrusiveness and support an integrated building design.

Residential Area

- f. For development involving parking in an undercroft, the floor level of the lowest residential storey should be a maximum of 1.5m above natural ground level.

Commercial Area

- g. Business uses, including shops and offices, should be confined to the lower two storeys, providing a broad “podium” for dwellings from levels three to five.
- h. Dwellings may be located on level two within the podium and may incorporate a component at ground level facing a side street or lane provided that they would not interrupt the desired continuity of commercial activity.

Notes:

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP. Sensitive interface areas are indicated on the key principles diagrams.

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

9.6.6 Setbacks

Desired Outcome

- a. Well articulated building forms with a “pedestrian-friendly” scale which encourages business activity and provides for landscaping, open space and separation between buildings.

Prescriptive Measures

Residential Area

- a. The minimum setbacks of all buildings and structures to the boundaries of the site should comply with Table 9.6.6(a).

**Table 9.6.6(a):
Minimum Boundary Setbacks - Residential Area**

Setback	Minimum building setback
Front Boundary	12m, which can be reduced to 10m for a maximum of 1/3 of the building width
Rear Boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Side Boundary	6m, which can be reduced to 4m for a maximum of 1/3 of the building width
Top Storey Setback	3m should be provided between exterior walls of the lowest storey and exterior walls of the top-most storey
Basement Parking Setback	9m from front and rear boundaries and 4m from side boundaries to allow for deep soil landscaping

- b. Regardless of the setbacks specified in the above table, all buildings and structures should be setback a minimum of 10 metres from Chapman Avenue.
- c. For buildings with a corner frontage:
 - front and rear boundary setbacks apply to the shorter street frontage (the primary frontage), and
 - side boundary setbacks apply to the longer of the two street frontages (the secondary frontage).

Setback Encroachments - Residential Area

- d. Balconies are able to encroach to within 9 metres of the front and rear boundaries provided there is no impact on the achievement of daylight access, visual privacy, and acoustic privacy.
- e. The following minor structures are able to encroach into the prescribed setbacks:
 - Driveways or basement ramps up to 6 metres wide with deep soil verges at least 2 metres wide adjacent to the side boundary,
 - Ground level terraces above basement ramps,
 - Stairs to private terraces on the ground floor,
 - Pedestrian ramps to building lobbies at the ground level with deep soil verges at least 2 metres wide adjacent to the side boundary,
 - Fences, and
 - Letter boxes, meter enclosures, electricity kiosks and fire hydrants, located at least 2 metres from the front boundary and screened by plantings.

Setbacks to Heritage Items

- f. A transition in setbacks should be provided at sensitive interface areas adjacent to heritage items.
- g. Variations to the setback controls may be considered where the variation assists the protection of heritage qualities.

Note:

Development involving or adjoining heritage items should have regard to the Heritage DCP. Sensitive interface areas are indicated on the key principles diagrams. Setbacks to heritage items

Commercial Area

- h. The minimum setbacks of all buildings and structures to the boundaries of the site should comply with Table 9.6.6(b).

Table 9.6.6(b): Minimum Boundary Setbacks - Commercial Area

2 STOREY PODIUM

Setback	Minimum Building Setback
All streets, laneways and side or rear boundaries	0m

3RD STOREY AND ABOVE (TOWER ELEMENT)

Setback	Minimum Building Setback
Primary and secondary streets	3m from business podium facade
Rear streets, laneways or pedestrian alleyways	0m
Side or rear boundaries that are shared with neighbouring properties	6m
Top Storey Setback	3m should be provided between exterior walls of the lowest storey above the podium and exterior walls of the top-most storey

Setback Encroachments - Commercial Area

- i. The following minor structures are able to encroach into the prescribed setbacks:
- Driveways or basement ramps up to 6 metres wide with deep soil verges at least 2 metres wide adjacent to the side boundary,
 - Roof eaves and awnings;
 - Pergolas for private or communal open spaces which are situated upon a podium;
 - Sunshades and screens; and
 - Blade columns which support roofs or sunshades.

9.6.7 Building Form and Separation

Desired Outcome

- a. Residential buildings that are limited in width and depth, incorporating articulated facades and separated by garden areas.
- b. Mixed use buildings with dwellings above shops that are limited in width and depth, incorporating articulated facades
- c. Development of a scale and bulk which achieves a pedestrian friendly environment and enhances the streetscape character.

Prescriptive Measures

Residential Area Floorplates

- a. Floorplates should have a maximum dimension of 35 metres measured in a perpendicular direction between opposing exterior walls at any point. Balconies, terraces and ground floor lobbies may project beyond this maximum.
- b. Floorplates exceeding 25 metres should incorporate a distinct indentation which measures at least 4 metres by 4 metres recess, and creates the appearance of two separate “building pavilions” rather than a single building mass. The appearance of separate pavilions should be accentuated by individual roofs above each pavilion element.

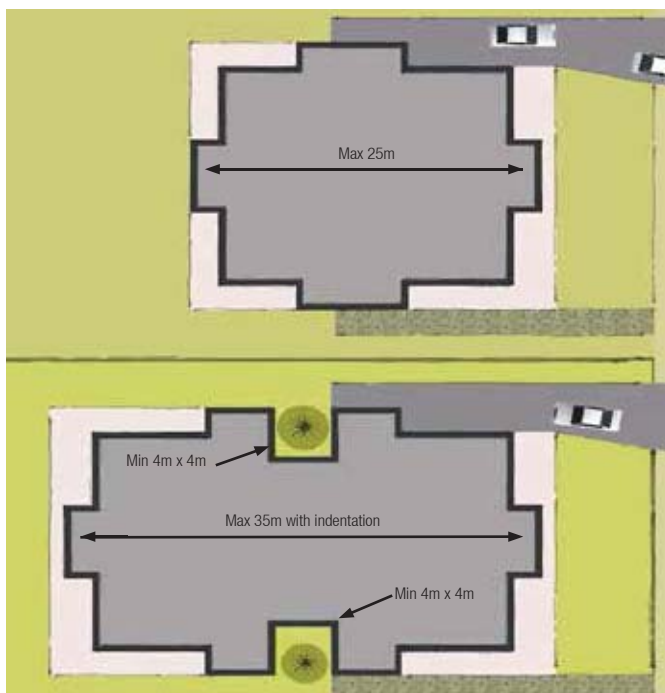


Figure 9.6(g): Residential Building floorplates should be limited in width and depth.(E)

Residential Area Separation

- c. The minimum separation between residential buildings should comply with Table 9.6.7(a).

Table 9.6.7(a): Minimum Separation between buildings

5 Storey RFB Building	Separation
Up to 4 storeys/ 12m	12m between unscreened habitable rooms/ balconies/ principal private open space areas
Up to 5 storeys/ over 12m	18m between unscreened habitable rooms/ balconies/ principal private open space area
Facing side or rear boundaries shared with an undeveloped site	Half of the building separation required by the Residential Flat Design Code under SEPP 65 - Design Quality of Residential Flat Buildings

- d. In addition to the above, on large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 9 metres.



Figure 9.6(h): Separation of buildings on the same site in the Residential Area.(E)

Residential Area Articulation

e. Articulation of facades should be achieved by dividing all facades into vertical “panels” generally no wider than 8 metres and by visually-separating the adjoining panels by steps of at least one metre such as:

- Indentations or projections in the alignment of exterior walls;
- Balconies or terraces that project forward of walls; and/or
- Eaves, pergolas and awnings that project forward of exterior walls.

Note: To achieve articulation the following is encouraged:

- Detailing of brickwork by string or header courses or by structural elements such as exposed slab edges and blade walls;
- Panels of curtain wall windows which are applied only to top storeys that are setback from the middle levels;
- Bay windows; and
- Windows that display vertical proportions and, except for top storeys, are arranged as regular patterns of openings that are “cut” through brick walls.

f. Facades should be expressed as 2 or 3 distinct levels and be divided by vertical steps as follows:

- There should be at least two steps between the ground level setback and the penthouse facade across 50% of the width of every facade (ie: sheer vertical planes are not taller than two or three storeys);

- The remainder of any facade may include a sheer vertical rise of up to four storeys;
- On sites that directly adjoin an existing residential flat building, no step is required for the side elevation that would directly face the existing residential flat building. Facades should incorporate corner treatments such as wrap around balconies, gently pitched roof forms with eaves and other elements to cast shadows and break up the built form.

g. Facade elements should not be repetitive.

Note: To achieve the above elements the following are encouraged:

- Light-weight structures such as balconies, blinds and privacy screens and operable louvres located at visually-prominent corners of each building;
- A high proportion of large windows at the top storey;
- Levels one to four should display a varied pattern of “solid-to-void”;
- If vertical rows of windows are proposed, the height of masonry sills should be minimised to avoid a bulky character.

h. Exterior walls should be substantially face brick in medium to darker tones, although a proportion of walls may include painted brickwork and render.

i. Balconies should be supported by a combination of masonry piers and metal posts, some set behind the alignment of a buildings exterior walls. Balustrades and parapets should predominantly be painted brickwork, sheet or board cladding, or metal railings. A minor proportion of balustrades may be glazed.

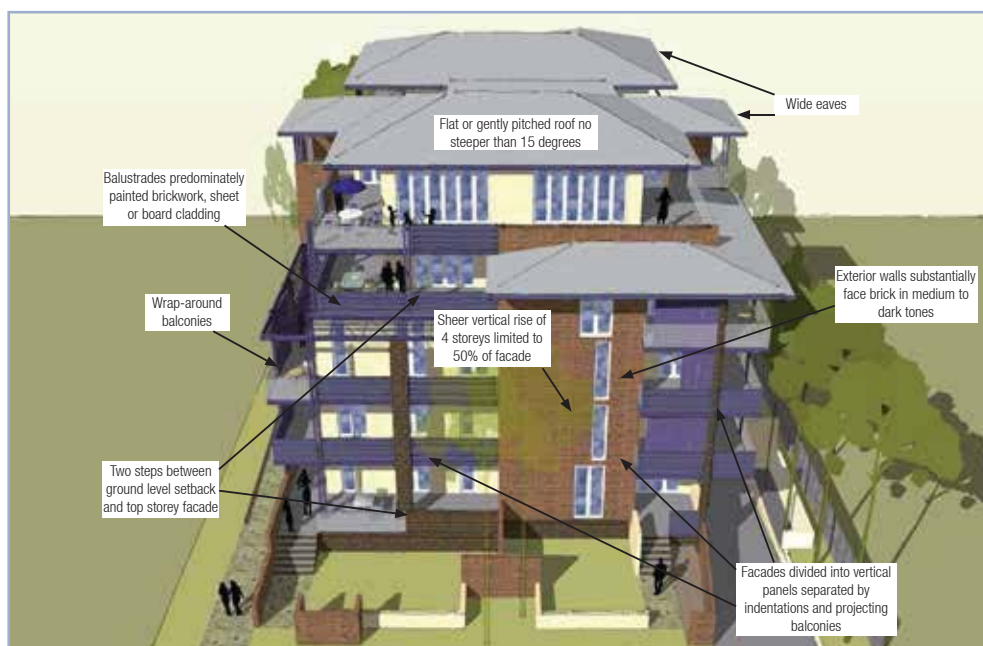


Figure 9.6(i): Articulatio of facades in the Residential Area. (I)

Commercial Area Floorplates

- j. Residential floorplates should have a maximum dimension of 25 metres, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point. Balconies and terraces may project beyond this maximum.
- k. Residential floorplates should have a maximum dimension of 35 metres, measured parallel to the primary retail frontage and between opposing exterior walls at any point. Balconies and terraces may project beyond this maximum.

Commercial Area Separation

- l. The minimum separation between residential buildings should comply with Table 9.6.7(b).

Table 9.6.7(b): Minimum Separation between buildings

5 Storey RFB Building	Separation
Up to 4 storeys/ 12m	12m between unscreened habitable rooms/ balconies/ principal private open space areas
Up to 5 storeys/ over 12m	18m between unscreened habitable rooms/ balconies/ principal private open space area
Facing side or rear boundaries shared with an undeveloped site	Half of the building separation required by the Residential Flat Design Code under SEPP 65 - Design Quality of Residential Flat Buildings

- m. In addition to the above, where Key Principles Diagrams require separate buildings on the same site, buildings should be separated by open-air pedestrian walkways that are at least 6 metres wide at street level.



Figure 9.6(j): Separation of mixed use buildings on the same site.(E)

Notes:

For the purposes of the separation controls in Table 9.6.7(b), the first residential storey above a commercial podium is counted as the first storey for the purposes of the separation controls within the table.

Commercial Area Articulation

- n. Podium facades should consist of brick, shopfront windows and building entrances.
- o. Exterior walls on residential levels should be substantially face brick in medium to darker tones, although a proportion of walls may include painted brickwork and render.
- p. Balconies should be framed behind the face of exterior walls or between masonry blade walls and should have balustrades of brickwork, painted masonry or steel strapping.
- q. Facing primary and secondary streets, at least two steps should be provided between the podium facade and upper residential storeys along 50% of any facade.
- r. Facing rear streets, laneways or pedestrian alleyways, at least 25% of any facade should be stepped to avoid a sheer vertical rise that is taller than three storeys (ie: up to 75% may have a sheer vertical rise of four storeys).
- s. At street level, shop and office windows and building entrances should occupy 90% of the primary frontage, 30% of facades facing side streets or alleyways and 10% or rear facades.
- t. Facades should be expressed as two or three distinct levels

- u. Continuous awnings should be provided along principal active street frontages.
- v. Articulation of residential facades should be achieved by dividing facades into vertical panels generally no wider than 8m, and by visually separating the adjoining panels by steps of at least one metre such as:
 - Indentations or projections in the alignment of exterior walls;
 - Balconies that are indented behind and/or project forward of exterior walls; and/or
 - Eaves, pergolas and awnings that project forward of exterior walls.

Note:

To achieve desired articulation the following is encouraged:

- Detailing of brickwork by string or header courses or by structural elements such as exposed slab edges and blade walls;
- Panels of curtain wall windows should be applied only to top storeys or ground floor shopfronts;
- Bay windows; and/or
- Windows should display vertical proportions and, except for top storeys, should be arranged as regular patterns of openings that are “cut” through brick walls.

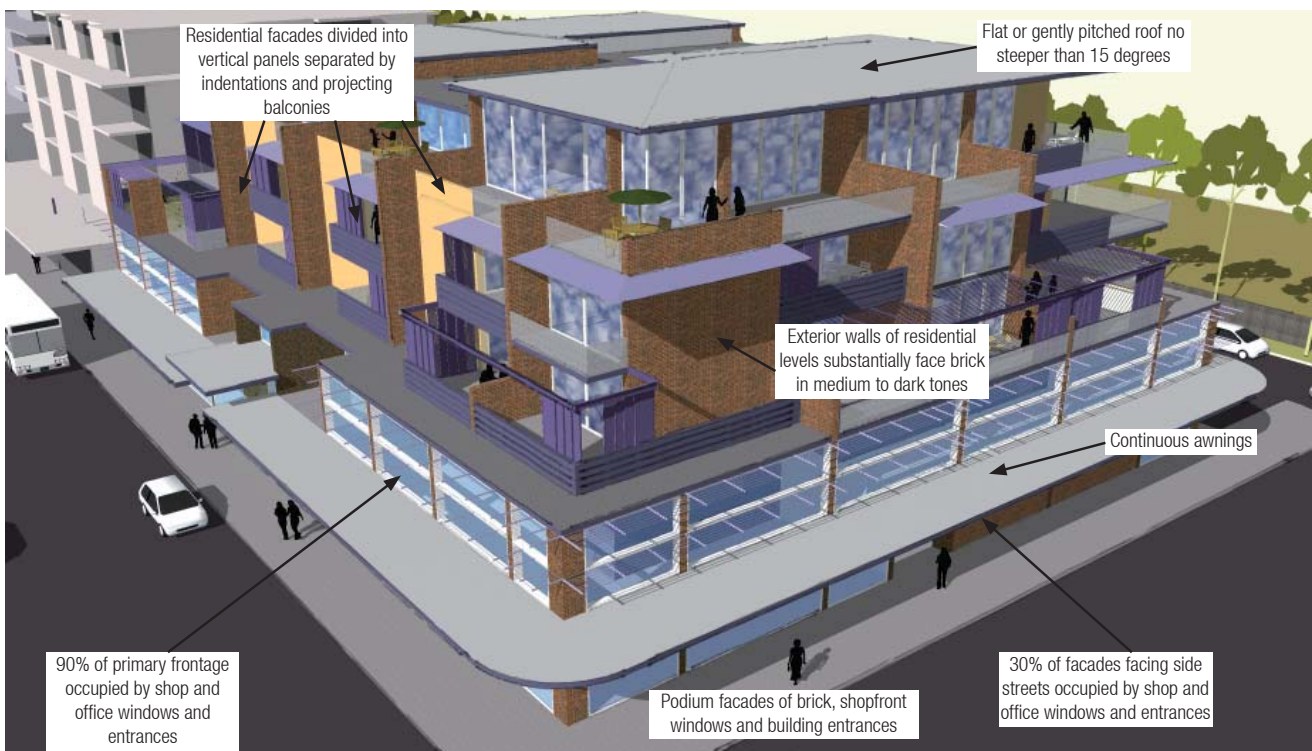


Figure 9.6(k): Articulation of mixed use building facades. (l)

9.6.8 Landscaping

Desired Outcome:

- a. Development which incorporates and retains visually prominent trees or endangered bushland remnants located near front and rear boundaries and enhances neighbourhood canopy and habitat with corridors of locally indigenous trees.

Prescriptive Measures:

Residential Area

- a. Landscaped areas should adjoin property boundaries, in accordance with Table 9.6.8(a), and be designed to accommodate:
- Canopy trees that will reach mature heights of at least 10 to 12 metres in the front and rear setback, and
 - Trees that will reach a mature height of at least 6 to 7 metres in the side setbacks.

Table 9.6.8(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary	7m wide
Secondary Boundary (on corner lots)	4m wide
Rear Boundary	7m wide
Side Boundary	4m wide

- b. Landscaped areas should be provided between 2 or more buildings located on a development site, designed to:
- have a minimum total width of 8 metres,
 - accommodate trees that will reach a mature height of at least 6 to 7 metres,
 - provide a minimum soil depth of 1 metre,
 - be located in a deep soil area or above a basement car park, and
 - include a component of deep soil area (ie: no basement intrusions) that measures at least 7 metres by 7 metres (sufficient for at least one canopy tree).
- c. Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.

Residential Areas - Fencing

- d. Within front setbacks, fences should not be higher than 1.2 metres.
- e. Fencing enclosing private courtyards may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/transparency.
- f. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.
- g. Where communal open space is required, these spaces should include lawn areas surrounded by hedges of shrubs. Private terraces or balconies that adjoin communal areas should be screened by hedges and shrubs, or small trees where space permits.

Retention of Landscape Features

- h. The proposed building, ancillary structures, driveways, drainage and service trenches should be setback:
- in accordance with the 'Watercourses' element in Section 1C.1.3 of this DCP,
 - 10-20 metres to significant bushland as detailed in the 'Biodiversity' element in Section 1C.1.1 of this DCP, and
 - in accordance with the requirements of AS 4970 for significant trees to be retained.

Notes:

Landscaped area means a part of the site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Landscaped area between 2 buildings on a development site is able to be erected above a basement, notwithstanding the definition of landscaped area above, except where deep soil is specifically required.

The applicant is encouraged to incorporate species from Council's publication Indigenous Plants for the Bushland Shire and the Create a Native Garden booklets at Council's website hornsby.nsw.gov.au. as part of the development.

Commercial Area

- i. Landscaping should be included in building setback areas to complement the appearance of the building.
- j. Setbacks from sensitive areas should be fully landscaped.
- k. Primary and secondary retail frontages should be landscaped with tree-plantings combined with paving in accordance with the following:
 - Trees should be planted as widely-spaced avenues along kerbsides, using a consistent range of species for each precinct or centre;
 - Species should have elevated canopies and should achieve mature heights of at least 10 metres to 12 metres; and
 - Pavements within each precinct should be of a consistent design, constructed of durable and non-slip modular units that are resistant to fading, discolouration and chipping, and that may readily be removed and replaced following future installation of in-ground services.
- l. Above ground parking areas should be landscaped in accordance with the following:
 - Trees should be planted as dual-avenues along “laneways”, “new streets” or forecourts; and
 - A consistent range of species should be used for each village, with elevated canopies that would achieve mature heights of 10 metres to 12 metres.
- m. Residential levels should be landscaped with native or exotic species in planter boxes watered by recycled grey water or stormwater to provide screening.

Commercial Area - Fencing

- n. Fencing is discouraged in the primary and secondary boundary setbacks.
- o. Allotments adjoining residential lands should be fenced with appropriate residential style fencing.
- p. Fencing enclosing private residential courtyards may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency

9.6.9 Open Spaces

Desired Outcomes

- a. Development that incorporates passive and active recreation areas with privacy and access to sunlight.
- b. Communal open space comprising landscaped setbacks, landscaping between dwellings, and a principal communal open space area.

Prescriptive Measures

Private Open Space

- a. Every dwelling should be provided with a principal private open space area in accordance with Table 9.6.9(a):

Table 9.6.9(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
0-1 bed unit	10m ²	2.5m
2 bed unit	12m ²	2.5m
3+ bed unit	16m ²	2.5m

- b. Private open spaces should be designed as “outdoor rooms” that adjoin interior living areas, with L-shaped or irregular floorplans that would accommodate a number of outdoor activities plus extensive screening to provide privacy and shade.
- c. Private open spaces at ground level may be located within the boundary setback areas where there is communal landscaping along the adjacent boundary with a minimum width of 2.5 metres.

Clothes Drying Area

- d. Each dwelling should have an external air clothes drying area that is separate from the principal private open space area. This facility is to be screened from public places and communal areas.

Communal Open Space (Residential Area only)

- e. Communal open space should be provided at ground level, equivalent to a minimum of 25 percent of the site area.
- f. A principal communal open space area should be provided for each residential flat building of 10 or more dwellings as follows:
 - be located at ground level,
 - have a minimum area of 50m²,
 - have a minimum dimension of 4 metres,
 - be landscaped for active and/or passive recreation and encourage social interaction between residents,
 - receive at least two hours of sunlight during mid winter,
 - be located to provide direct sight lines and convenient access from the building lobby, and
 - be sited and designed to protect the amenity of adjacent dwellings.

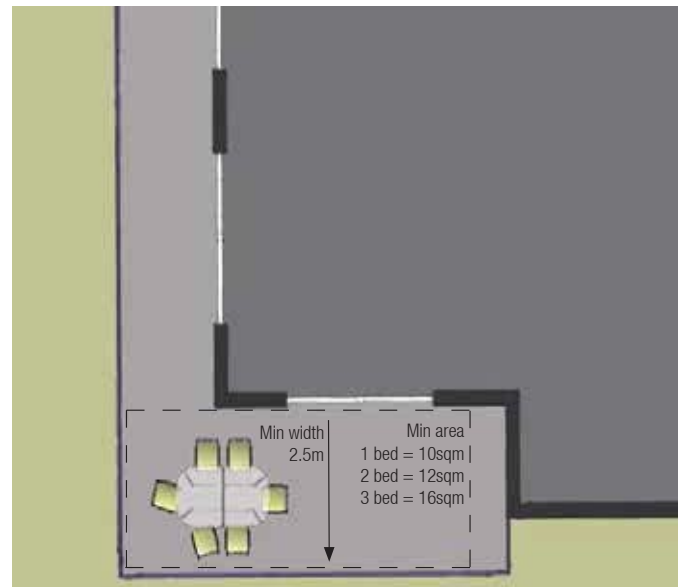


Figure 9.6lj): Private open space in a residential flat.(l)

9.6.10 Privacy and Security

Desired Outcome

- a. Development designed to provide reasonable privacy to proposed and adjacent residential properties and high levels of security.

Prescriptive Measures

Privacy

- a. Orient dwellings living rooms and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.
- b. Balconies, terraces or bedroom windows near ground level should be screened or separated from the street and active communal areas by landscaping to protect the privacy of dwelling occupants.
- c. Common lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.
- d. Open space areas should not be provided on the roof.
- e. Balconies should incorporate operable louvres for privacy, shade and glare control.

Security

- f. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.
- g. Private open spaces, living room windows, commercial unit windows and lobbies should be designed and oriented to overlook the street, laneways and communal open spaces on the site to provide high levels of safety and security.
- h. Communal hallways, including access to entrance foyers, should be limited in length and desirably provide windows, so that hallways may overlook the street or communal areas.
- i. Where a mix of land uses are proposed, separate, secure access should be provided to lift lobbies, basements and communal storage areas.

Note:

All developments should comply with the minimum building setback and separation controls within this DCP which will assist in achieving the desired outcome for privacy.

A privacy screen means a screen that is at least 1.5m high, measured from the floor level, and has no individual opening more than 30mm wide, and has a total of all openings less than 30% of the surface area of the screen. A privacy screen required to protect an adjacent residence is to be fixed.



Figure 9.6(m): Balconies should incorporate operable louvres.(E)

9.6.11 Sunlight and Ventilation

Desired Outcome

- a. Development designed to provide reasonable solar access to living areas and open space areas.
- b. Development designed to provide natural cross ventilation.

Prescriptive Measures

- a. On 22 June, at least 70 percent of dwellings should receive 2 or more hours of unobstructed sunlight access to at least half of the dwellings principal living room windows and principal private open space area between 9am and 3pm.
- b. On 22 June, the active communal open space area should receive at least 2 hours sunlight between 9am and 3pm.
- c. At least 60 percent of dwellings should have dual aspect and natural cross ventilation.

Note:

SEPP - BASIX 2004 requires a BASIX certificate for new dwellings to facilitate energy efficient housing.

9.6.12 Housing choice

Desired Outcomes

- a. A range of dwelling types that match the demographic diversity of Hornsby Shire and are accessible or may be adapted to meet the needs of people who have limited physical mobility.

Prescriptive Measures

- a. Development should include a mix of 1, 2 and 3 bedroom dwellings. For developments with 10 or more dwellings, at least 10 percent of each dwelling type should be provided.
- b. For developments with 10 or more dwellings:
 - At least 10% of proposed dwellings should be accessible housing, designed for people with impaired mobility.
 - At least 30% of proposed dwellings should be adaptable housing, designed to meet the needs of residents as they age.
 - Accessible and adaptable housing is to be equitably distributed through all types and sizes of dwellings.

Notes:

See Section 1C.2.2 of the DCP for more details on accessible and adaptable housing.

9.6.13 Vehicle Access and Parking

Desired Outcome

- a. Development that provides sufficient and convenient parking for residents and visitors with vehicular access that is simple, safe and direct.

Prescriptive Measures

General

- a. Direct access to main roads should be avoided.
- b. Resident and visitor parking should be provided within basements.

Access (residential area)

- c. Direct access to Beecroft Road should be avoided.
- d. Access should be provided from Wongala Crescent and the driveway through the commercial centre car park.
- e. If access is not available from Wongala Crescent, existing vehicle entrances from Chapman Avenue should be consolidated to provide access.
- f. Driveways should be located at least 2 metres from any side boundary and flanked by continuous landscaped verges.

Access (commercial area)

- g. Access to garages and storage areas should be confined to side and rear facades, with access from main roads avoided.
- h. Street level parking for shoppers should be provided in convenient proximity to primary retail frontages.

Ancillary Fixtures and Facilities

- i. Separate dedicated and secure storage areas for each dwelling should be provided in basement car parks suitable to accommodate larger items such as sporting equipment.

Notes:

Refer to Part 1 'General' of the DCP for car parking and bicycle parking rates and ancillary general design requirements.

9.6.14 Public Domain and Traffic Management Works

Desired Outcomes

- a. A public domain that encourages vitality around and within development precincts.
- b. Traffic management works which provide for the safe and efficient movement of vehicles to, from and within precincts.

Prescriptive Measures

Public Domain

- a. Development of the public domain should make each precinct an attractive place that encourages development and provides amenity for residents.
- b. Embellishment of the public domain should include street furniture, new street plantings, and footpath improvements.
- c. All active street frontages in mixed use developments should have fully paved verges.
- d. Pedestrian linkages shown on the key development principles diagrams and town centre linkage diagrams (Annexure B) should be provided and reinforced as safe, accessible and vibrant pedestrian areas.
- e. Mixed use development within centres should enhance the role of the public domain as a meeting and gathering place and should encourage active use of the public domain through active street frontages.
- f. Where required, ground level walkways between mixed use buildings should be open air, attractive pedestrian thoroughfares which encourage activity.
- g. Balconies should not be located on, or overhang the road reservation.
- h. For development incorporating shopfront awnings, the awnings should be continuous and setback from the edge of the kerb in accordance with Council or the Roads and Maritime Services requirements.

Outdoor Dining

- i. Outdoor dining areas should be located in areas with good amenity, landscape, outlook, solar access in winter, shading in summer and a compatible local traffic environment.

Note:

Outdoor dining proposed on Council land should comply with Council's Outdoor Dining Code.

Traffic Management Works

- j. Traffic Management works should be undertaken in accordance with the traffic improvements identified in the key development principles diagrams.
- k. Council or the RMS will undertake the necessary traffic management improvements located on public land and roads. Development should be designed to accommodate and complement the proposed traffic improvements or offer alternative traffic management solutions.
- l. Development proposing alternative traffic management solutions should be accompanied by a comprehensive traffic assessment.

Note:

This DCP will inform Council's Civic Works Program and Street Tree Planting Program.

9.6.15 Key Development Principles

Desired Outcome

- a. Orderly development that is consistent with the principles in the relevant Key Development Principles diagrams.

Prescriptive Measures

- a. Development should be designed to embody the principles of the relevant precinct Key Development Principles diagram.
- b. Pedestrian thoroughfares should be provided in accordance with the principles diagrams and/or Town Centre Linkage diagrams (see Annexure B)
- c. Development in the vicinity of heritage items shown in the precinct diagrams should have regard to the Heritage provisions elsewhere in Part 9 of this DCP.
- d. Development adjoining railway lines and arterial roads should incorporate appropriate measures to reduce the impact of road/rail noise vibration and disturbance.
- e. Development should be stepped to follow contours as demonstrated in the relevant cross-section.

Note:

The Key Principles Diagrams are indicative only and are not to scale. Relevant setback, building form and landscaping controls are provided in Sections 9.6.6, 9.6.7 and 9.6.8 of the DCP.

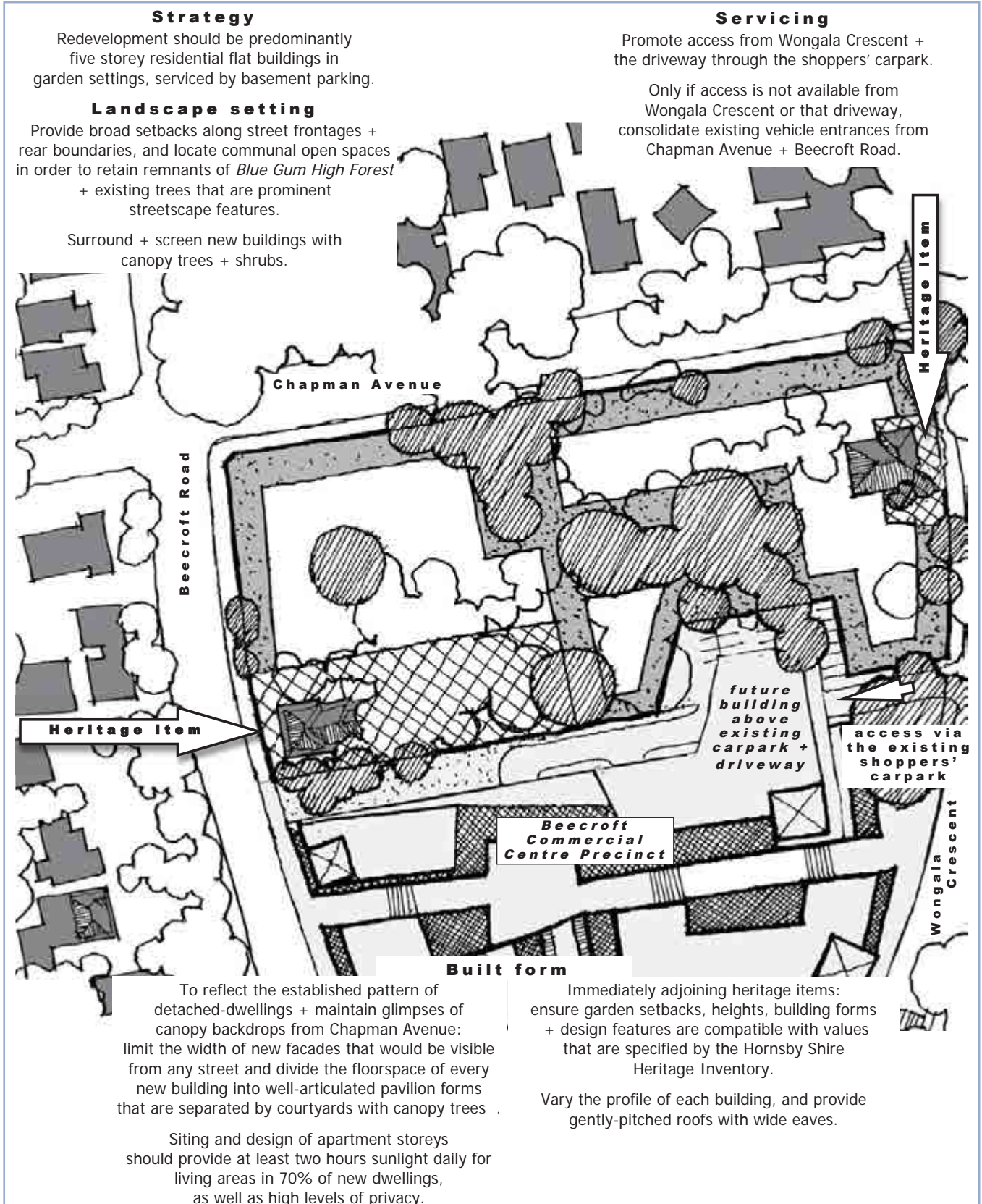
Legend

The following symbols appear in the key principles diagrams

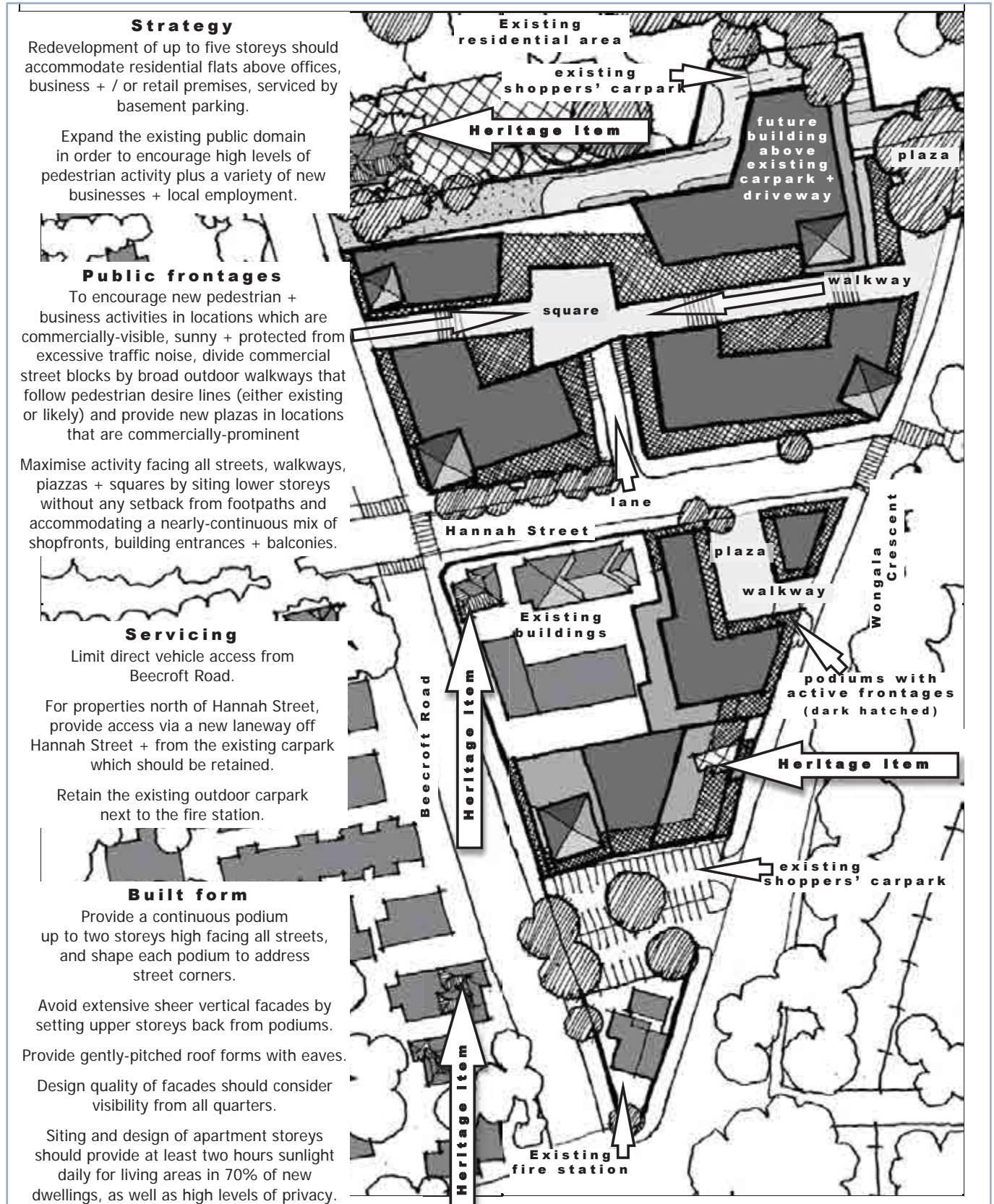
	<p>Significant trees</p> <p>Prominent streetscape features <i>or</i> important bushland remnants which should be retained</p>
	<p>Existing trees</p> <p>Trees located in a development precinct with no special significance and which may be removed <i>or</i> trees in surrounding areas <i>Note:</i> removal of trees may require a permit under Council's <i>Tree Preservation Order</i></p>
	<p>New trees</p> <p>Trees that would enhance shopping streets <i>or</i> new laneways <i>or</i> residential podiums that are used for communal recreation</p>
	<p>Setbacks with deep soil</p> <p>Significant elements of neighbourhood character which allow the conservation of existing trees or accommodate new trees</p>
	<p>Slopes steeper than 20%</p> <p>Generally not suitable for development, particularly where they occur in conjunction with bushland which results in a severe bushfire risk</p>
	<p>Existing buildings</p> <p>Generally indicating buildings in neighbouring areas or other precincts <i>or</i> substantial existing buildings within a precinct</p>
	<p>Future buildings</p> <p>Indicative form of future buildings in commercial + shopping areas <i>or</i> higher-intensity residential developments that are taller than eight storeys</p>
	<p>Future mixed-use buildings</p> <p>Depicting the articulated form of apartment storeys above podium levels which display visible activities such as shops facing streets + walkways (shown dark hatched)</p>
	<p>Future residential buildings</p> <p>Depicting the articulated form of buildings with eight or more storeys, above podiums which accommodate communal areas</p>
	<p>Heritage items</p> <p>Typically buildings and sometimes the surrounding garden, as indicated by the <i>Hornsby Shire Heritage Inventory</i>. Cross-hatching indicates the "sensitive interface area" which is defined by this DCP.</p>

Beecroft Heritage Precinct (residential area)

Key Development Principles Diagram



Beecroft Heritage Precinct (commercial area) Key Development Principles Diagram



Beecroft Road Precinct (north-south)

Key Development Principles Diagram - Typical cross section



Beecroft Road Precinct (east - west)

Key Development Principles Diagram - typical cross section

