DRAFT DCP

Hornsby RSL

February 2018

HORNSBY
SHIRE COUNCIL

Hornsby RSL Club
Public Exhibition

2. Draft DCP

Public Exhibition Document

On 8 February 2017, Council endorsed the attached document, comprising Table of Proposed Amendments to HDCP and accompanying extracts from *Hornsby Development Control Plan 2013* (Part 3 – Residential and Part – 4 Business) to be exhibited concurrently with the Planning Proposal for the Hornsby RSL Club.

Table of Proposed Amendments to HDCP		
No.	**Part of HDCP**	**Description of Amendment**
1	Part 3.4.5 – Setbacks (page no. 3 – 62)	Insert new Clause relating to setbacks for senior housing development pursuant to Clause 4.3 (3) of the HLEP at properties 7 – 19 Ashley Street and 2 – 4 Webb Avenue, Hornsby.
2	Part 3.4.6 – Building Form and Separation (page no. 3 - 63)	Amend Clause 3.4.6 (d) by inserting the text *"or an increase in maximum building height of more than two storeys, an additional 3 metre building separation should be provided"*.
3	Part 4.5 – Figure 4.5 (i): West Side Precinct – Building Height Plan (page no. 4 - 70)	Amend Figure 4.5 (i) to outline the proposed height changes relevant to the Hornsby RSL Planning Proposal.
4	Part 4.5 – Figure 4.5 (n): West Side Precinct – Ground Floor Minimum Setbacks (page no. 4 – 77)	Amend Figure 4.5 (n) to identity ground floor setbacks relevant to the Hornsby RSL Planning Proposal.
5	Part 4.5 – Figure 4.5 (o): West Side Precinct – Podium Heights and Upper Floor Setbacks (page no. 4 – 78)	Amend Figure 4.5 (o) to identify podium and upper level setbacks relevant to the Hornsby RSL Planning Proposal.

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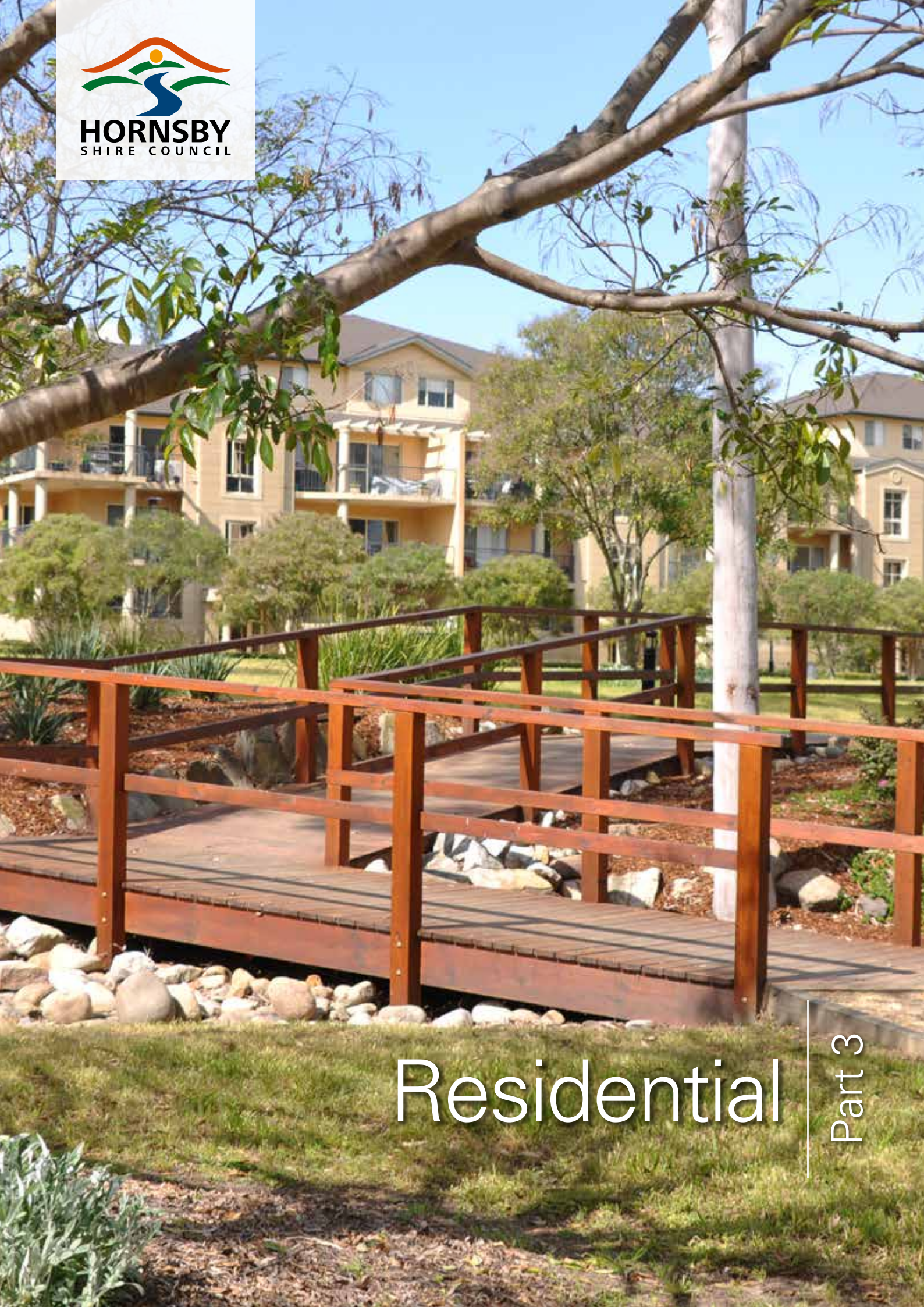

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Introduction

This Part of the DCP applies to residential development within the Residential zones of the Hornsby Local Government Area.

The planning controls for the low density residential areas are informed by the NSW Housing Code, while the planning controls for the medium and high density residential areas are informed by the Hornsby Shire Housing Strategy (2010) and the State Government's Urban Activation Precinct Program.

The Hornsby Shire Housing Strategy and the State Government's Urban Activation Precinct Program identified areas suitable for the provision of additional housing to assist meet Council's housing obligations into the future. A concentrated housing model has been adopted, with housing located in planned precincts rather than dispersed throughout urban areas. The additional housing precincts are identified on Figure 3(a).

Existing planning controls and policies were reviewed to determine their effectiveness in permitting appropriate forms of housing to meet the future needs of the population. It was found that satisfaction with the built form in existing medium and high density residential precincts was dependent on the amount and quality of landscaping, building separation and underground car parking. Therefore the planning controls developed, in consultation with an urban design consultant, recommended that floor space ratio not be used as a control, as it does not include many elements that affect the built form.

The planning controls for the medium and high density residential controls are form based controls that aim to achieve the desired future character of the locality that includes high quality buildings with a limited footprint, sited within a landscaped setting.

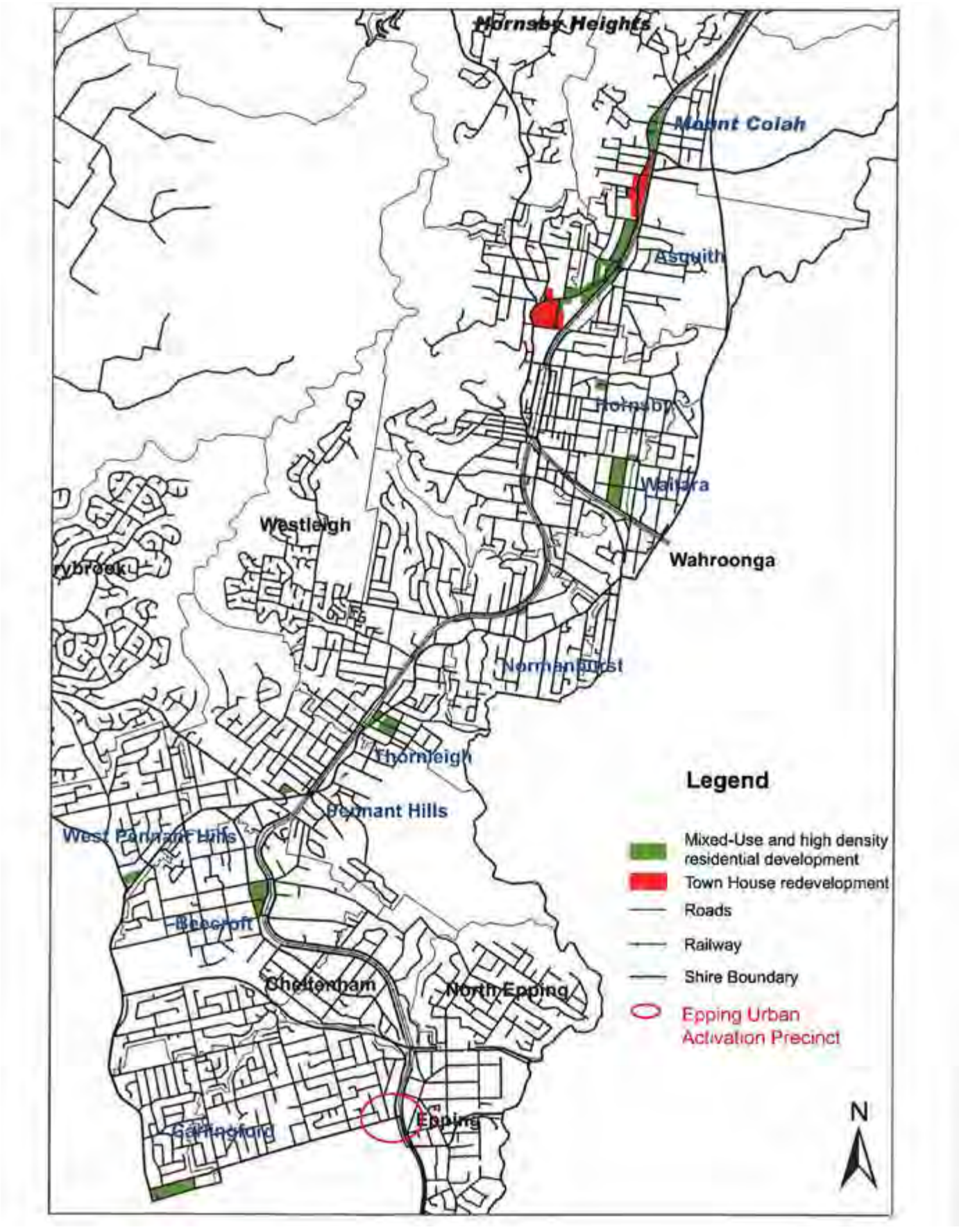


Figure 3(a) - Hornsby Housing Strategy Precincts and Epping Urban Activation Precinct (I)

3.1 Dwelling Houses

This section provides controls for erecting, and undertaking alterations and additions to, dwelling houses and ancillary structures within the R2 Low Density Residential Zone.

3.1.1 Scale

Desired Outcome

a. Development with a height, bulk and scale that is compatible with a low density residential environment.

Prescriptive Measures

Height

a. Sites with the following maximum building heights under Clause 4.3 of the *HLEP* should comply with the maximum number of storeys in Table 3.1.1(a).

Table 3.1.1(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
I	8.5	2 storeys + attic

b. Buildings should respond to the topography of the site by:

- minimising earthworks (cut and fill), and
- siting the floor level of the lowest residential storey a maximum of 1.5 metres above natural ground level.

c. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

Notes:

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 level 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).

Roof Design

d. Low pitched roofs with wide eaves are encouraged for compatibility with streetscape character and sun control.

e. The roof should have a maximum pitch of 35 degrees, except if a steeper roof pitch is more consistent with the existing character of the locality.

f. Any attic level is to be contained wholly within the roofspace.

g. The external walls of the building should not extend above the attic floor level.

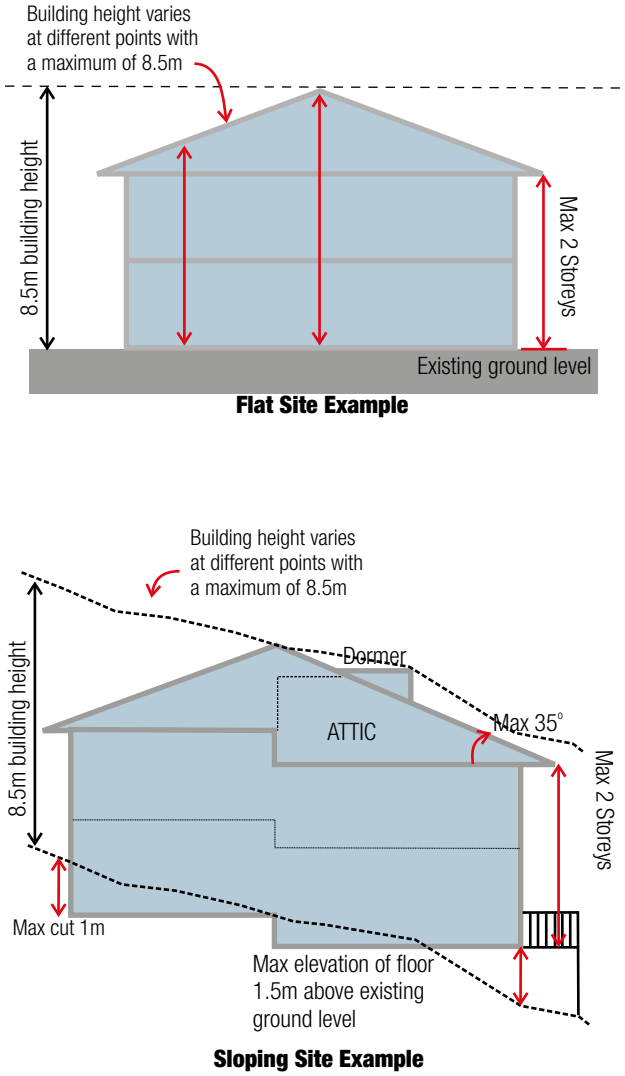


Figure 3.1(a) Explanation of building height controls (I)

Height controls are based on a typical residential floor to floor height of 3 metres, with allowances for roof articulation and undercroft areas for steeply sloping sites.

Site Coverage

h. The maximum site coverage of all buildings on the property should comply with Table 3.3.1(b):

Table 3.3.1(b): Maximum Site Coverage

Lot size	Maximum site coverage *(% of total lot size)*
200m² to 249m²	65%
250m² to 299m²	60%
300m² to 449m²	55%
450m² to 899m²	50%
900m² to 1499m²	40%
1500m² or larger	30%

i. Notwithstanding the above, the site coverage of a single storey dwelling house and all ancillary development on a lot should not be more than 55 percent of the area of the lot, if the lot has an area of at least 450m² but less than 500m².

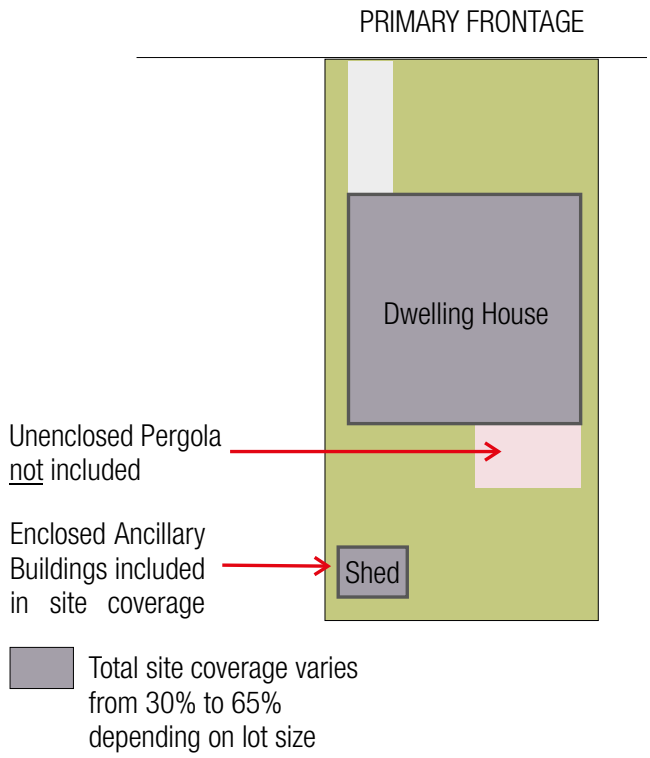


Figure 3.1(b): Site coverage calculation. (I)

Floor Area

j. The maximum floor area for a dwelling house and ancillary outbuildings should comply with Table 3.1.1(c)

Table 3.1.1(c): Maximum Floor Area of a Dwelling House and Ancillary Outbuildings

Lot size	Maximum floor area of dwelling house	Maximum total floor area of all outbuildings
200m² to 249m²	90% of the lot area	36 m2
250m² to 299m²	85% of the lot area	36 m2
300m² to 449m²	270m²	45 m2
450m² to 599m²	330m²	45 m2
600m² to 899m²	380m²	60 m2
900m² or larger	430m²	100 m2

Notes:

Lot size (or site area) in relation to development, means the area of the lot to which an application for consent to carry out the development relates, excluding:

(a) any land on which the development is not permitted under an environmental planning instrument, and

(b) if a lot is a battle-axe or other lot with an access handle, the minimum lot size excludes the area of the access handle.

Site coverage means the proportion of a site area covered by buildings. However the following are not included for the purpose of calculating site coverage:

(a) any basement,

(b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,

(c) any eaves,

(d) unenclosed balconies, decks, pergolas and the like.

Floor area of a dwelling house (as defined by the NSW Housing Code) means the sum of the areas of each storey of the dwelling house and any carport, garage, balcony, deck, patio, pergola, terrace or verandah, measured at a height of 1.4m above each floor level, that is within the outer face of:

(a) the external walls of the dwelling house, and

(b) the walls of the carport, garage, balcony, deck, patio, pergola, terrace or verandah,

but does not include any of the following:

(c) any part of an awning, blind or canopy that is outside the outer wall of a building,

(d) the eaves,

(e) a lift shaft,

(f) a stairway,

(g) a void above a lower storey.

Outbuilding (as defined by the NSW Housing Code) means any of the following:

(a) balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house,

(b) cabana, cubby house, fernery, garden shed, gazebo or greenhouse,

(c) carport that is detached from a dwelling house,

(d) farm building,

(e) garage that is detached from a dwelling house,

(f) rainwater tank (above ground) that is detached from a dwelling house,

(g) shade structure that is detached from a dwelling house,

(h) shed.

3.1.2 Setbacks

Desired Outcome

a. Setbacks that are compatible with adjacent development and complement the streetscape.

b. Setbacks that allow for canopy trees to be retained and planted along the front and rear property boundaries.

Prescriptive Measures

a. The minimum setback of all buildings and structures to the boundaries of the site should comply with Table 3.1.2(a):

Table 3.1.2(a): Minimum Boundary Setbacks

Boundary Setback	Minimum Building Setback
Front Boundary (primary frontage)	6m to local roads and 9m to designated roads, except for the following: ■ on local roads, where an existing setback of 7.6m or greater exists, it may be necessary to conform to this setback to maintain the streetscape character, and ■ 3m to Brooklyn Road, Brooklyn, and ■ 9m to roads in Cherrybrook
Waterfront Setback	See Clause 6.1 of HLEP Foreshore Building Line Map
Secondary Boundary (on corner lots)	3m
Side Boundary	up to 1 storey = 0.9m 2 storey element = 1.5m
Rear Boundary	up to 1 storey = 3m 2 storey element = 8m

b. For the purpose of the setback controls, a 1 storey building or element is not to exceed a budilding height of 4.5 metres above existing ground level.

c. For buildings with a corner frontage, front and rear boundary setbacks apply to the shorter street frontage as illustrated in Figure 3.1(c).

d. For the purpose of calculating setbacks for a battle-axe lot, the setback on the opposite side of the lot to the rear setback is taken to be a side setback, as illustrated in Figure 3.1 (d).

e. For a lot that has boundaries with parallel roads, the front boundary setback control applies to both property boundaries.

f. Notwithstanding the above, the minimum side boundary setback of a tennis court should be 3 metres to provide for screen planting.

g. The setback of the dwelling and ancillary structures from the property boundary may need to be increased to maintain landscape features, as detailed in Section 3.1.3 of this DCP.

Permissible Encroachments into Building Setbacks

h. On local roads, where the streetscape will not be adversely affected, a single storey encroachment of 1.5 metres may be permitted for a distance equal to 1/3 of the width of the dwelling measured at the building line. Any encroachment is not to be in the form of a garage.

i. The following minor structures are able to encroach into the prescribed setbacks:

- A driveway between the on-site car parking area and a public road,
- Stairs to the ground floor of the dwelling,
- Fences,
- A single storey outbuilding, with a maximum floor area of 25m2, is able to encroach to within 0.9 metres of the rear boundary (eg. garden shed, garage, pergola), and
- An inground swimming pool is able to encroach to within 1 metre of the rear boundary, measured to the water line.

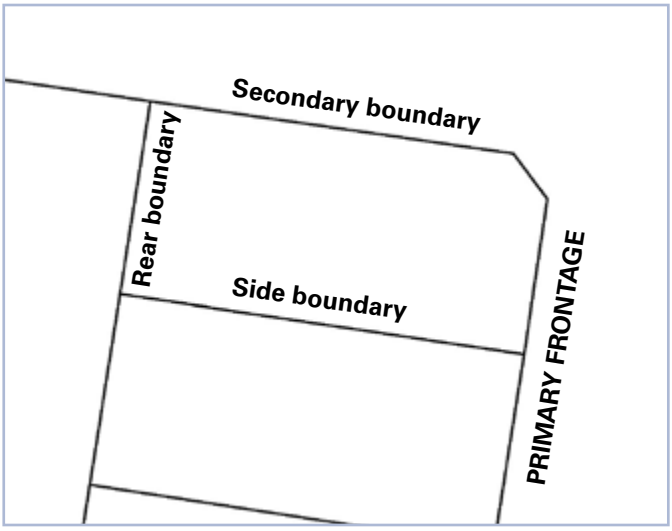


Figure 3.1(c): Setbacks on corner lots.(I)

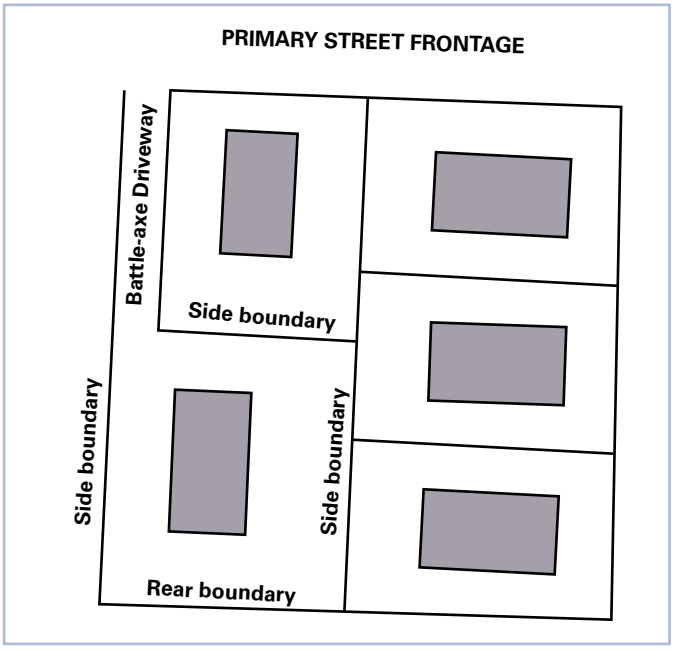


Figure 3.1(d): Setbacks on battle-axe lots.(I)

Notes:

The rear boundary is ordinarily located parallel to and/or opposite the primary frontage.

Designated roads

Designated roads are Council identified roads that require development to have an increased setback from the road edge, consistent with the established streetscape. A list of designated roads is provided in Annexure C.

3.1.3 Landscaping

Desired Outcome

a. Landscaping that integrates the built form with soft landscaping and retains and enhances the tree canopy.

b. Development that retains existing landscape features.

Prescriptive Measures

a. The minimum landscaped area on a property should comply with Table 3.1.3(a):

Table 3.1.3(a): Minimum Landscaped Area

Lot size	Minimum Landscaped Area (% of the lot size)
200m² to 299m²	10%
300m² to 449m²	15%
450m² to 599m²	20%
600m² to 899m²	30%
900m² to 1499m²	40%
1500m² or larger	45%

b. Areas included as part of the minimum landscaped area should have a minimum width of 1.5 metres.

c. At least 50 percent of the minimum landscaped area should be located behind the building line to the primary road frontage.

d. A proportion of the front yard should be maintained as landscaped area as follows:

- 25 percent of the front yard for lots less than 18 metres wide, and
- 50 percent of the front yard for lots greater than 18 metres wide.

Retention of Landscape Features

e. 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.

Fencing

f. Within front setbacks, fences should not be higher than 1.2 metres.

g. Front fencing should be constructed from predominately lightweight materials with the design allowing at least 50 percent openings.

h. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

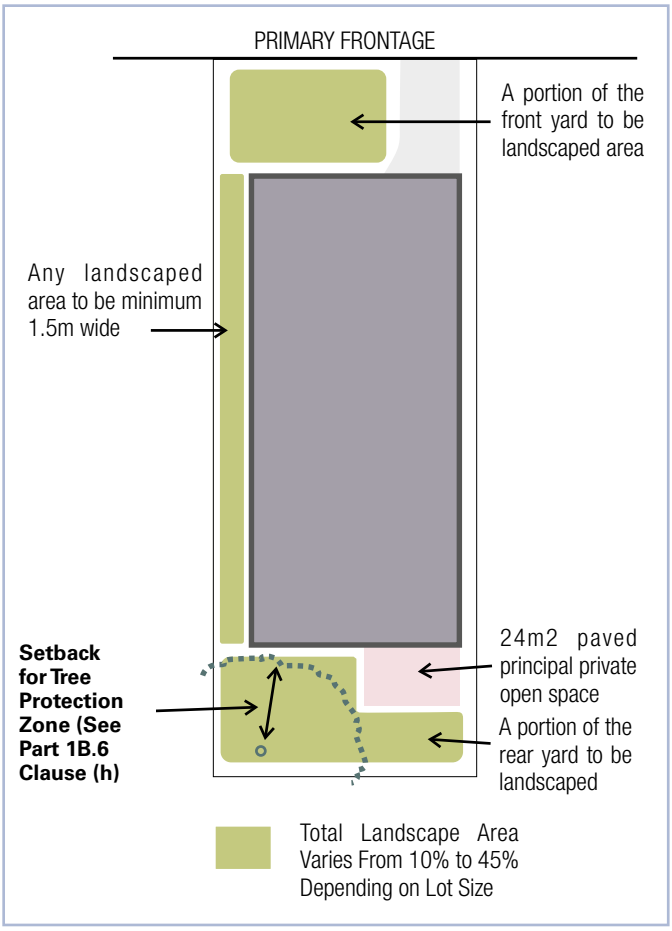


Figure 3.1(e): Landscaped area. (I)

Notes:

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area. (Note: Swimming pools are not included in the minimum landscaped area calculation).

Home owners are encouraged to incorporate species from Council's publication *Indigenous Plants for the Bushland Shire* available at Council's website hornsby.nsw.gov.au as part of the construction of any new dwelling house.

3.1.4 Open Space

Desired Outcome

a. Private open space that functions as an extension to the dwelling house.

Prescriptive Measures

Private Open Space

a. A dwelling house should be provided with private open space that incorporates a principal private open space area in accordance with Table 3.1.4(a).

Table 3.1.4(a): Minimum Private Open Space

Lot width at Building Line	Minimum Principal Private Open Space Area	Minimum Dimension
6-9m	16m^2	3m
10m or larger	24m^2	3m

b. The principal private open space area should be sited behind the front building line and is to be directly accessible from the living area of the dwelling.

c. The principal private open space area should be generally level and may be in the form of a deck, patio, terrace or paved area.

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.

3.1.5 Sunlight Access

Desired Outcome

a. Dwelling houses designed to provide solar access to open space areas.

b. Development designed to provide reasonable sunlight to adjacent properties.

Prescriptive Measures

a. On 22 June, 50 percent of the required principal private open space area should receive 3 hours of unobstructed sunlight access between 9am and 3pm.

b. On 22 June, 50 percent of the required principal private open space on any adjoining property should receive 3 hours of unobstructed sunlight access between 9am and 3pm.

Note:

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

Figure 3.1(f): Sun shading devices are essential elements of a well designed home.(E)

3.1.6 Privacy

Desired Outcome

a. Development that is designed to provide reasonable privacy to adjacent properties.

Prescriptive Measures

a. Living and entertaining areas of dwelling houses should be located on the ground floor and oriented towards the private open space of the dwelling house and not side boundaries.

b. A proposed window in a dwelling house should have a privacy screen if:

- it is a window to a habitable room, other than a bedroom, that has a floor level of more than 1 metre above existing ground level,
- the window is setback less than 3 metres from a side or rear boundary, and
- the window has a sill height of less than 1.5 metres.

c. A deck, balcony, terrace or the like should be located within 600mm of existing ground level where possible to minimise potential visual and acoustic privacy conflicts.

d. Decks and the like that need to be located more than 600mm above existing ground should not face a window of another habitable room, balcony or private open space of another dwelling located within 9 metres of the proposed deck unless appropriately screened.

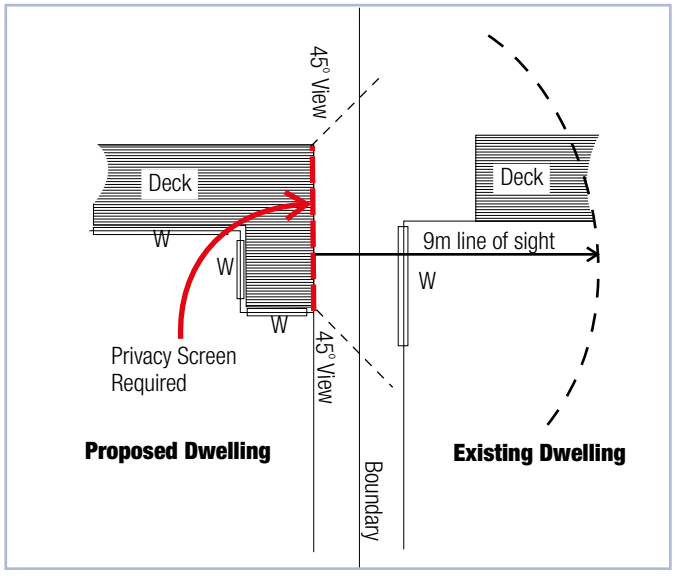


Figure 3.1(g): Decks adjoining a neighbouring dwelling are to be screened. (I)

3.1.7 Vehicle Access And Parking

Desired Outcome

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

Prescriptive Measures

a. Car parking for dwelling houses should be provided behind the front building line

b. A paved driveway should be provided between the required on-site car parking area and a public road.

c. A driveway should be setback a minimum 0.5 metres from side boundaries to provide for landscaping between the driveway and the side boundary.

Note:

Refer to Part 1 'General' of the DCP for more detailed parking and service vehicle design requirements.

Notes:

All developments should comply with the minimum building setback 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

3.1.8 Design Details

Desired Outcome

a. Development compatible with a low density residential environment that complements the zone objectives.

Prescriptive Measures

General

a. Dwelling houses should be oriented primarily towards the street and the rear boundary.

b. Extensive blank or unarticulated walls to street frontages are discouraged.

c. Dwelling houses should provide a covered entry to the home at least 1.5 metres deep and clearly visible from the street.

d. Dwelling houses on corner allotments should be designed to provide elevations that address both street frontages.

e. Garages should not dominate the facade of the dwelling house or the streetscape. Garage doors should be as follows:

- setback 1 metre from the front facade of the home,
- no wider than 6 metres, and
- maximum 2.4 metres high.

Figure 3.1(h): The main entry should be clearly visible from the street and sheltered from the weather, and the garages set back from the front facade. (E)

Source of photo: Landcom, Built Form Design Guidelines.

Dormer Windows

f. The design of dormer windows in any attic level should comply with the following:

- Dormers should face the street and/or the rear property boundary,
- Dormers should be setdown below the ridge line and setback from the side walls,
- Dormers should not be wider than 1.3 metres,
- Be vertically proportioned at a ratio of 1.5:1 measured from head to sill of the window frame, and
- The number of dormer windows is limited to a maximum of two per facade.

View Sharing

g. Development should allow for the reasonable sharing of significant views, including water views and iconic views, in particular:

- views that have not already been obscured,
- views from front and rear boundaries whilst in a standing position, and
- views from living and entertainment areas (including kitchens).

h. Development should allow for the reasonable sharing of significant views by:

- appropriately siting the building,
- appropriately designing the bulk of the building,
- using open materials for balustrades on balconies and decks, and/or
- new landscaping comprising a light open foliage.

Note:

View Sharing Principle - Consistent with Planning Principles, where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. Whereas, with a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

3.2 Medium Density Housing

This section provides controls for erecting, and undertaking alterations and additions to medium density housing except for three storey residential flat buildings in the R3 Medium Density Residential Zone within areas designated K(10.5m - 2 storeys) and M(12m - 3 storeys) on the HLEP Height of Building Map. Controls for three storey residential flat buildings in the R3 Medium Density Zones and the R4 High Density Residential Zones, are contained in Section 3.3.

The provisions in 3.2 apply to residential development which typically includes dwellings that are known as villas, town houses, row houses, terrace houses and residential flat buildings up to 2 storeys.

3.2.1 Desired Future Character

Desired Outcome

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

Prescriptive Measures

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

Desired Future Character Statement

Areas designated as K(10.5m - 2 storeys) and M(12m - 3 storeys) on the HLEP Height of Building Map are characterised by medium density housing comprising 2-3 storey town houses and 2-3 storey residential flat buildings in a landscaped setting. The buildings have low pitched roofs with wide eaves or flat roofs. Additional floor space is provided within an attic, where the floor area is contained wholly within the roofspace.

Development footprints are limited in scale and located to achieve setbacks to boundaries incorporating soft landscaping. Elements of deep soil landscaping surround every building to maintain and enhance the landscape quality of established streetscapes and to provide 'green separation' between neighbouring buildings. Where more than one building is provided on-site, the buildings are separated by garden areas. The established tree canopy is complemented by new trees and shrubs throughout the landscaped area.

Car parking is provided on-site and integrally designed into the building to maintain a landscaped area at the street frontage. Parking should be predominately in the form of basement parking.

Where parking is provided at grade for town houses, the new dwellings address a communal driveway and the public domain. Active residential facades and soft landscaping along the communal driveway is maximised by limiting the proportion of the building facade dedicated to garages.

A high standard of architectural and urban design quality is achieved. Contemporary buildings utilise facade modulation and incorporate shade elements, such as pergolas, verandahs and the like. Well-articulated building forms combined with carefully-designed facades to achieve an appropriate bulk and scale, and contribute to residential amenity.

Developments incorporate a mix of dwelling sizes to provide housing choice. Developments embody active living principles including prioritised pedestrian and cyclist entrances to buildings, connectivity to the public domain and bicycle parking and storage.

Figure 3.2(a): Town houses with basement parking are the most effective form of attached or multi dwelling housing. Positive responses to desired future character include deep soil landscaping along all site boundaries, dwellings that address the street or a central walkway, and that are not oriented towards neighbouring properties, and car parking that is concealed below ground level. (I)

Common areas and private open spaces promote positive social interaction between residents, security, and private amenity for residents.

Notes:

A reference in this section to town houses includes all medium density attached dwellings and multi dwelling housing as defined by the HLEP.

To achieve active living principles development should have regard to NSW Health's Healthy Urban Development Checklist and the National Heart Foundation's Blueprint for an Active Australia.

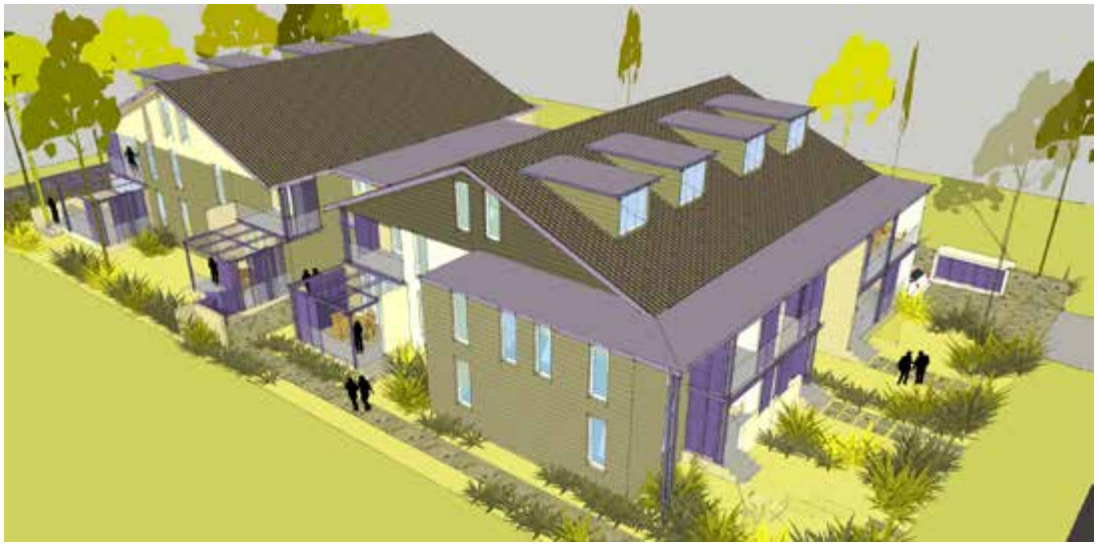


Figure 3.2(b) Residential flat buildings are an effective alternative to town houses. Positive responses to desired future character include deep soil landscaping along all site boundaries, a limit to the footprint of each building, potential for an attic storey within a gently pitched roof, dwellings that are oriented toward the front and rear boundaries and car parking that is concealed below ground level and within the building footprint.(I)

Figure 3.2(c): Town houses with ground level parking potentially provide for lower site yields and are not the preferred form for attached or multi dwelling housing. However where this built form is proposed, positive responses to desired future character include driveways that are flanked by landscapåing, visible entrances to every dwelling and facades not dominated by garages.(I)

3.2.2 Site Requirements

Desired Outcome

a. Buildings located on consolidated development sites that provide 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. Sites should not be accessed via a battleaxe driveway or right-of-way.

c. 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.

d. 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.

Newly developed site | **Existing site isolated by new development (should be avoided)** | **Newly developed site**

Figure 3.2(d): Lot amalgamation should avoid isolating small sites (I)

3.2.3 Height

Desired Outcome

a. A built form not exceeding 2 storeys + attic in height and comprising town houses and residential flat buildings in areas designated K(10.5m - 2 storeys) on the HLEP Height of Building Map.

b. A built form not exceeding 3 storeys in the height and comprising town houses in areas designated M(12m - 3 storeys) on the HLEP Height of Building Map.

Prescriptive Measures

Storeys

a. Sites with the following maximum building heights under Clause 4.3 of the *HLEP* should comply with the maximum number of storeys in Table 3.2.3(a).

Table 3.2.3(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
K	10.5	2 storeys + attic
M	12	3 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. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.

e. Developments incorporating mezzanine levels in the roof space, should be visually recessive and lightweight in design. A light weight design character is achieved by roofs that overhang exterior walls which incorporate materials or finishes that provide a distinct contrast with face brick or rendered masonry.

Notes:

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 level 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.

Attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

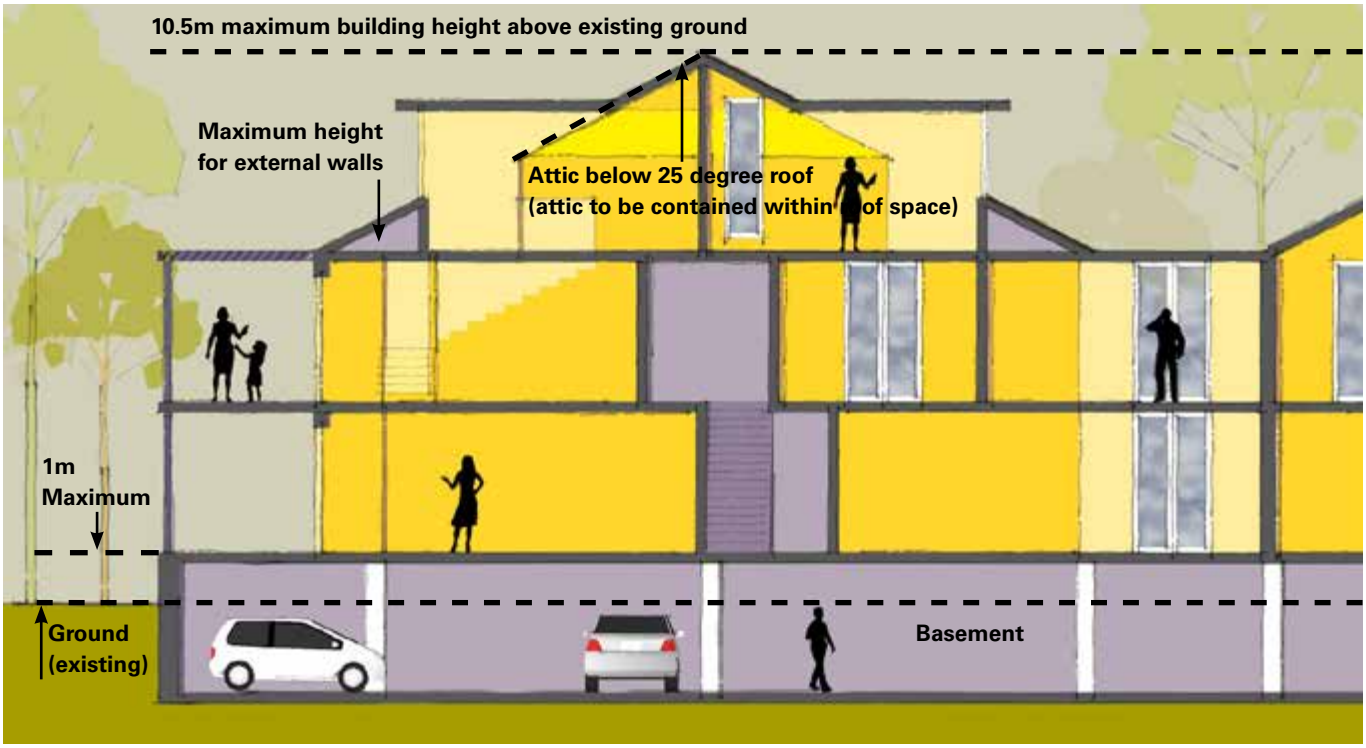


Figure 3.2(e): Building Height Controls - residential flat building of 2 storeys + attic. (l) Height controls are based on a typical residential floor to floor height of 3 metres, with a 3.5 metre allowance for roof articulation and a 1 metre basement projection.

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).

Roof Design

f. Pitched roofs with wide eaves are encouraged for compatibility with streetscape character and sun control.

g. Pitched roofs should not be steeper than 25 degrees, other than gable ends that predominately face a side boundary when used as a minor design feature.

h. Gable roof ends should form a minor design feature of a building's facade and pitch from the external wall of the building, with the exception of eaves.

i. Flat roofs that are surrounded by parapets should be avoided except when used as a minor design feature.

Attic Design

j. The design of attics should be as follows:

- Any attic level should be contained wholly within the roof space;
- Roof span should not be more than 15 metres;
- Internal height should not be more than 3.5metres (measured from attic floor to roof ridge); and
- Roofs should be pitched or setback from exterior walls and should not be pitched from any point above a verandah or balcony.

k. The external walls of the building should not extend above the attic floor level.

l. The design of dormer windows in any attic level should comply with the following:

- Dormers should be setdown below the ridge line and setback from the side walls,
- Dormers should not be wider than 2 metres and the sides of adjoining dormers should be separated by at least 2 metres, and
- Preferably face the front and rear boundaries of the site.

m. 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.

Figure 3.2(f): Building Height Controls - 2 storey town houses with a maximum roof pitch of 25 degrees and basement car parking. (E)

3.2.4 Setbacks

Desired Outcome

a. Well articulated building forms that are setback to incorporate landscaping, open space and separation between buildings.

Prescriptive Measures

a. The minimum setback of all buildings and structures to the boundaries of the site should comply with Table 3.2.4(a):

Table 3.2.4(a): Minimum Boundary Setbacks

Setback	Minimum Setback - Town Houses	Minimum Setback - Residential Flat Buildings
Front Boundary	7.6m to local roads and 9m to designated roads	
Side Boundary (Including balconies)	6m This setback can be reduced to 3m where a dwelling is oriented to the front/ rear property boundaries, and not the side boundary	6m This setback can be reduced to 3m for a maximum of 1/3 of the building length.
Rear Boundary	6m	6m
Basement Parking Setback	6m to front property boundary, 3m from side boundary and 4m from rear boundary to allow for deep soil landscaping	

Sites with more than one frontage

b. For buildings with a corner frontage:

- front boundary setbacks apply to all street frontages, and
- Side boundary setbacks to apply to all other boundaries.

c. For a lot that adjoins parallel roads, the front boundary setback control applies to both the primary frontage and the parallel road boundary.

Note:

Orientation of a dwelling is perpendicular to the principal windows of living rooms, and to the longest dimension of the principal private open space.

d. Units should be oriented to front or rear boundaries. Where balconies are oriented to side boundaries, they should have a setback of 6 metres.

Setback Encroachments

General

e. The following minor structures are able to encroach into 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;
- Garbage stores, letter boxes, meter enclosures, electricity kiosks and fire hydrants, located at least 2 metres from the front boundary and screened by plantings;
- Fences; and
- Eaves.

Front Setbacks

f. Balconies are able to encroach by 1.6 metres toward the front boundary, for no more than 2/3 of any front facade, including privacy screens or party walls that are part of a light weight verandah or pergola.

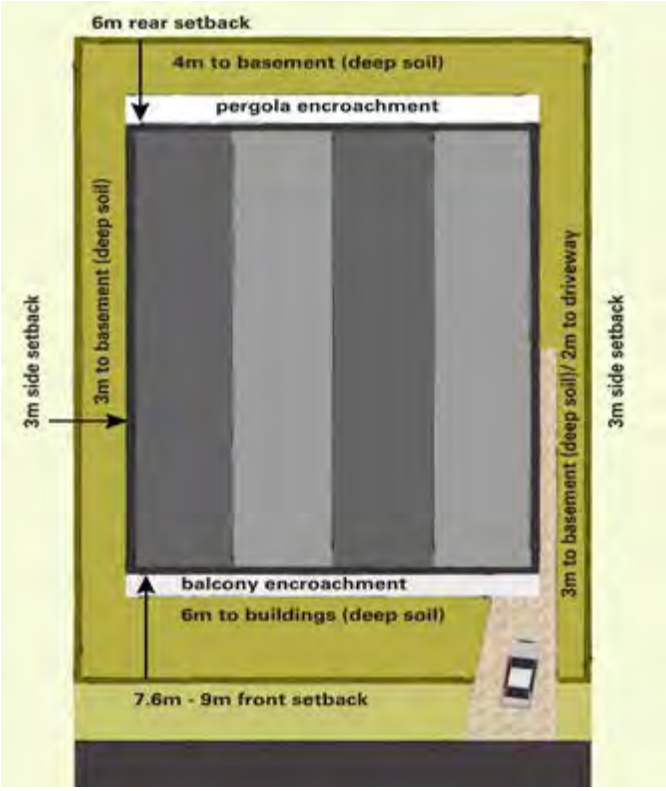


Figure 3.2(h): Setbacks of town houses that are oriented towards the front and/or rear boundary. (E)

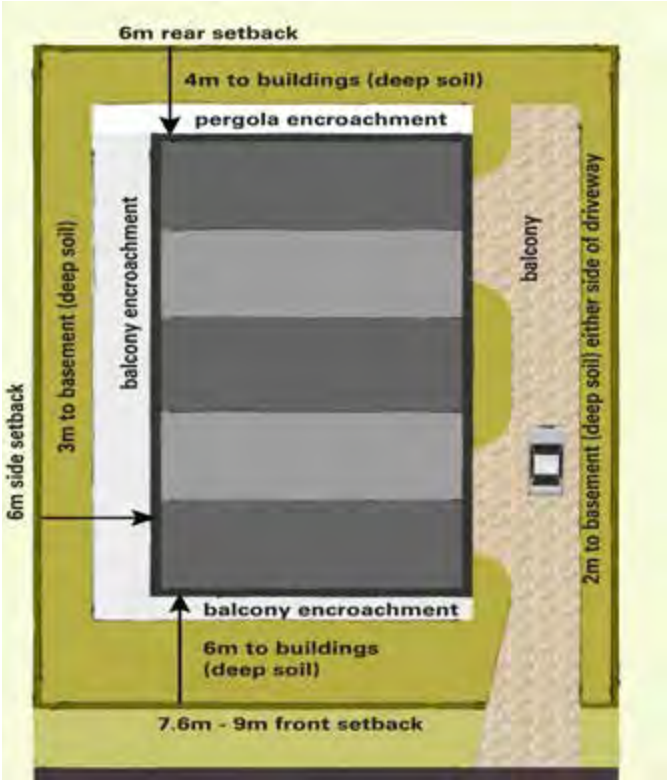


Figure 3.2(i): Setbacks of town houses that are oriented towards a side boundary. (E)

Side Setbacks

g. Ground level light weight verandahs and pergolas are able to encroach to a minimum setback of 3 metres to the boundary.

Rear Setbacks

h. Ground level light weight verandahs and pergolas are able to encroach to a minimum setback of 4 metres to the boundary.

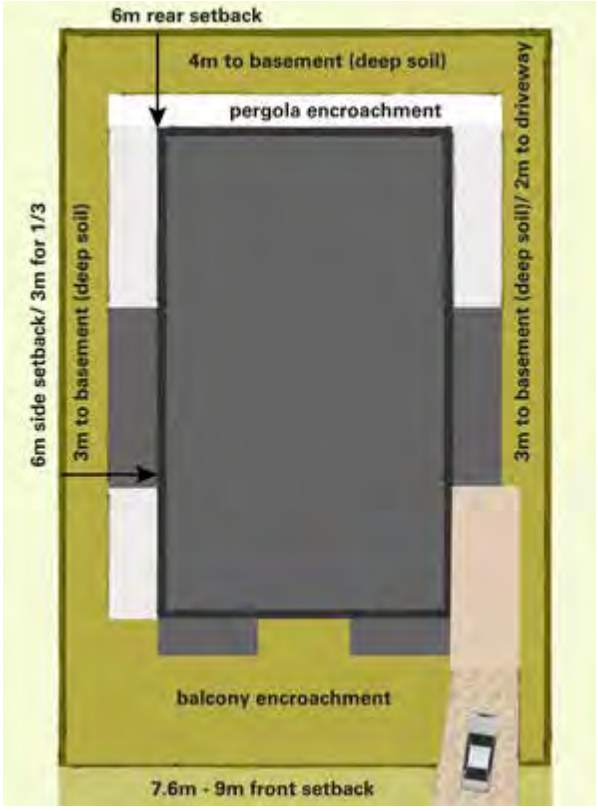


Figure 3.2(j): Setbacks of residential flat buildings. (E)

Notes:

Designated roads

Designated roads are Council identified roads that require development to have an increased setback from the road edge, consistent with the established streetscape. A list of designated roads is provided in Annexure C.

Light weight verandahs or pergolas typically comprise timber or metal frames. They are not supported by brick or concrete columns and do not have brick or concrete balustrades and should not include the main roof of the building.

3.2.5 Building Form and Separation

Desired Outcome

a. Articulated buildings that are limited in width and depth, and separated by garden areas.

Prescriptive Measures

Floorplates

a. Floorplates of residential flat buildings should have a maximum dimension of 35 metres measured in a perpendicular direction between opposing exterior walls at any point. Balconies and terraces may project beyond this maximum provided that there is no adverse impact in relation to shadowing or privacy.

b. Floorplates exceeding 25 metres for residential flat buildings should incorporate a distinct indentation which measures at least 4 metres by 4 metres and should create 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 3.2(k): Internal separation and articulation of town house buildings.(E)

Articulation

c. All facades should include elements that contribute to a variety of building forms and minimise scale, such as sunshades, balconies and verandahs that display a light weight design character. Wall planes of buildings should not exceed the following lengths in Table 3.2.5(b) without an offset of at least 1 metre and a corresponding change in roof form:

Table 3.2.5(b): Facade Articulation

Facade	Town Houses	Residential Flat Buildings
For facades that face a street	6m	8m
All other facades	8m	12m

d. Buildings should include structural elements such as sunshades, balconies and verandahs that provide variety in the built form.

e. All town houses should have a covered entry to the dwelling at least 1.5 metres deep, with a direct line of sight towards the street, or to a common walkway on the site.

f. To maintain the design integrity of buildings the enclosure of existing balconies should not occur.

Materials and Finishes

g. Facades should incorporate a mix of compatible materials such as face or rendered brickwork and contrasting areas of light weight cladding.

h. Sunscreens and awnings comprised of timber battens or metal frames are encouraged.

Notes:

A habitable room is any room or area used for normal domestic activities, including living, dining, family, lounge, bedrooms, study, kitchen, sun room and playroom.

A prescriptive floorplate control does not apply to town houses because the floorplate of a town house will be limited in depth given the need for cross flow ventilation in each dwelling per Section 3.2.9. In addition the DCP requires more facade articulation of town houses given the potential for longer elevations.

3.2.6 Landscaping

Desired Outcome

a. Landscaping that integrates the built form with the locality and enhances the tree canopy.

b. Development that retains existing landscape features.

Prescriptive Measures

General

c. Landscaped areas should adjoin property boundaries in accordance with Table 3.2.6(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 setbacks, and
- Shrubs or small trees that will reach mature heights of at least 3 to 5 metres in the side setbacks.

Table 3.2.6(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary	6m wide
Secondary Boundary (on corner lots)	3m wide
Side Boundary	3m wide
Rear Boundary	4m wide

d. Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.

e. In addition to the boundary setbacks at 3.2.6(a), landscaped areas should be provided between 2 or more buildings located on a development site, designed to:

- have a minimum total width of 4 metres, with a minimum dimension of 2 metres,
- accommodate shrubs or small trees that will reach a mature heights of at least 3 to 5 metres,
- provide a minimum soil depth of 1 metre, and
- be located in a deep soil area or above a basement car park.

Figure 3.2(l): Landscaped areas for town house developments: deep soil adjacent to the property boundary and landscape planters between townhouses above basements. (l)

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.

The applicant is encouraged to incorporate species from Council's publication "Indigenous Plants for the Bushland Shire" available at Council's website hornsby.nsw.gov.au.

Retention of Landscape Features

f. 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.

Fencing

g. Within front setbacks, fences should not be higher than 1.2 metres.

h. Fencing enclosing private courtyards behind the front building line may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.

i. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

3.2.7 Open Spaces

Desired Outcome

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 3.2.7(a):

Table 3.2.7(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
Town house	24m^2	3m

b. Private open space 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 side and rear boundary setback areas where there is communal landscaping along the adjacent boundary with a minimum width of 2.5 metres.

d. Roof terraces or balconies are not permitted.

e. Enclosure of private open space areas as 'wintergardens' should be avoided. Wintergardens may be considered where the elevation of a building fronts Epping Road or a rail corridor.

Clothes Drying Area

f. 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

g. 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 2 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.

3.2.8 Privacy and Security

Desired Outcome

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

Prescriptive Measures

Privacy

a. Orient residential units' living room and principal private open space areas primarily towards the front and rear of the site, including balconies, to promote privacy to dwellings.

b. Living areas and principal private open space areas of town houses should be located at ground level where possible to limit the potential for privacy conflicts.

c. Balconies, terraces or bedroom windows near ground level should be screened or separated from the street and active communal areas by landscaping or private open space to protect the privacy of dwelling occupants.

Figure 3.2(n): Private open space in a residential flat.(I)

d. Common lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.

e. Open space areas should not be provided on the roof.

f. The minimum separation between living rooms and principal private open spaces should comply with Table 3.2.8(a).

Table 3.2.8(a): Minimum Separation between Rooms

Separation between rooms	Minimum Distance (m)
between unscreened habitable rooms/ balconies/ principal private open space areas	12m
between screened habitable and non-habitable rooms/blank walls/ balconies/ principal private open space areas	6m

Security

g. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.

h. Private open spaces, living room windows and communal lobbies should be designed and oriented to overlook the street and communal open spaces on the site.

i. 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.

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 3.2(p): Fixed screens and communal planters provide privacy for ground level open spaces and rooms but allow casual surveillance of common areas from each dwelling. Adjustable screens on balconies provide for microclimate control. (E)

3.2.9 Sunlight and Ventilation

Desired Outcome

a. Development designed to provide solar access to living areas and open space areas.

b. Development designed to provide natural cross ventilation.

Prescriptive Measures

Sunlight Access

a. On 22 June, at least 70 percent of dwellings should receive 3 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.

Natural Cross Ventilation

c. All town houses should have windows in 2 separate exterior walls to provide effective natural cross ventilation.

d. At least 60 percent of residential flats should have dual aspect and natural cross ventilation.

e. All attic levels should have windows in two separate exterior walls and/or roof planes to provide effective natural cross ventilation.

Note:

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

3.2.10 Housing Choice

Desired Outcome

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 Adaptable Housing, designed to meet the needs of residents as they age.
- At least 20% of proposed dwellings should be Universal Design housing in accordance with the Livable Housing Guidelines (2012) silver level design features.
- Adaptable Housing and Universal Design 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 Universal Design and Adaptable Housing.

3.2.11 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. Common driveway systems are preferred.

b. The alignment of driveways should:

- be located at least 2 metres from any side boundary and flanked by continuous landscaped verges, and
- be varied to avoid a straight gun barrel appearance, particularly for town houses with parking at grade.

c. Resident and visitor parking should be preferably provided within basements.

d. Where carparking is provided above ground, it should:

- be located outside of the prescribed building setback and separation areas,
- not be located in a dwelling facade that faces a primary or secondary frontage,
- comprise a maximum of 50 percent of any facade elevation, and
- result in a contiguous group of garages no wider than 6 metres.

e. Parking for service and delivery vehicles should be integrated with the design of driveways and landscaped verges and not visually dominate any street frontage.

Ancillary Fixtures and Facilities

f. Separate dedicated and secure storage areas for each dwelling should be provided in basement car parks or private garages, suitable to accommodate larger items such as sporting equipment.

Note:

Refer to Part 1 'General' of the DCP for more detailed parking and service vehicle design requirements.

3.2.12 Public Domain and Traffic Management Works

Desired Outcome

a. A public domain that encourages vitality around and within development precincts.

b. Traffic management works that 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 the locality 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. Pedestrian linkages shown on the Key Development Principles Diagrams and Town Centre Linkage Diagrams (Annexure B) shold be provided and reinforced as safe, accessible and vibrant pedestrian areas.

Traffic Management Works

d. Traffic management works should be undertaken in accordance with the traffic improvements identified in the Key Development Principles Diagrams.

e. Council or the relevant authority 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.

f. 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.

3.2.13 Key Development Principles

The following provides more detailed controls for some particular precincts zoned for medium density housing as a result of the Hornsby Shire Housing Strategy (2010) and identification of the Epping Urban Activation Precinct.

Desired Outcome

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

Prescriptive Measures

a. Key Development Principles Diagrams apply to the following localities:

- Pacific Highway, Mount Colah and Asquith Precinct,
- Stokes Avenue, Asquith Precinct,
- Baldwin Avenue, Asquith Precinct,
- Galston Road, Hornsby Precinct,
- Old Berowra Road, Hornsby Precinct,
- Mildred Avenue, Hornsby Precinct,
- Derby Street, Epping Precinct,
- Essex Street, Epping Precinct, and
- Epping Road/Forest Grove, Epping Precinct.

b. Development should be designed to embody the principles of the relevant Key Development Principles Diagram.

c. Pedestrian thoroughfares should be provided in accordance with the Key Development Principles Diagram and Town Centre Linkage diagrams (see Annexure B).

d. Development in the vicinity of heritage items and Heritage Conservation Areas shown in the Key Development Principles Diagram should have regard to the Heritage provisions in Part 9 of this DCP.

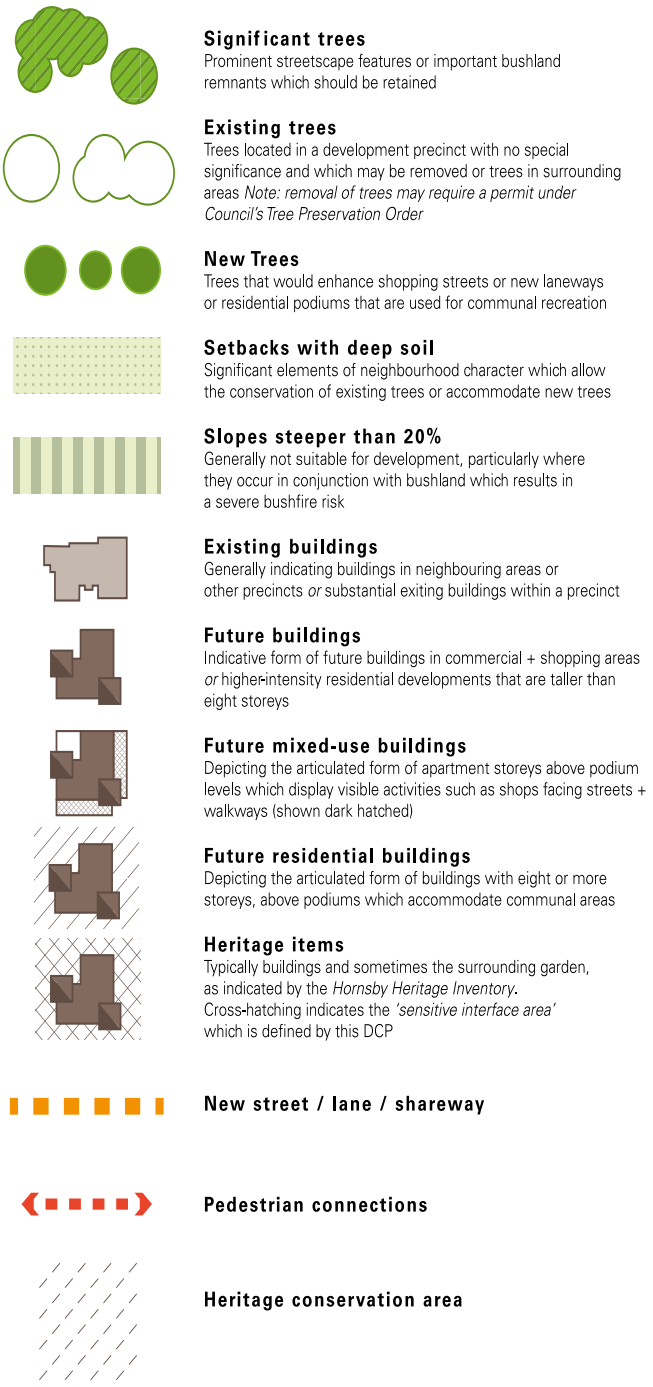
e. Development adjoining railway lines and arterial roads should incorporate appropriate measures to reduce the impact of road/rail noise vibration and disturbance.

Note:

The Key Development Principles Diagrams are indicative only and are not to scale. The diagrams indicate unconstrained land that is available for redevelopment. Relevant setback, building form and landscaping controls are provided in Sections 3.2.4, 3.2.5 and 3.2.6 of the DCP.

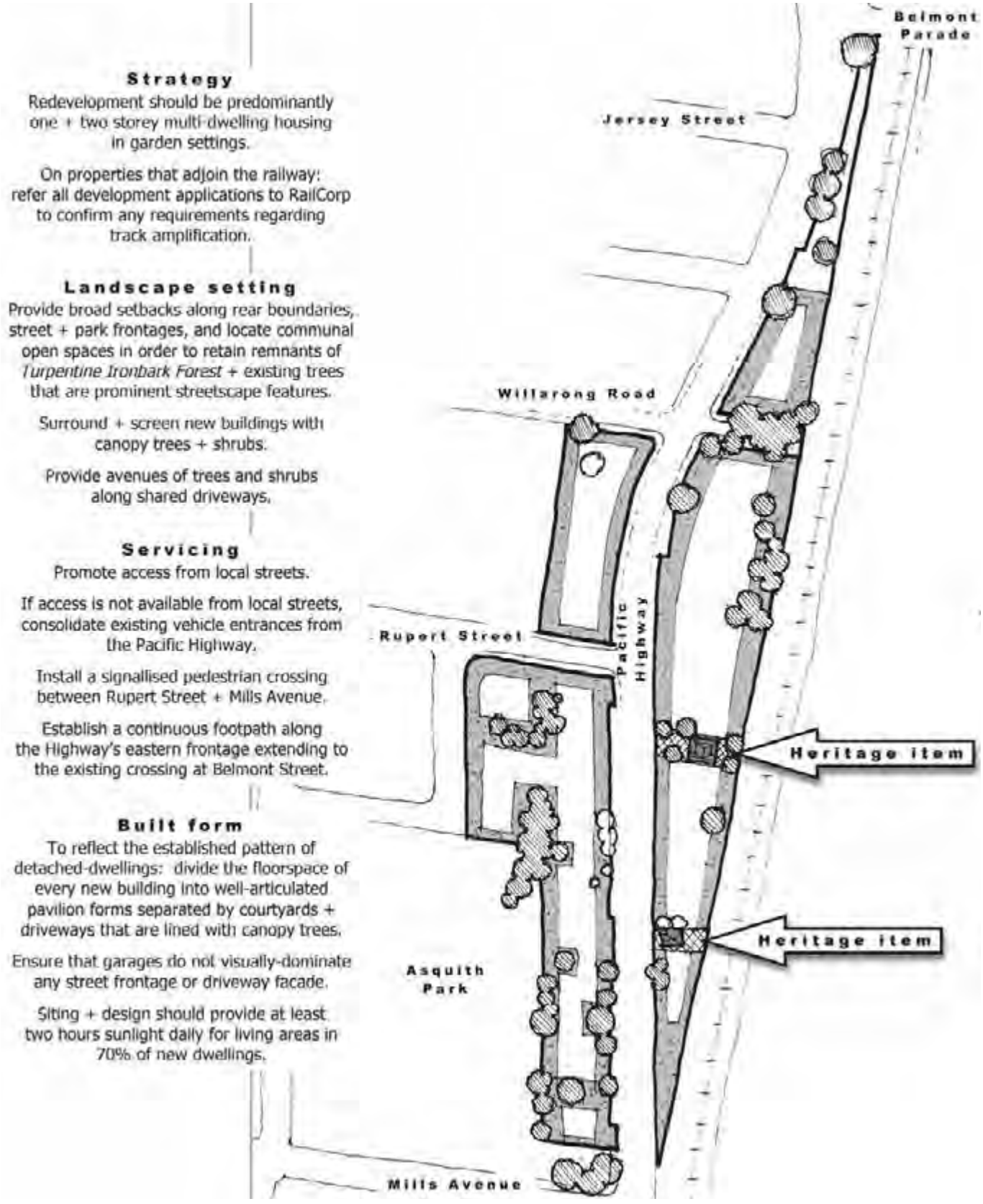
Legend

The following symbols appear in the Key Development Principles Diagrams



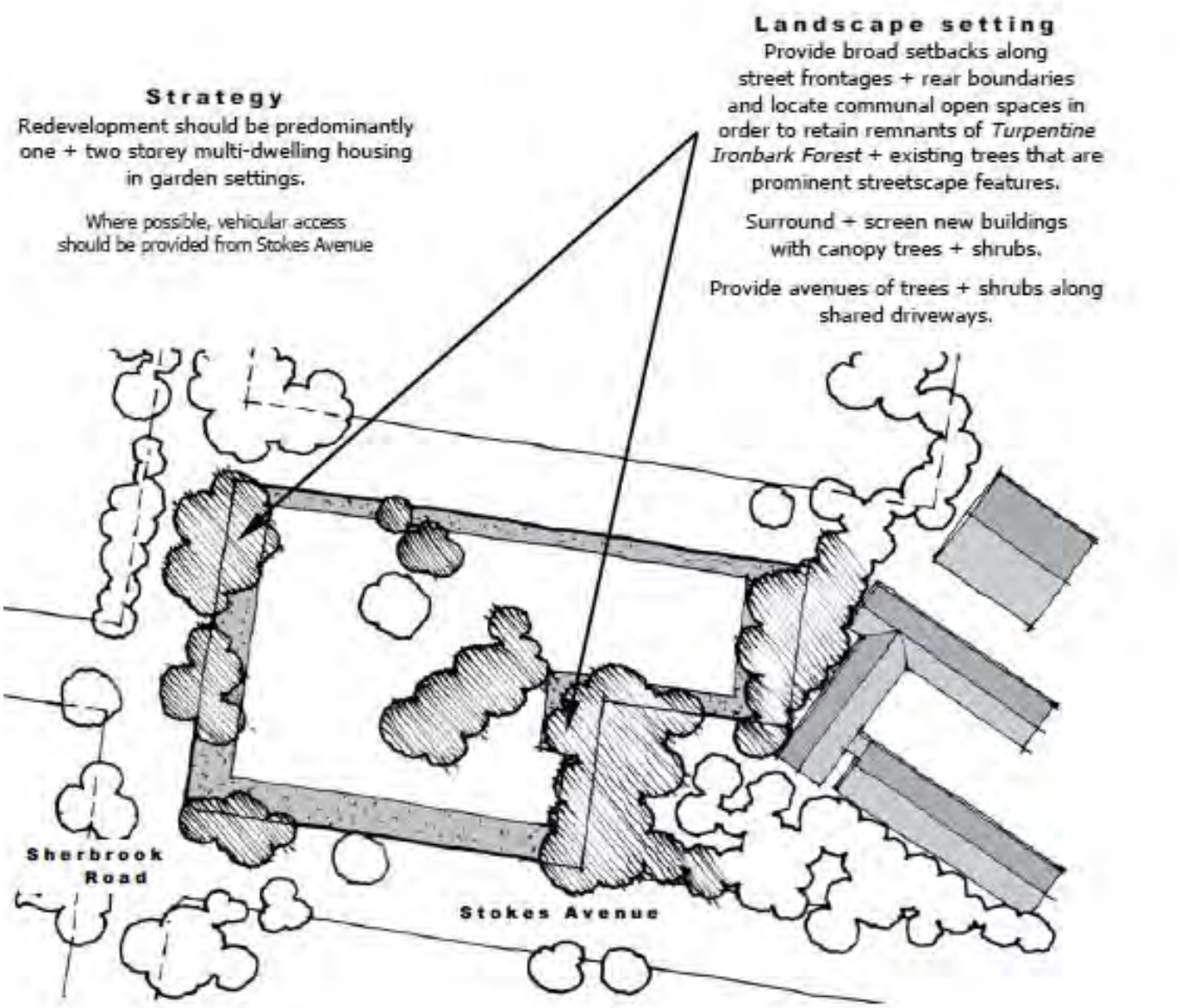
Pacific Highway, Mount Colah and Asquith Precinct

Key Development Principles Diagram



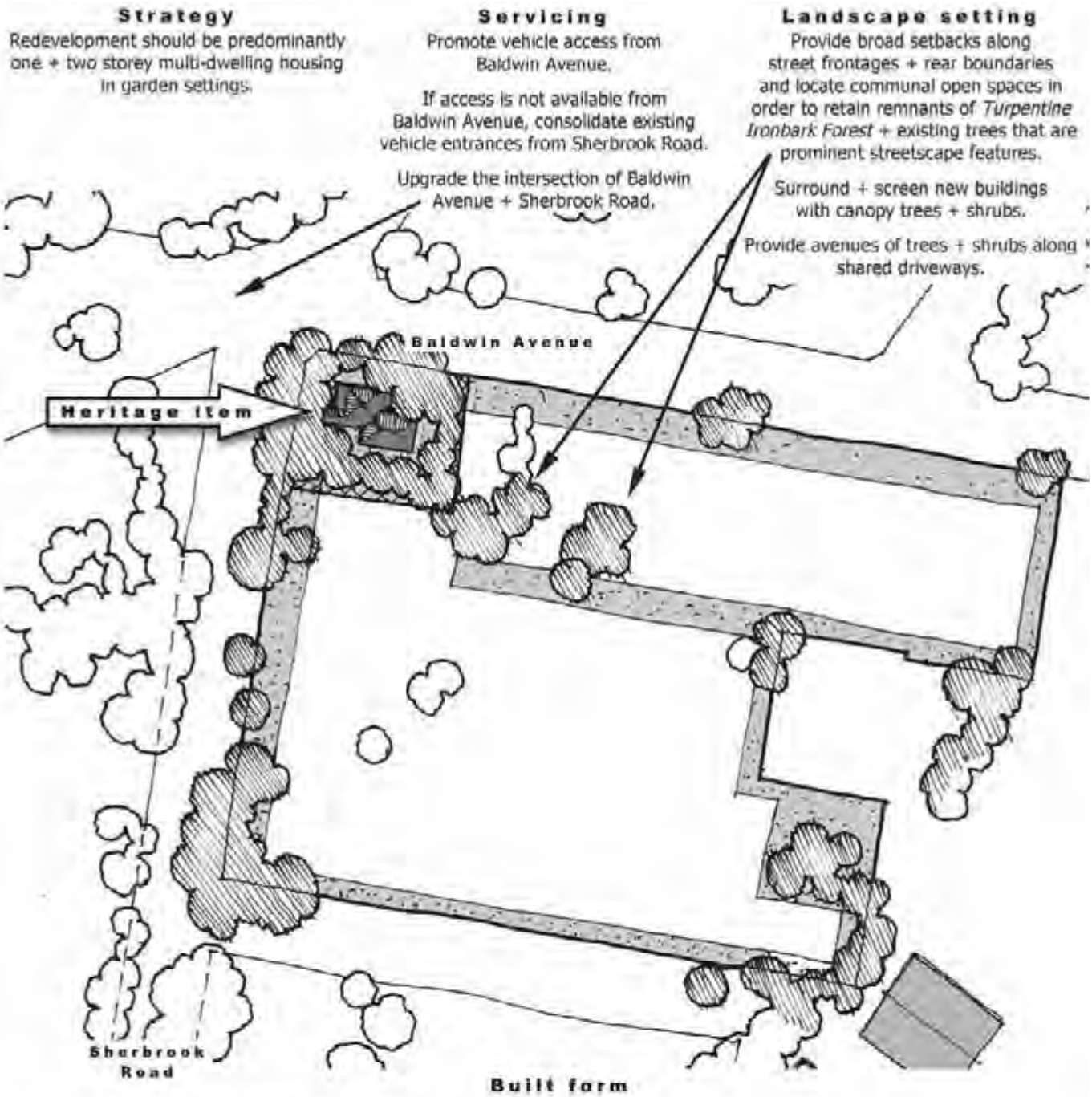
Stokes Avenue, Asquith Precinct

Key Development Principles Diagram



Baldwin Avenue, Asquith Precinct

Key Development Principles Diagram



Traffic Management Improvement Plan, Asquith Precincts

Key Development Principles Diagram

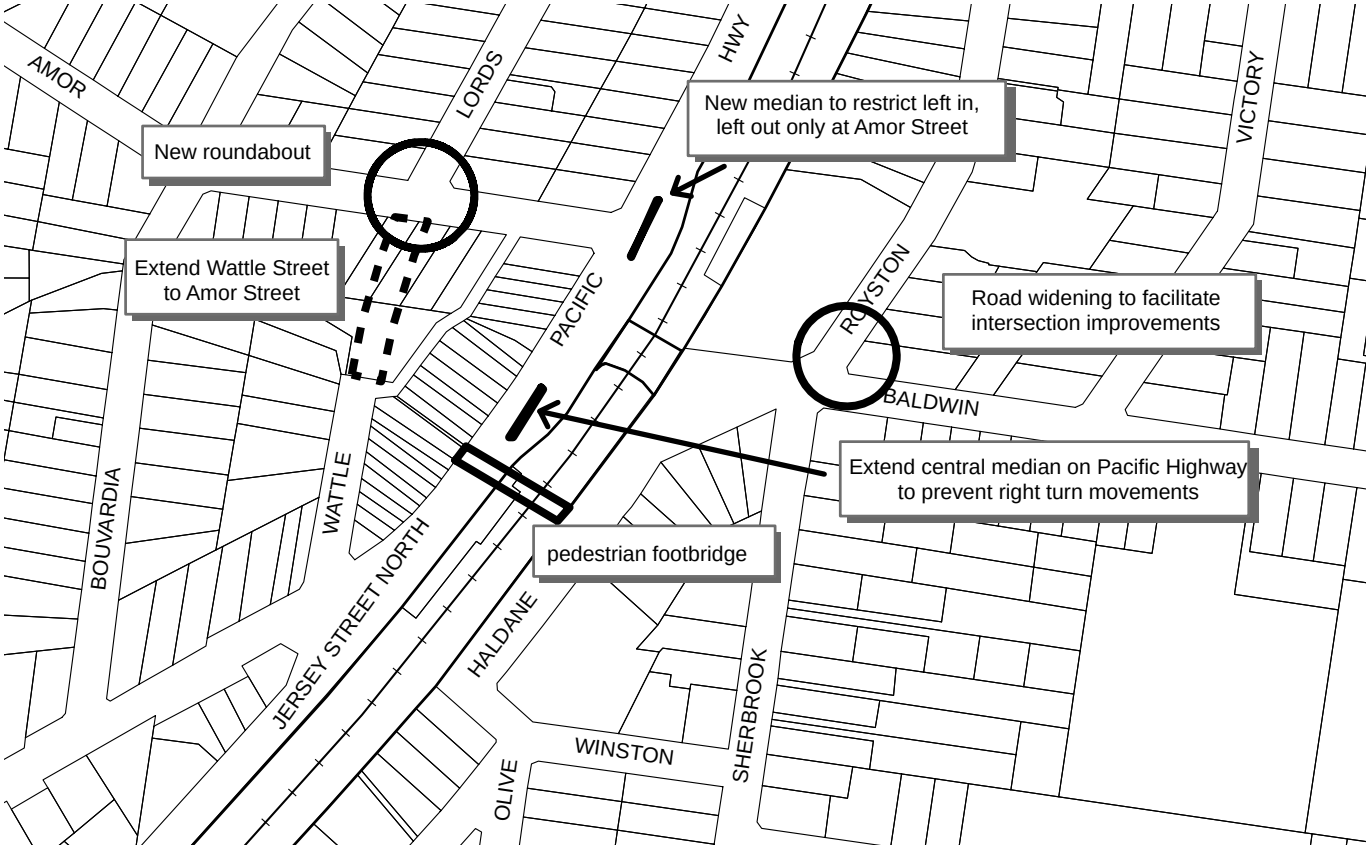
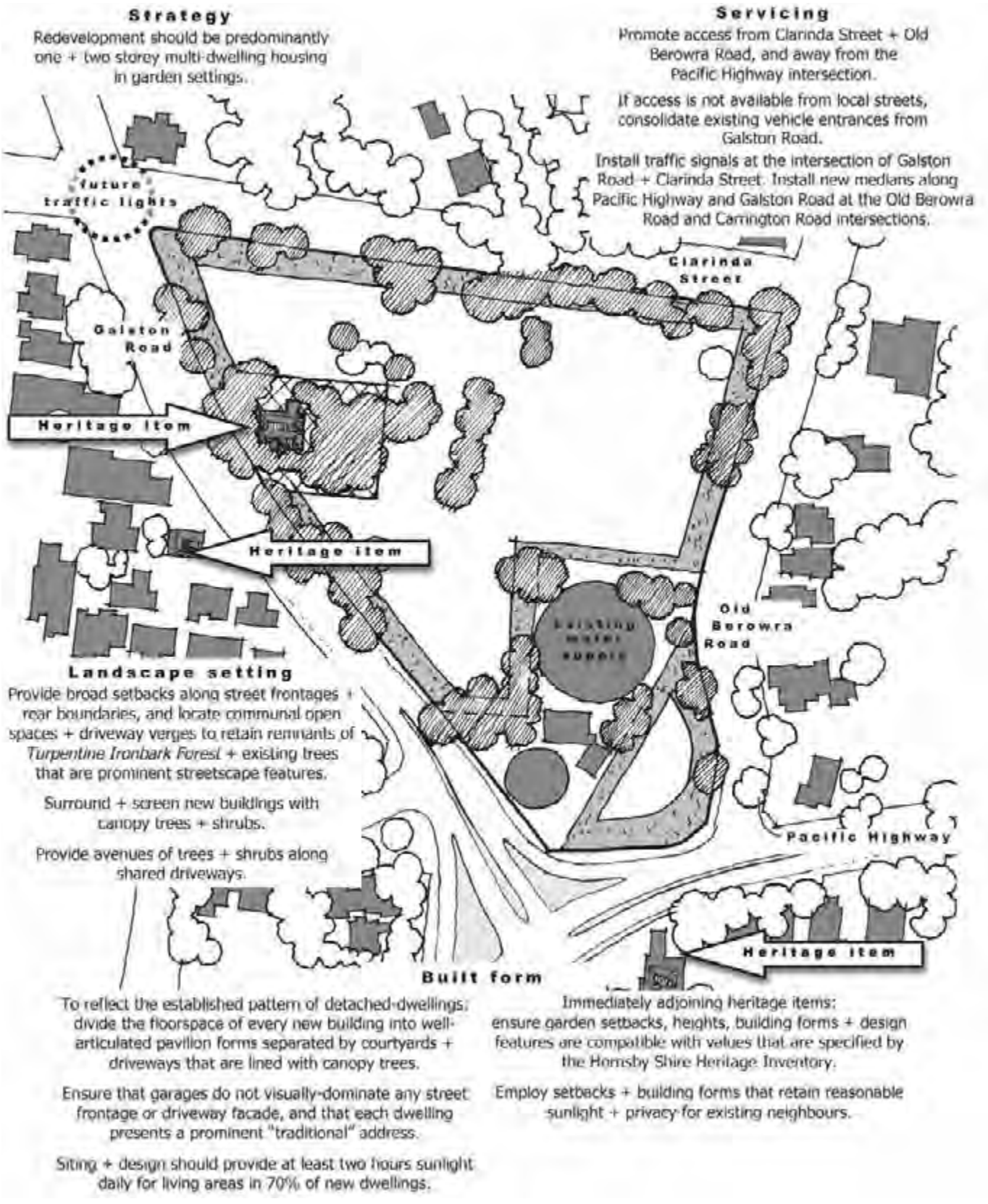


Figure 3.2(q): Traffic Management Improvement Plan - Asquith. (C)

Galston Road, Hornsby Precinct

Key Development Principles Diagram



Old Berowra Road, Hornsby Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly one + two storey multi-dwelling housing in garden settings.

Landscape setting

Provide broad setbacks facing the park + bowling greens and along street frontages + rear boundaries, and locate communal open spaces + driveway verges to retain remnants of *Turpentine Ironbark Forest* + existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

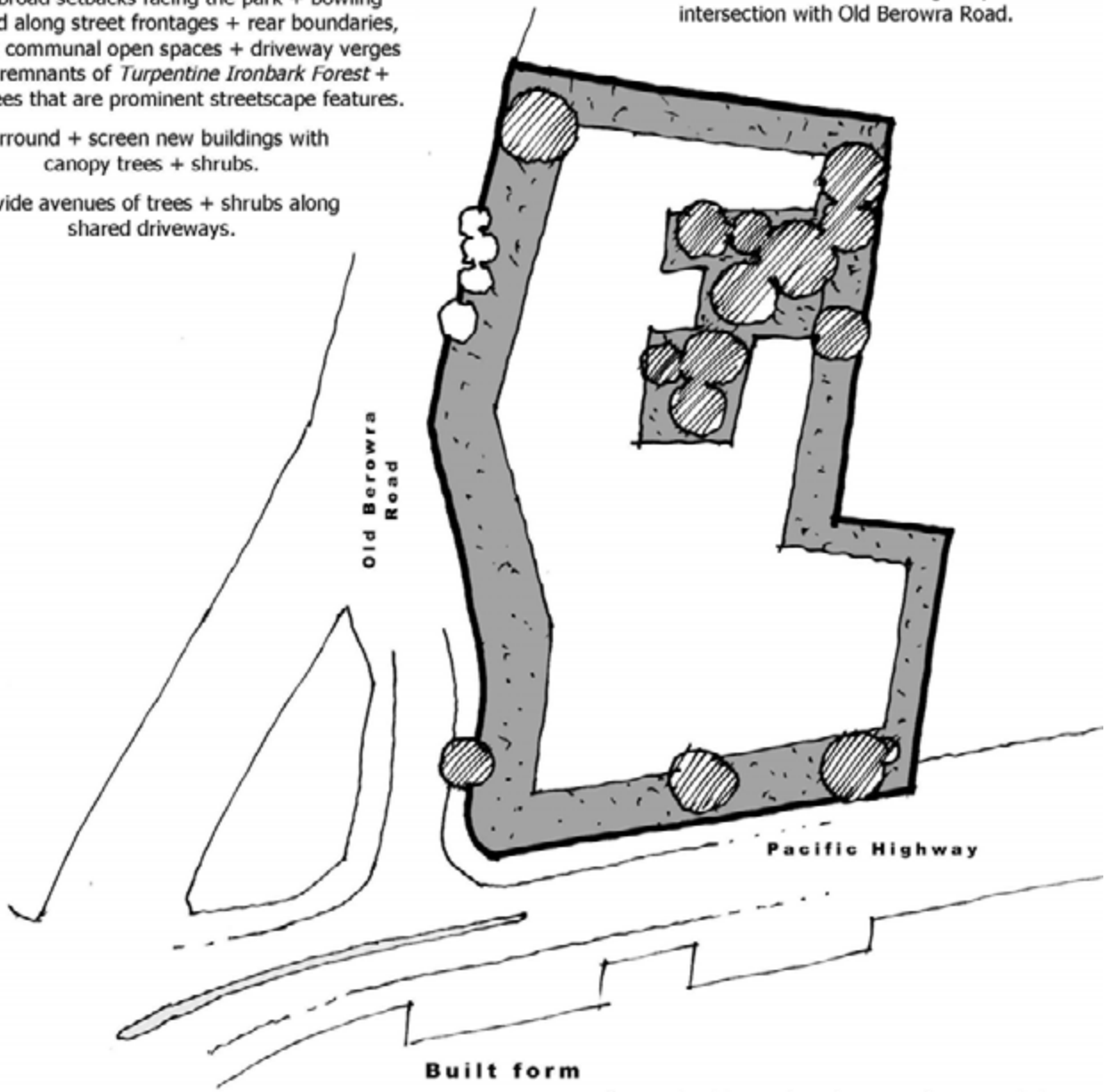
Provide avenues of trees + shrubs along shared driveways.

Servicing

Promote access from Old Berowra Road.

If access is not available from that street, consolidate existing vehicle entrances from the Pacific Highway.

Install medians in the Pacific Highway at the intersection with Old Berowra Road.



Built form

To reflect the established pattern of detached-dwellings: divide the floorspace of every new building into well-articulated pavilion forms separated by courtyards + driveways that are lined with canopy trees.

Ensure that garages do not visually-dominate any street frontage or driveway facade, and that each dwelling presents a prominent "traditional" address.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Mildred Avenue, Hornsby Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly one + two storey multi-dwelling housing in garden settings.

Landscape setting

Provide broad setbacks along street frontages + rear boundaries, and locate communal open spaces + driveway verges to retain remnants of *Turpentine Ironbark Forest* + existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

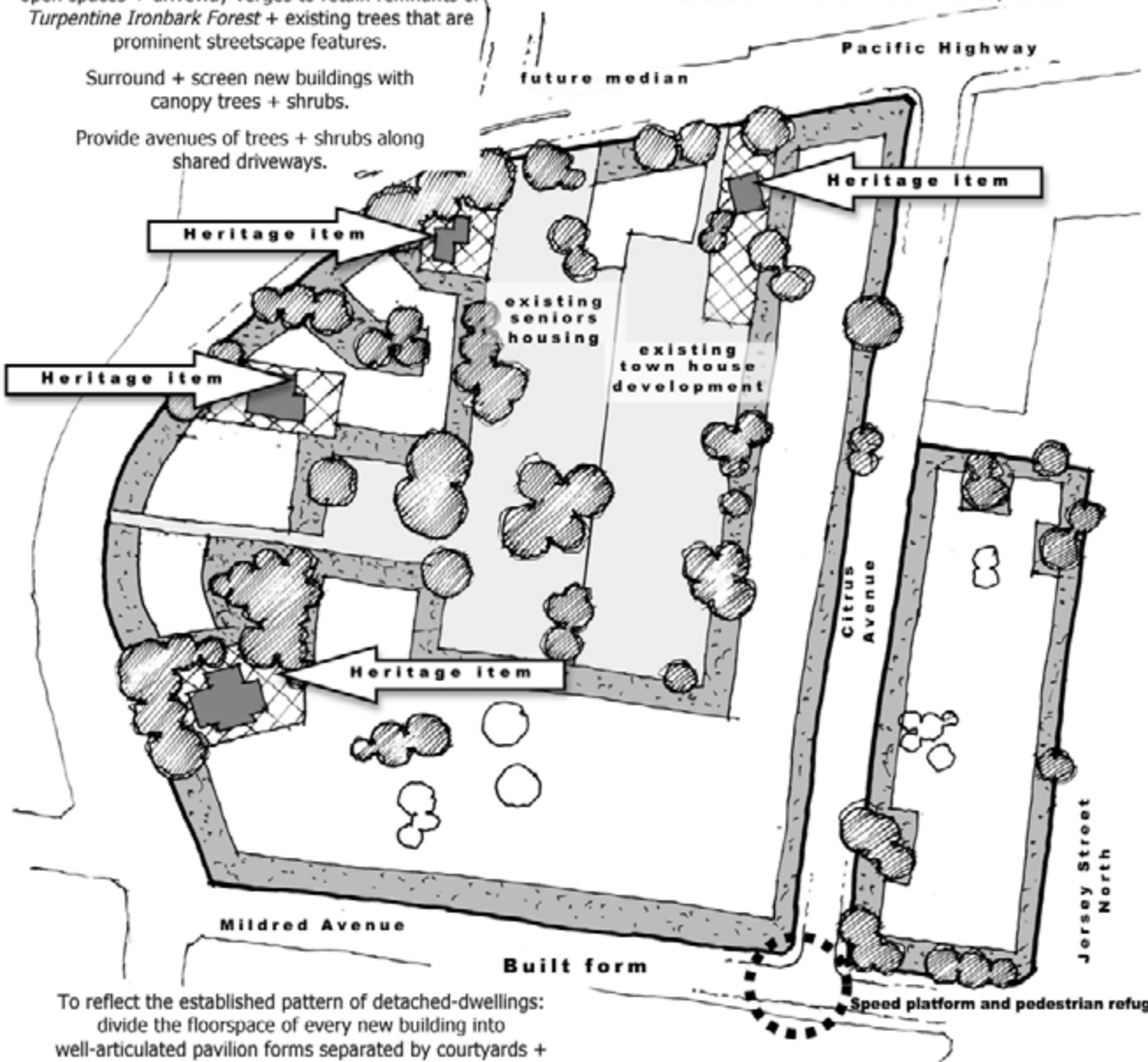
Provide avenues of trees + shrubs along shared driveways.

Servicing

Promote access from Citrus + Mildred Avenues, and away from the Pacific Highway intersection.

If access is not available from those streets, consolidate existing vehicle entrances from the Pacific Highway.

Install speed platforms + pedestrian refuges near the intersection of Mildred Avenue + Jersey Street North.



To reflect the established pattern of detached-dwellings: divide the floorspace of every new building into well-articulated pavilion forms separated by courtyards + driveways that are lined with canopy trees.

Ensure that garages do not visually-dominate any street frontage or driveway facade, and that each dwelling presents a prominent "traditional" address.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Immediately adjoining heritage items: ensure garden setbacks, heights, building forms + design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Derby Street, Epping Precinct

Key Development Principles Diagram-

Strategy

Redevelopment should be predominantly three storey residential flat buidlings and multi-dwelling housing.

Servicing

Promote access from Derby street.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account bushfire, flooding and overland flow path provisions.

Built form

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Adjoining heritage items and conservation areas: ensure garden setbacks, heights, building forms and design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Essex Street, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly residential flat buidlings and multi-dwelling housing.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account potential stormwater inundation and overland flow path provisions.

Built form

Design quality of facades should respond to visibility from all street frontages.

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Adjoining heritage items and conservation areas: ensure garden setbacks, heights, building forms and design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Epping Road/Forest Grove, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly residential flat buidlings of varying heights. Redevelopment along the southern side of Maida Road should be predominately three storey townhouses.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account potential stormwater inundation and overland flow path provisions.

Servicing

Promote access from local streets.

If access is not available from the local streets, consolidate existing vehicle entrances on Epping Road.

Setback from Epping Road to be from new boundary in consideration of RMS road widening. Rear laneway to be located between common open space and rear boundary.

Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Adjoining conservation areas: ensure garden setbacks, heights, building forms and design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Traffic Management Improvement Plan, Epping Precincts

Key Development Principles Diagram

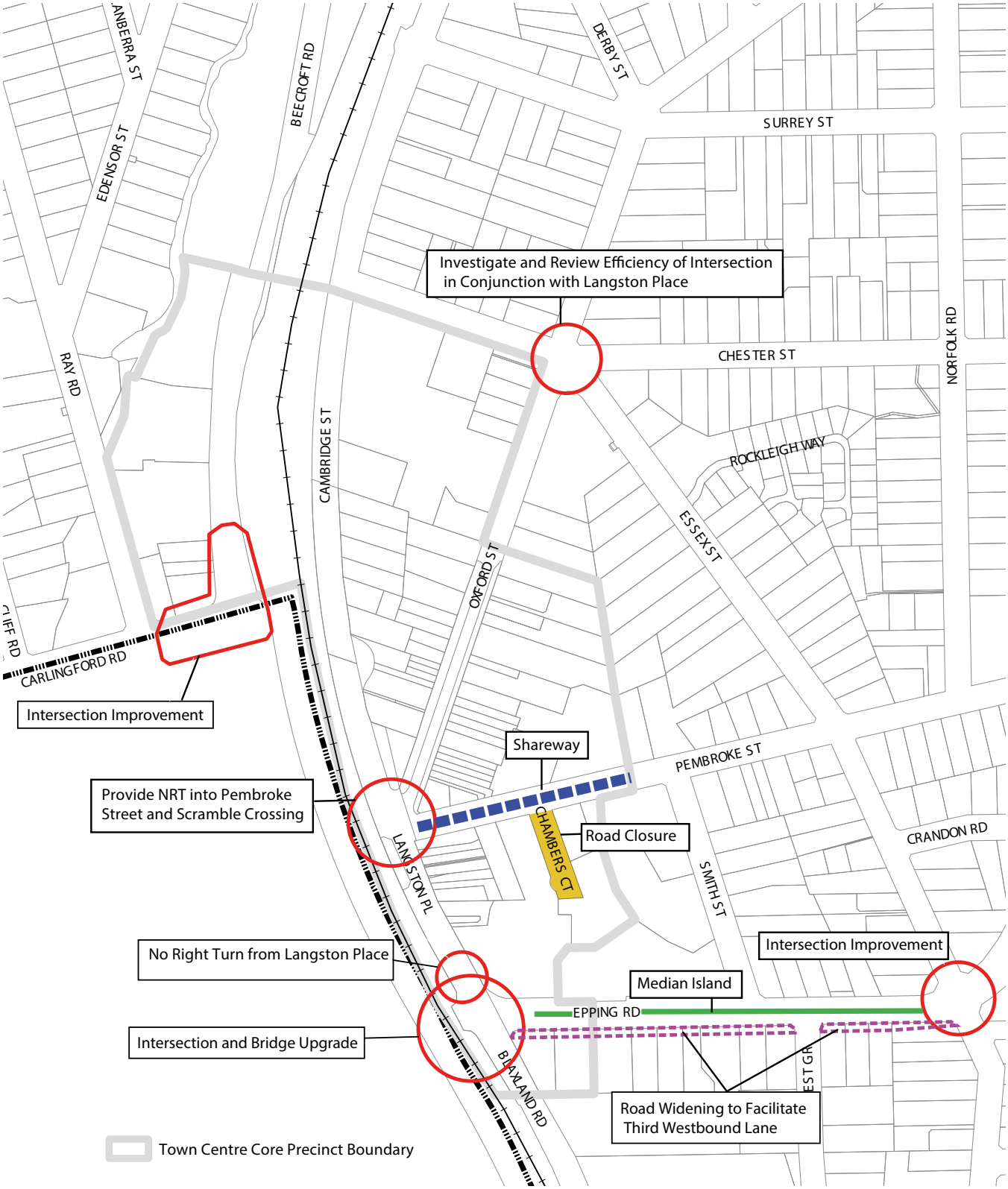


Figure 3.2 (r) : Traffic Management Improvement Plan - Epping (C)

3.3 Residential Flat Buildings (3 Storeys)

This section provides controls for erecting , and undertaking alterations and additions to, a residential flat building in the R3 Medium Density Residential Zone and the R4 High Density Residential Zone, within the area designated as M (12m - 3 storeys) on the HLEP Height of Building map.

3.3.1 Desired Future Character

Desired Outcome

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

Prescriptive Measures

b. Development applications should demonstrate compatibility with the following statement of desired character:

Desired Future Character Statement

The locality is characterised by 3 storey residential flat buildings in a landscaped setting. The buildings have low pitched or flat roofs with wide eaves.

Development footprints are limited in scale and located to achieve setbacks to boundaries incorporating soft landscaping. Where more than one building is provided on-site, the buildings are separated by garden areas. The established tree canopy is complemented by new trees and shrubs throughout the landscaped area.

Car parking is provided on-site and integrally designed into the building in the form of basement parking.

A high standard of architectural and urban design quality is achieved. Contemporary buildings utilise facade modulation and incorporate shade elements, such as pergolas, verandahs and the like. Developments incorporate a mix of dwelling sizes to provide housing choice. Developments embody active living principles including prioritised pedestrian and cyclist entrances to buildings, connectivity to the public domain and bicycle parking and storage.

Notes:

To achieve active living principles development should have regard to NSW Health's *Healthy Urban Development Checklist and the National Heart Foundation's Blueprint for an Active Australia*.

Figure 3.3(a): Example of Desired Character - 3 storey residential flat building.(I)

3.3.2 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 Schedule 1 of *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development* are achieved, and
- the design is consistent with the objectives of the *Apartment Design Guide*

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 S*tate Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development,* namely:

  context and neighbourhood character; built form and scale; density; sustainability; landscape; amenity; safety; housing diversity and social interaction; and aesthetics.
- an explanation of how the design addresses the design criteria in Part 3 and Part 4 of the *Apartment Design Guide*.
- 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;
- a sample board of the proposed materials and colours of the facade; and
- detailed drawings of proposed facades.

3.3.3 Site Requirements

Desired Outcome

a. Buildings located on consolidated development sites that provide 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 primary 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.

Proposed development site resulting in an adjoining isolated site

Isolated site with frontage less than 30m wide

Developed site

Figure 3.3(b): Lot amalgamation should avoid isolating small sites. (I)

3.3.4 Height

Desired Outcome

a. A built form not exceeding 3 storeys in height and comprising residential flat buildings.

Prescriptive Measures

Storeys

a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.3.4(a).

Table 3.3.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
M	12	3 storeys

b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

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

d. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

e. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.

f. Top most storeys, including those with mezzanine levels, should be visually recessive with a setback from the storeys below and lightweight in design.

Roof Design

g. Low pitched or flat roofs with wide eaves are encouraged for compatibility with streetscape character and sun control.

h. Flat roofs that are surrounded by parapets should be avoided except when used as a minor design feature.

i. 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.

Notes:

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 level 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).

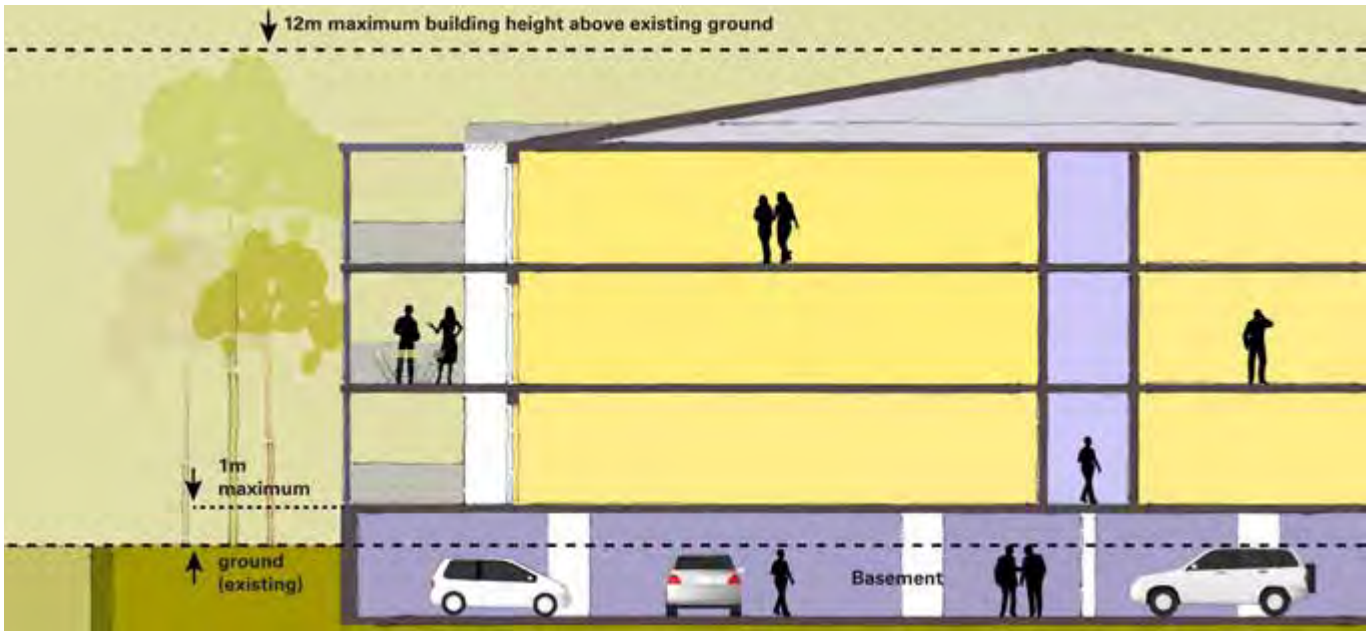


Figure 3.3(c): Building Height. (I) Height controls are based on a typical residential floor to floor height of 3 metres, with a 2 metre allowance for roof articulation and a 1 metre basement projection.

3.3.5 Setbacks

Desired Outcome

a. Well articulated building forms that are setback to incorporate landscaping, open space and separation between buildings.

Prescriptive Measures

a. The minimum setbacks of all buildings and structures should comply with Table 3.3.5(a).

Table 3.3.5(a): Minimum Setbacks

Setback	Minimum Setback
Front Boundary	9m, which can be reduced to 6m for a maximum of 1/3 of the building width
Side Boundary (includes balconies)	6m, which can be reduced to 3m for a maximum of 1/3 of the building width.
Rear Boundary	6m
Basement Parking Setback	6m from front boundary, and 4m from side and rear boundaries, to allow for deep soil landscaping
Top storey where mezzanine proposed	6m addition setback for exterior walls of the top storey, measured from the walls of the lowest storey.

Sites with more than one frontage

b. For buildings with a corner frontage:

- front boundary setbacks apply to all street frontages, and
- Side boundary setbacks to apply to all other boundaries.

c. For a lot that adjoins parallel roads, the front boundary setback control applies to both the primary frontage and the parallel road boundary.

Setback Encroachments

d. Balconies are able to encroach to within 6 metres of the front 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
- Garbage stores, letter boxes, meter enclosures, electricity kiosks, emergency fire exits and fire hydrants provided that they are located at least 2 metres from the front boundary and screened by plantings.

f. The following structures are able to encroach into the prescribed rear boundary setbacks:

- Ground level light weight verandahs and pergolas are permitted to encroach to a minimum setback of 4 metres to the boundary.

Notes:

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Light weight verandahs or pergolas typically comprise timber or metal frames. They are not supported by brick or concrete columns and do not have brick or concrete balustrades.

3.3.6 Building Form and Separation

Desired Outcome

a. Buildings that are limited in width and depth, incorporating articulated facades and separated by garden areas.

Prescriptive Measures

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.

Separation

b. Building separation should comply with Part 2F Building Separation of the *SEPP 65 Design Quality of Apartment Development*, Apartment Design Guide.

c. For properties with a boundary interface with a lower density zone, an additional 3 metre building separation should be provided.

d. On large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 9 metres.

Articulation

e. Articulation should be achieved by dividing all facades into vertical panels. Wall planes of buildings should not exceed the following lengths in Table 3.3.6(b) without an offset of at least 1 metre and a corresponding change in roof form:

Table 3.3.6(b): Facade Articulation

Facade	Residential Flat Buildings
For facades that face a street	8m
All other facades	12m

f. Buildings should include structural elements such as sunshades, balconies and verandahs that provide variety in the built form.

g. To maintain the design integrity of buildings, the enclosure of existing balconies should not occur.

Materials and Finishes

h. Facades should incorporate a mix of compatible materials such as face or rendered brickwork and contrasting areas of light weight structures such as wrap around balconies with operable louvres.

i. Balconies should appear as open structures with lightweight balustrades. Solid masonry walls should be minimised.

Figure 3.3(d): Articulation of facades. (E)

3.3.7 Landscaping

Desired Outcome

a. Landscaping that integrates the built form with the locality and enhances the tree canopy.

b. Development that retains existing landscape features.

Prescriptive Measures

General

a. Communal landscaping should be provided adjacent to the property boundaries to provide a landscape setting for the development.

b. Landscaped areas should adjoin property boundaries, in accordance with Table 3.3.7(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 heights of at least 6 to 7 metres in the side setbacks.

Table 3.3 .7(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary	6m wide
Secondary Boundary (on corner lots)	as per side setbacks
Side Boundary	4m wide, which can be reduced to 3m for a maximum of 1/3 of the building width
Rear Boundary	4m

c. Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.

d. In addition to the boundary setbacks at 3.3.7(a), landscaped areas should be provided between 2 or more buildings located on a development site, designed to:

- have a minimum total width of 7 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 planted 3.5 metres from a building foundation).

Retention of Landscape Features

e. 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.

Fencing

f. Within front setbacks, fences should not be higher than 1.2 metres.

g. Fencing enclosing private courtyards behind the front building line may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.

h. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

Notes:

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

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

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* available at Council's website hornsby.nsw.gov.au.

3.3.8 Open Spaces

Desired Outcome

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 3.3.8(a):

Table 3.3.8(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
Studio	4m^2	1m
1 bed unit	8m^2	2m
2 bed unit	10m^2	2m
3+ bed unit	12m^2	2.4m
Ground or Podium Level	15m^2	3m

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. Roof terraces or balconies are not permitted.

d. Enclosure of private open space areas as 'wintergardens' should be avoided. Wintergardens may be considered where the elevation of a building fronts Epping Road or a rail corridor.

Clothes Drying Area

e. 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

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,
- achieve a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (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.

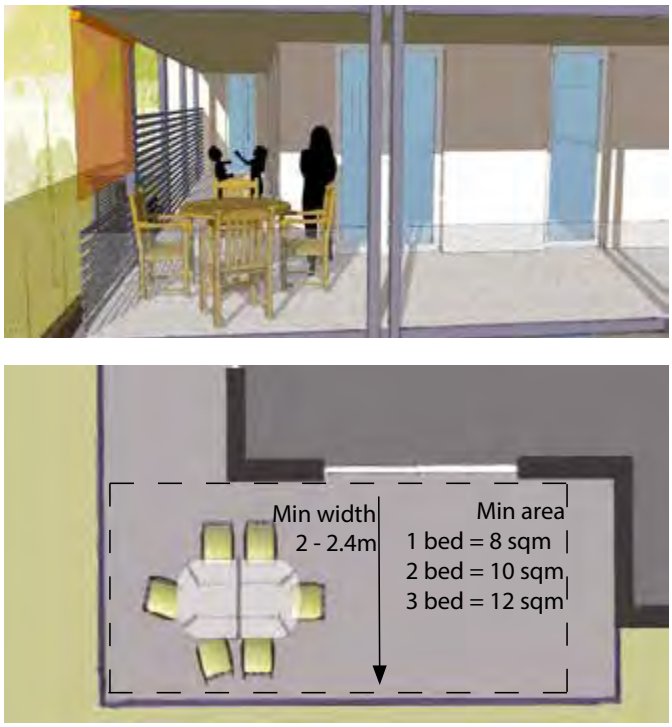


Figure 3.3(e): Articulation of facades. (E)

3.3.9 Privacy and Security

Desired Outcome

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

Security

e. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.

f. Private open spaces, living room windows and lobbies should be designed and oriented to overlook the street and communal open spaces on the site.

g. 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.

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 3.3(f): Residential flats oriented to the front and rear boundary to promote privacy between development sites and security of communal areas and the public domain.(I)

3.3.10 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

Sunlight Access

a. On 22 June, at least 70 percent of dwellings should receive 2 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. Principal communal open space should receive a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).

c. Every habitable room should have a window and external wall with a total minimum glass area of not less than 10% of the floor area of the room.

d. A window should be visible from any point in a habitable room.

Natural Cross Ventilation

e. At least 60% 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.

3.3.11 Housing Choice

Desired Outcome

a. A range of dwelling types that match the demographic diversity of Hornsby Shire and are accessible or may be a 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 Adaptable Housing, designed to meet the needs of residents as they age.
- At least 20% of proposed dwellings should be Universal Design Housing in accordance with the Livable Housing Guidelines (2012) silver level design features.
- Adaptable Housing and Universal Design 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 Universal Design and Adaptable Housing.

3.3.12 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. Driveways should be located at least 2 metres from any side boundary and flanked by continuous landscaped verges.

c. Resident and visitor parking should be provided within basements.

d. Any undercroft carparking should be screened and not be located in a dwelling facade that faces a primary or secondary street frontage.

e. Driveways and garage entrances should not visually dominate any street or facade that facades a communal area upon the site.

f. Parking for service and delivery vehicles should be integrated with the design of driveways and landscaped verges and not visually dominate any street frontage.

Ancillary Fixtures and Facilities

g. 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.

Note:

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

Main roads

Development adjoining roads that are subject to Clause 101 (2a) of the *Infrastructure State Environmental Planning Policy 2007* require separate approval from the RMS for access to State and Regional Roads as classified by the Roads and Maritime Services (RMS). A list of classified and unclassified main roads for Hornsby Shire as of September 2016 is provided in Annexure C.

3.3.13 Public Domain and Traffic Management Works

Desired Outcome

a. A public domain that encourages vitality around and within development precincts.

b. Traffic management works that 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 the locality 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 and other work in accordance with the Epping Town Centre Public Domain Guideline.

c. 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.

Traffic Management Works

d. Traffic management works should be undertaken in accordance with the traffic improvements identified in the Key Development Principles Diagrams.

e. Council or the relevant authority 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.

f. 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.

For development within Epping Town Centre, refer to the Epping Town Centre Public Domain Guideline available at hornsby.nsw.gov.au

3.3.14 Key Development Principles

The following provides more detailed controls for particular Epping Town Centre Precincts in the R3 Medium Density Residential Zone, within the area designated M(12m - 3 storeys) on the HLEP Height of Building Map.

Desired Outcome

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

Prescriptive Measures

a. Key Development Principles Diagrams apply to the following localities:

- Derby Street, Epping Precinct;
- Essex Street, Epping Precinct; and
- Epping Road/Forest Grove, Epping Precinct.

b. Development should be designed to embody the principles of the relevant Key Development Principles Diagram.

c. Pedestrian thoroughfares should be provided in accordance with the Key Development Principles Diagram and Town Centre Linkage diagrams (see Annexure B).

d. Development in the vicinity of heritage items and Heritage Conservation Areas shown in the Key Development Principles Diagram should have regard to the Heritage provisions in Part 9 of this DCP.

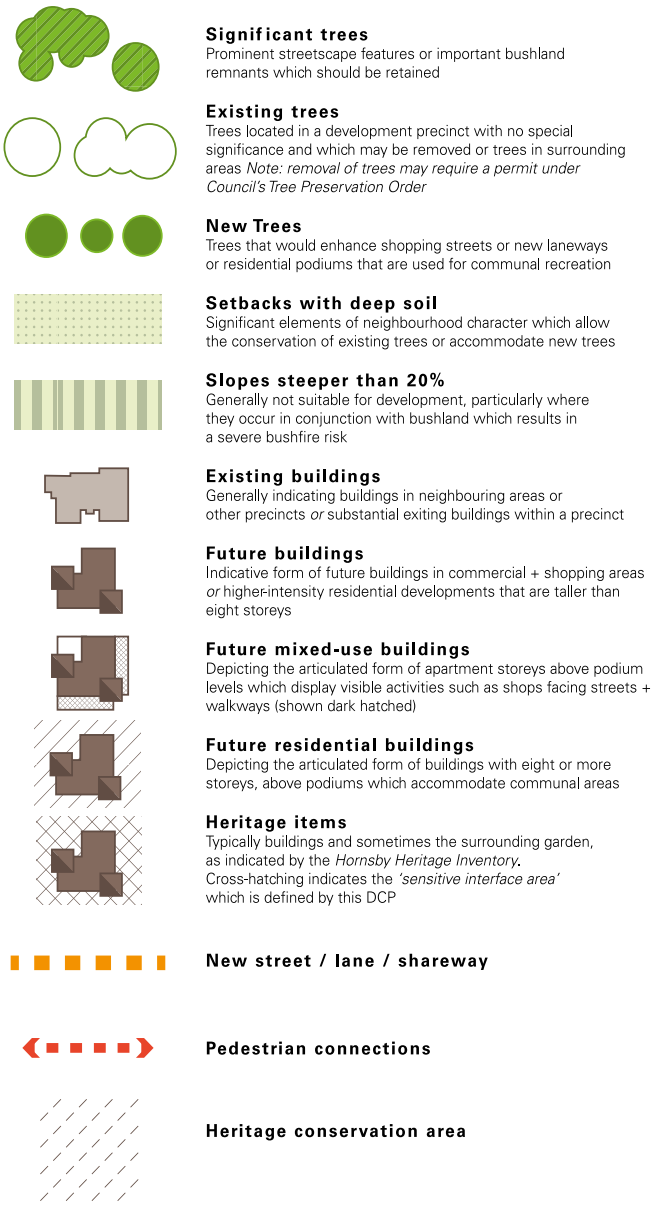
e. Development adjoining railway lines and arterial roads should incorporate appropriate measures to reduce the impact of road/rail noise vibration and disturbance.

Note:

The Key Development Principles Diagrams are indicative only and are not to scale. The diagrams indicate unconstrained land that is available for redevelopment. Relevant setback, building form and landscaping controls are provided in Sections 3.3.5, 3.3.6 and 3.3.7 of the DCP.

Legend

The following symbols appear in the Key Development Principles Diagrams



Derby Street, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly three storey residential flat buidlings and multi-dwelling housing
.

Servicing

Promote access from Derby street.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account bushfire, flooding and overland flow path provisions.

Built form

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Adjoining heritage items and conservation areas: ensure garden setbacks, heights, building forms and design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Essex Street, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly residential flat buidlings and multi-dwelling housing.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account potential stormwater inundation and overland flow path provisions.

Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Adjoining heritage items and conservation areas: ensure garden setbacks, heights, building forms and design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Epping Road/Forest Grove, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly residential flat buidlings of varying heights. Redevelopment along the southern side of Maida Road should be predominately three storey townhouses.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account potential stormwater inundation and overland flow path provisions.

Servicing

Promote access from local streets.

If access is not available from the local streets, consolidate existing vehicle entrances on Epping Road.

Setback from Epping Road to be from new boundary in consideration of RMS road widening. Rear laneway to be located in set-back between rear boundary and common open space

Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Adjoining conservation areas: ensure garden setbacks, heights, building forms and design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Traffic Management Improvement Plan, Epping Precincts

Key Development Principles Diagram

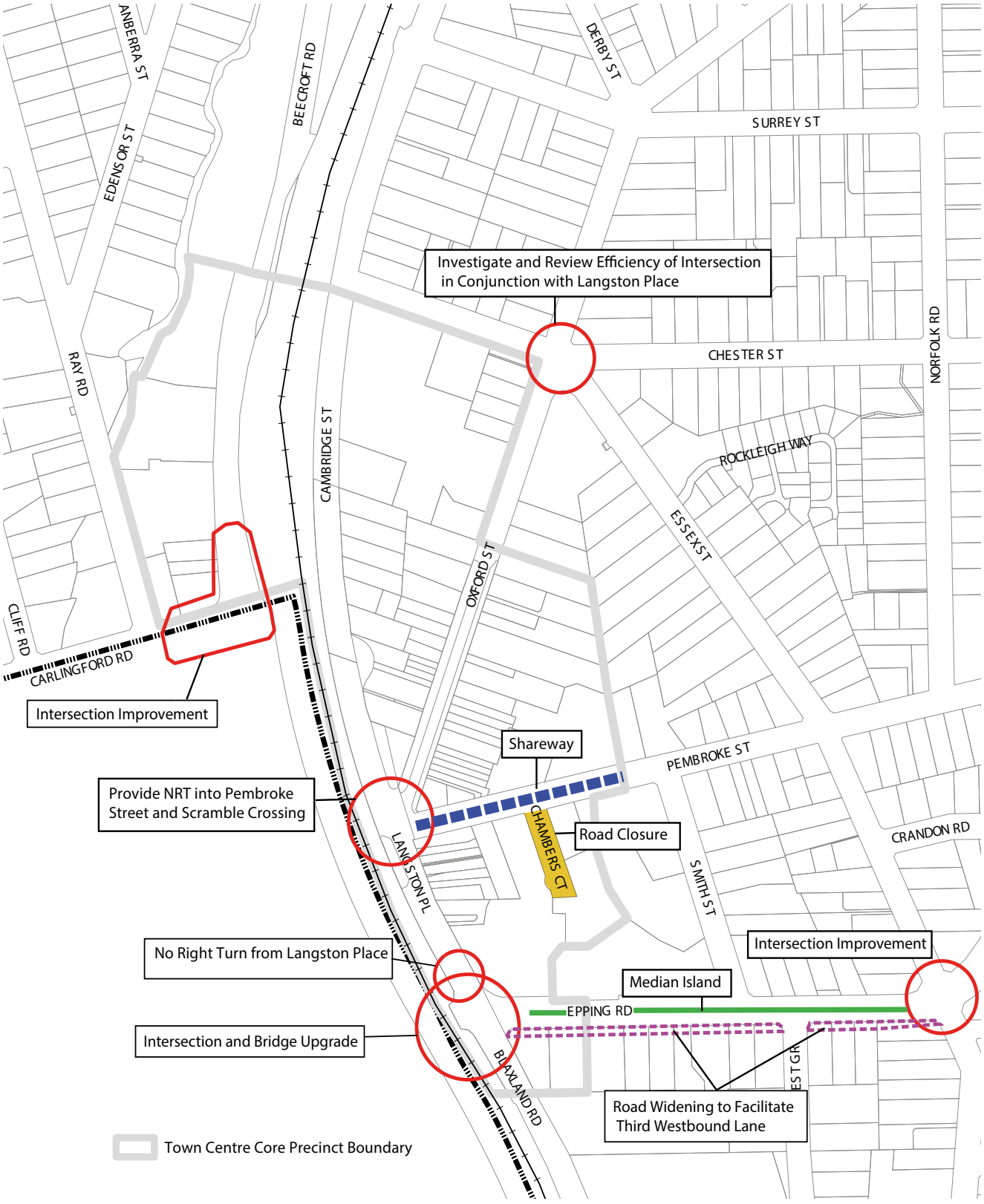


Figure 3.3 (g) : Traffic Management Improvement Plan - Epping (C)

3.4 Residential Flat Buildings (5 Storeys)

This section provides controls for erecting, and undertaking alterations and additions to, residential flat buildings in the R4 High Density Residential Zone, within the area designated as P (17.5m - 5 storeys) on the HLEP Height of Building map, with the exception of land in Beecroft that is addressed in Part 9 of this DCP.

3.4.1 Desired Future Character

Desired Outcome

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

Prescriptive Measures

b. Development applications should demonstrate compatibility with the following statement of desired character:

Desired Future Character Statement

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

Development footprints maintain landscape corridors around and through development sites. The established tree canopy is complemented by new trees and shrubs throughout all gardens. Facade widths are limited or divided into well-articulated pavilion forms, avoiding the appearance of a continuous wall of development.

Facades are not fully rendered and masonry walls are confined to low level facades. Mid level and upper storey building facades incorporate a range of materials and finishes including walls of windows, steel framed balconies with balustrades of steel or glass and operable louvres for privacy, shade and glare control.

Roofs are flat pitched without parapets to minimise the height of exterior walls, incorporating eaves which cast shadows across the top storey walls.

Balconies provide outdoor living areas which wrap around the corners of the buildings, providing usable open space as well as articulation in built form.

Developments embody active living principles including bicycle parking and storage, prioritised pedestrian and cyclist entrances to buildings, and connectivity to the public domain.

Note:

To achieve active living principles development should have regard to NSW Health's *Healthy Urban Development Checklist* and the National Heart Foundation's *Blueprint for an Active Australia*.

Figure 3.4(a): Example of Desired Character - 5 storey residential flat building.(I)

Figure 3.4(b): Desirable features - buildings in a landscaped setting with canopy trees.(E)

Figure 3.4(c): Desirable features- top storey set back with wide eaves (no parapets).(E)

3.4.2 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

b. 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 *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development,* are achieved, and
- the design is consistent with the objectives of the *Apartment Design Guide*.

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 Schedule 1 of *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development*, namely:

  context and neighbourhood character; built form and scale; density; sustainability; landscape; amenity; safety; housing diversity and social interaction and aesthetics.
- an explanation of how the design addresses the design criteria in Part 3 and Part 4 of the *Apartment Design Guide*;
- 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;
- a sample board of the proposed materials and colours of the facade; and
- detailed drawings of proposed facades.

3.4.3 Site Requirements

Desired Outcome

a. Buildings located on consolidated development sites that provide 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 primary 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.

Proposed development site resulting in an adjoining isolated site

Isolated site with frontage less than 30m wide

Developed Site

Figure 3.4(d): Lot amalgamation should avoid isolating small sites.(I)

3.4.4 Height

Desired Outcome

a. A built form not exceeding 5 storeys in height and comprising residential flat buildings.

Prescriptive Measures

Storeys

a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.4.4(a).

Table 3.4.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
P	17.5m	5 storeys

b. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

c. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

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

e. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.

f. Ceiling heights should be consistent with the SEPP 65 Apartment Design Guide for habitable and non-habitable rooms.

Roof Design

g. Roofs should be flat-pitched without parapets to minimise the height of exterior walls, incorporating eaves which cast shadows across the top-storey walls.

h. Top most storeys, including those with mezzanine levels, should be visually recessive with a setback from the storeys below and lightweight in design.

i. 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.

Figure 3.4(e): Building Height. (I) Height controls are based on a typical residential floor to floor height of 3 metres, with a 1.5 metre allowance for roof articulation and a 1 metre basement projection.

Notes:

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).

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

3.4.5 Setbacks

Desired Outcome

a. Well articulated building forms that are set back to incorporate landscaping, open space and separation between buildings.

Prescriptive Measures

a. The minimum setbacks of all buildings and structures should comply with Table 3.4.5(a).

Table 3.4.5(a): Minimum Setbacks

Setback	Minimum Setback
Front boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Side boundary (Includes balconies)	6m, which can be reduced to 4m 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
Fifth Storey Setback	3m additional setback for exterior walls of the fifth storey, measured from the walls of the lowest storey
Fifth storey setback where mezzanine proposed	6m additional setback for exterior walls of the fifth storey, measured from the walls of the lowest storey
Basement Parking Setback	7m from front and rear boundaries and 4m from side boundaries to allow for deep soil landscaping

Corner Sites

b. For buildings with a corner frontage:

- front boundary setbacks apply to all street frontages, and
- side boundary setbacks to apply to all other boundaries.

Setback Encroachments

c. Balconies are able to encroach to within 7 metres of the front and rear boundaries provided there is no impact on the achievement of daylight access, visual privacy, and acoustic privacy.

d. Notwithstanding the table above, where a secondary frontage adjoins an existing laneway (with no verge), all buildings and structures should be setback a minimum of 6 metres from the boundary. 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, emergency fire exits and fire hydrants, located at least 2 metres from the front boundary and screened by plantings.

Setbacks 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.

Notes:

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP.

Setbacks for Certain Land in Hornsby

g. Where seniors housing development is proposed pursuant to Clause 4.3 (3) of the HLEP at properties 7 – 19 Ashley Street and 2 - 4 Webb Avenue, Hornsby (Lots 1, 2, 3, 4, 5, 6, 7 and 8 of DP 222907) the following minimum setbacks of all buildings and structures should comply with Table 3.4.5 (b)

Table 3.4.5(b): Minimum Setbacks for Certain Land in Hornsby

Setback	Minimum Setback
Front boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Side boundary (Includes balconies)	6m, which can be reduced to 4m for a maximum of 1/3 of the building width.
Fifth Storey Setback along Ashley and Forbes Street and western site boundary	3m additional setback for exterior walls of the fifth storey, measured from the walls of the lowest storey
Fifth storey setback where mezzanine proposed	6m additional setback for exterior walls of the fifth storey, measured from the walls of the lowest storey
Fourth and Fifth Storey Setback along Webb Avenue	6m additional setback for exterior walls of the fourth and fifth storey, measured from the walls of the lowest storey.
Basement Parking Setback	7m from front boundaries and 4m from side boundaries to allow for deep soil landscaping.

3.4.6 Building Form and Separation

Desired Outcome

a. Buildings that are limited in width and depth, incorporating articulated facades and separated by garden areas.

Prescriptive Measures

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.

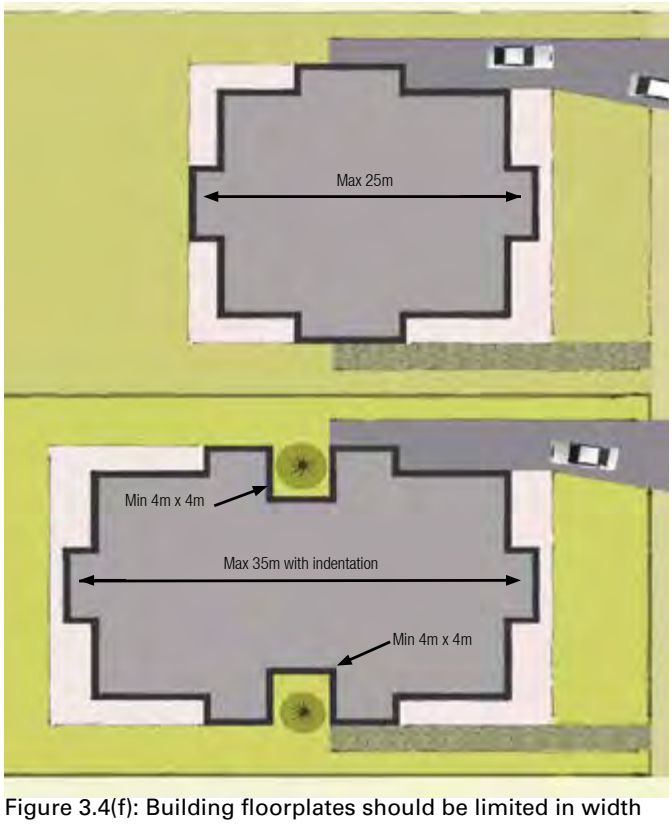


Figure 3.4(f): Building floorplates should be limited in width and depth.(E)

Separation

c. Building separation should comply with Part 2F Building Separation of the *SEPP 65 Design Quality of Apartment Development*, Apartment Design Guide.

d. For properties with a boundary interface with a lower density zone or an increase in maximum building height of more than two storeys, an additional 3 metre building separation should be provided.

e. On large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 9 metres.

Figure 3.5(g): Separation of buildings on the same site.(E)

Articulation

f. Facades should be expressed as 2 or 3 distinct planes that are divided by vertical steps as follows:

- Half of the width of each facade should incorporate at least two steps between the ground level setback and the top level facade, and each vertical plane should not be taller than 2 or 3 storeys;
- Half the width of each facade may include a single vertical rise of up to 4 storeys with only one step between the ground level setback and the top storey facade;
- If the site directly adjoins an existing residential flat building, only one step is required for a side elevation that would directly face the existing building.

g. Additional articulation of facades should be achieved by division of all facades into vertical "panels" that generally are not wider than 8 metres, with adjoining panels separated by steps of at least 1 metre which should be achieved by:

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

h. Balconies should appear as open structures with lightweight balustrades. Solid masonry walls should be minimised.

Note:

To achieve the above element, the following are encouraged:

- Panels of curtain wall windows, bay windows or large sliding doors;
- Steel-framed balconies with balustrades of steel or glass;
- Feature panels of light cladding, face brick or painted masonry;
- Fins, blades or sunscreens that project from exterior walls.

i. Facades should incorporate corner treatments such as wrap-around balconies, flat roof forms with eaves and other elements to cast shadows and visually break up the built form.

Figure 3.4(h): Articulation of facades.(I)

j. Facade elements should not be repetitive and should:

- use a range of materials and finishes, with a minimum of 30% exposed brick or natural material cladding (such as sandstone of timber); and
- not be fully rendered.

k. Top storeys should be visually-recessive: exterior walls should employ light weight cladding and extensive glazing (especially where top storey apartments incorporate mezzanine levels).

Note:

To achieve the above elements, the following are encouraged:

- A high proportion of large windows at the top storey;
- Levels 1 to 4 should display a varied pattern of "solid-to-void";
- Panels of curtain wall windows, bay windows or large sliding doors; and
- Steel framed balconies with balustrades of steel or glass.

3.4.7 Landscaping

Desired Outcome

a. Landscaping that integrates the built form with the locality and enhances the tree canopy.

b. Development that retains existing landscape features.

Prescriptive Measures

General

a. Communal landscaping should be provided adjacent to the property boundaries to provide a landscape setting for the development.

b. Landscaped areas should adjoin property boundaries, in accordance with Table 3.5.7(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 3.4.7(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

c. Notwithstanding the above, where a secondary property boundary adjoins an existing laneway without a landscaped verge, the landscaped area (deep soil) setback is to increase to at least 6 metres wide to provide a landscaped setting that accommodates trees and maintains the integrity of the laneway.

d. 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).

e. Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.

Retention of Landscape Features

f. 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.

Fencing

g. Within front setbacks, fences should not be higher than 1.2 metres.

h. Fencing enclosing private courtyards behind the front building line may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.

i. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

Notes:

Landscaped area means a part of a 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* available at Council's website hornsby.nsw.gov.au.

Rear Boundary deep soil landscape areas are not required where a Key Development Principles Diagram includes a rear laneway or shareway located in the rear set-back. The laneway or shareway should have a continuous landscaped verge of at least 2 metres wide between the rear boundary and the laneway or shareway.

3.4.8 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 3.4.8(a):

Table 3.4.8(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
Studio	4m2	1m
1 bed unit	8 m2	2m
2 bed unit	10 m2	2m
3+ bed unit	12 m2	2.4m
Ground and podium level	15m2	3m

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. Roof terraces or balconies are not permitted.

d. Enclosure of private open space areas as 'wintergardens' should be avoided. Wintergardens may be considered where the elevation of a building fronts Epping Road or a rail corridor.

Clothes Drying Area

e. 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

f. Communal open space should be provided at ground level, equivalent to a minimum of 25 percent of the site area.

g. 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,
- achieve a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (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.

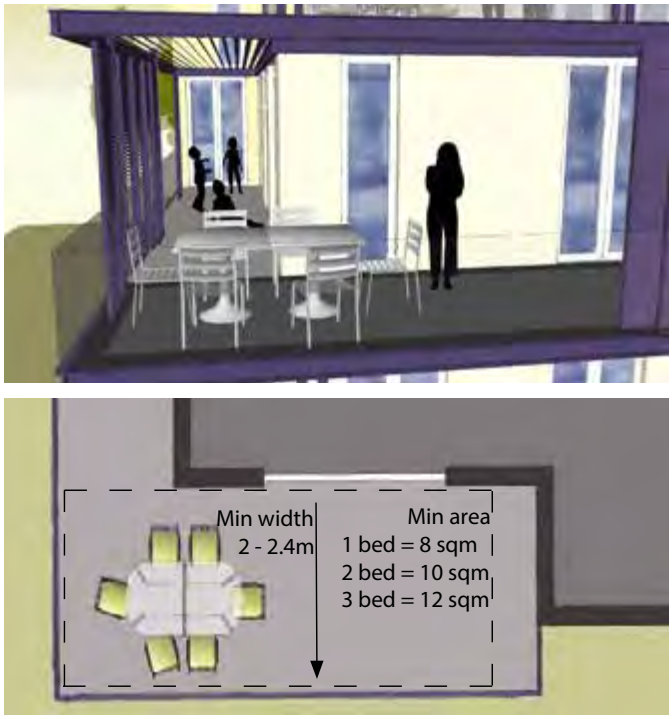


Figure 3.4(i): Private open space in a residential flat.(I)

3.4.9 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.

Security

e. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.

f. Private open spaces, living room windows and lobbies should be designed and oriented to overlook the street and communal open spaces on the site.

g. 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.

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.

3.4.10 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. Principal communal open space should receive a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).

c. Every habitable room should have a window in an external wall with a total minimum flass area of not less than 10% of the floor area of the room.

d. A window should be visible from any point in a habitable room.

e. 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.

As the 5 storey buildings are being constructed within a redevelopment precinct, the level of sunlight access required needs to take into account the overshadowing that will occur in this precinct from approved developments on adjacent sites and if no adjacent application is approved, a compliant development envelope on a neighbouring site. So, for example, this may require the proposed residential flat building envelope to comprise larger units on the lower levels that will be subject to overshadowing, with smaller units on upper levels that enjoy improved sunlight access.

3.4.11 Housing Choice

Desired Outcome

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 Adaptable Housing, designed to meet the needs of residents as they age.
- At least 20% of proposed dwellings should be Universal Design Housing in accordance with the Livable Housing Guidelines (2012) silver level design features.
- Adaptable Housing and Universal Design 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 Universal Design and Adaptable Housing.

3.4.12 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. Driveways should be located at least 2 metres from any side boundary and flanked by continuous landscaped verges.

c. Resident and visitor parking should be provided within basements.

d. Any undercroft carparking should be screened and should not be located in a dwelling facade that faces a primary or secondary street frontage.

e. All ramps are to be designed as two way ramps in accordance with AS 2890.1 and AS 2890.2

f. All ramps are to be designed in accordance with the exits and entry widths of AS 2890.1 and AS 2890.2

g. Driveways and garage entrances should not visually dominate any street or facade that facades a communal area upon the site.

h. Parking for service and delivery vehicles should be integrated with the design of driveways and landscaped verges and should not visually dominate any street frontage.

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.

Note:

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

Main roads

Development adjoining roads that are subject to Clause 101 (2a) of the *Infrastructure State Environmental Planning Policy 2007* require separate approval from the RMS for access to State and Regional Roads as classified by the Roads and Maritime Services (RMS). A list of classified and unclassified main roads for Hornsby Shire as of September 2016 is provided in Annexure C.

3.4.13 Public Domain and Traffic Management Works

Desired Outcomes

a. A public domain that encourages vitality around and within development precincts.

b. Traffic management works that 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. 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.

Traffic Management Works

d. Traffic management works should be undertaken in accordance with the traffic improvements identified in the Key Development Principles Diagrams, and Traffic Management Improvement Plans Figures 3.4(j), 3.4(k) and 3.4(l).

e. Council or the relevant authority 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.

f. 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.

For development within Epping Town Centre, refer to the Epping Town Centre Public Domain Guidelines available at hornsby.nsw.gov.au

3.4.14 Key Development Principles

The following provides more detailed controls for some particular precincts zoned for 5 storey Residential Flat Buildings as a result of the Hornsby Shire Housing Strategy (2010) and the Epping UAP Amendment.

Desired Outcome

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

Prescriptive Measures

a. Key Development Principles diagrams apply to the following localities:

- Pacific Highway, Mount Colah Precinct,
- Lords Avenue, Asquith Precinct,
- Jersey Street Nth, Asquith Precinct,
- Bouvardia Street, Asquith Precinct,
- Hyacinth Street, Asquith Precinct,
- Pacific Highway, Asquith Precinct,
- Belair Close, Hornsby Precinct,
- Balmoral Street, Waitara Precinct,
- Station Street, Thornleigh Precinct,
- Fisher Avenue, Pennant Hills Precinct,
- Carlingford Road, Carlingford Precinct,
- Cliff Avenue, Epping Precinct,
- Essex/Pembroke Street, Epping Precinct,
- Essex Street, Epping Precinct and
- Epping Road/Forest Grove, Epping Precinct.

b. Development should be designed to embody the principles of the relevant precinct Key Development Principles Diagram.

c. Pedestrian thoroughfares should be provided in accordance with the principles diagrams and/or Town Centre Linkage diagrams (see Annexure B).

d. Development in the vicinity of heritage items and Heritage Conservation Areas shown in the Key Development Principles Diagrams should have regard to the relevant provisions in Part 9 of this DCP.

e. Development adjoining railway lines and arterial roads should incorporate appropriate measures to reduce the impact of road/rail noise vibration and disturbance.

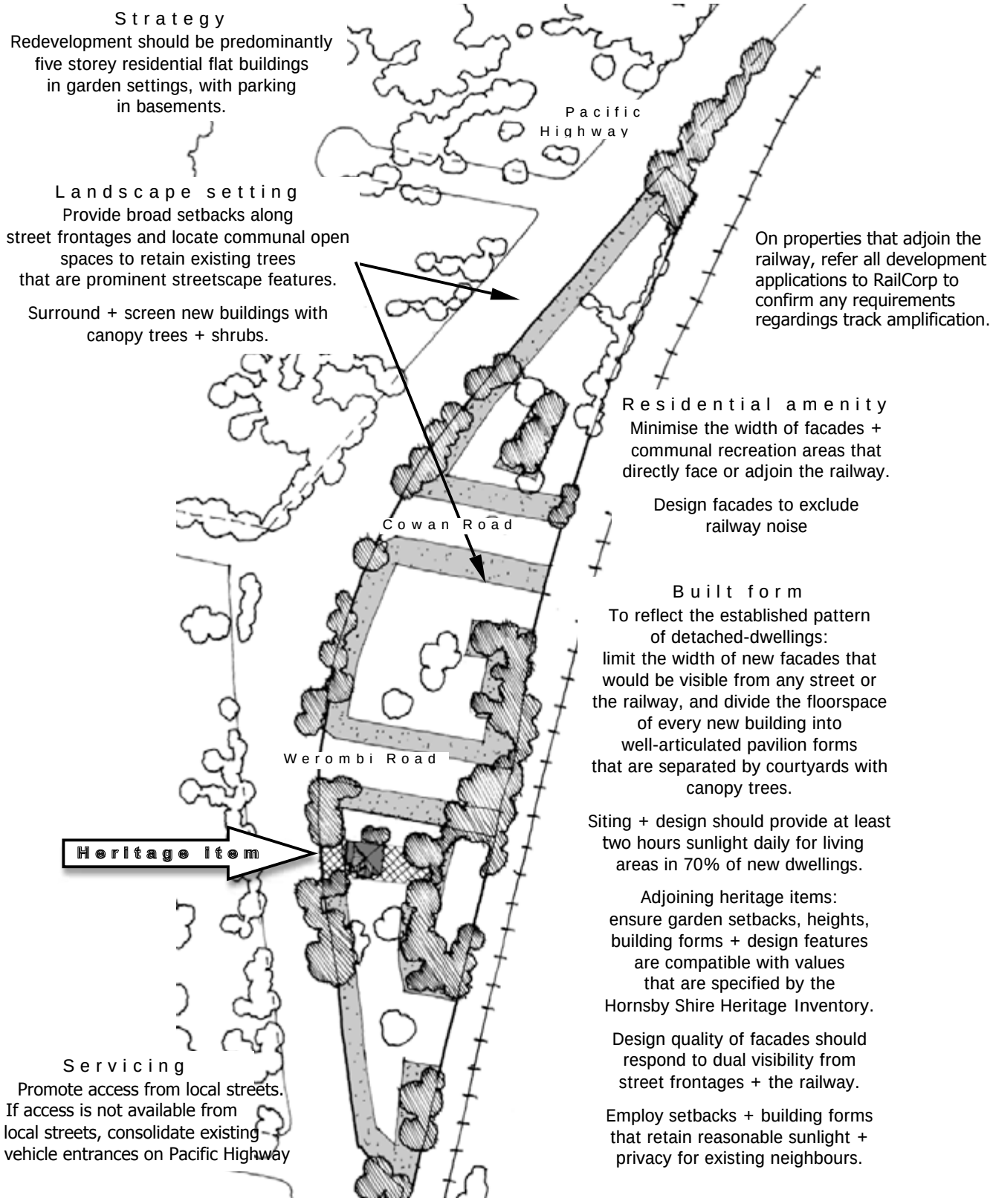
Note: The Key Development Principles Diagrams are indicative only and are not to scale. The diagrams indicate unconstrained land that is available for redevelopment. Relevant setback, building form and landscaping controls are provided in Sections 3.4.5, 3.4.6 and 3.4.7 of the DCP.

Legend

The following symbols appear in the Key Development Principles Diagrams

Pacific Highway, Mount Colah precinct

Key Development Principles Diagram



Traffic Management Improvement Plan, Asquith Precincts

Key Development Principles Diagram

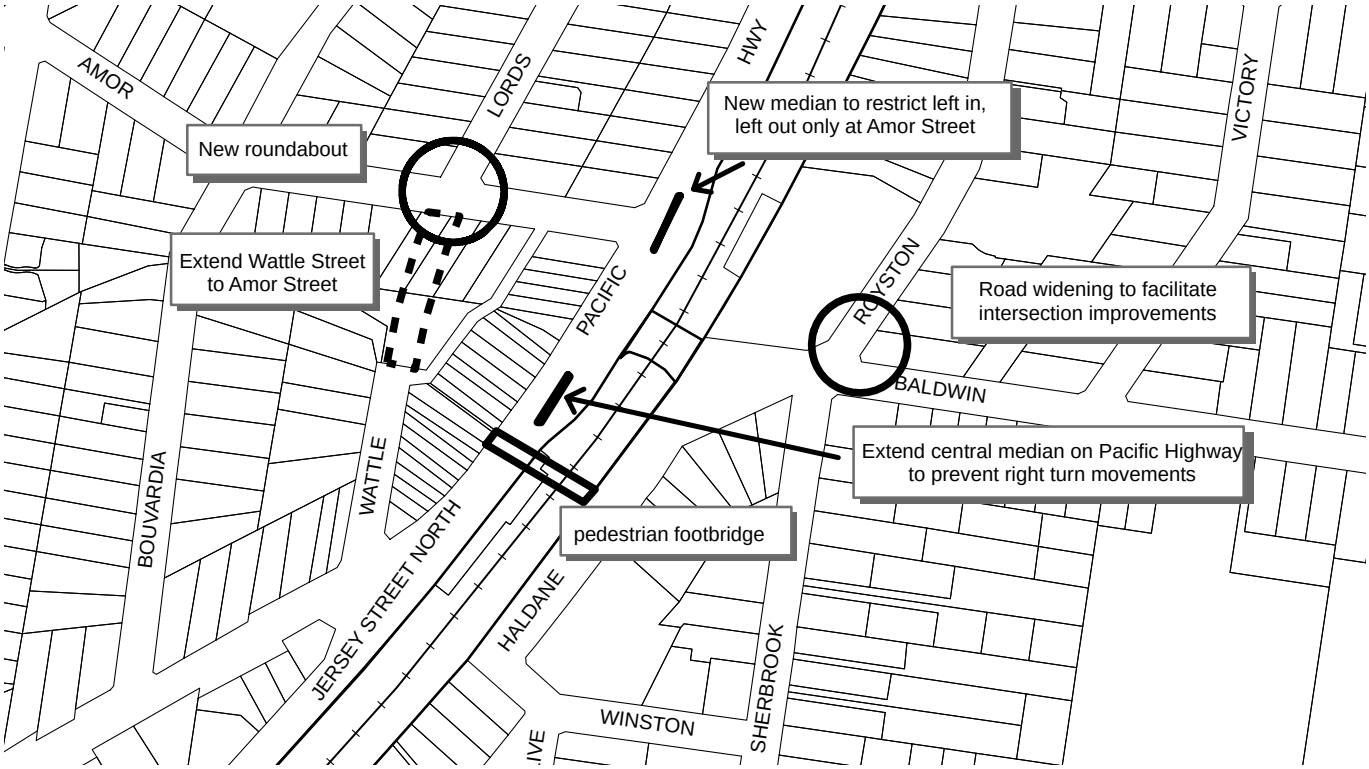


Figure 3.4(j): Traffic Management Improvement Plan - Asquith (C).

Lords Avenue, Asquith precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly five storey residential flat buildings in garden settings, with parking in basements.

Landscape setting

Provide broad setbacks along street frontages + rear boundaries, and locate communal open spaces in order to retain remnants of *Turpentine Ironbark Forest* + existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Maintain the informal soft landscaped character of existing street frontages + road verges.

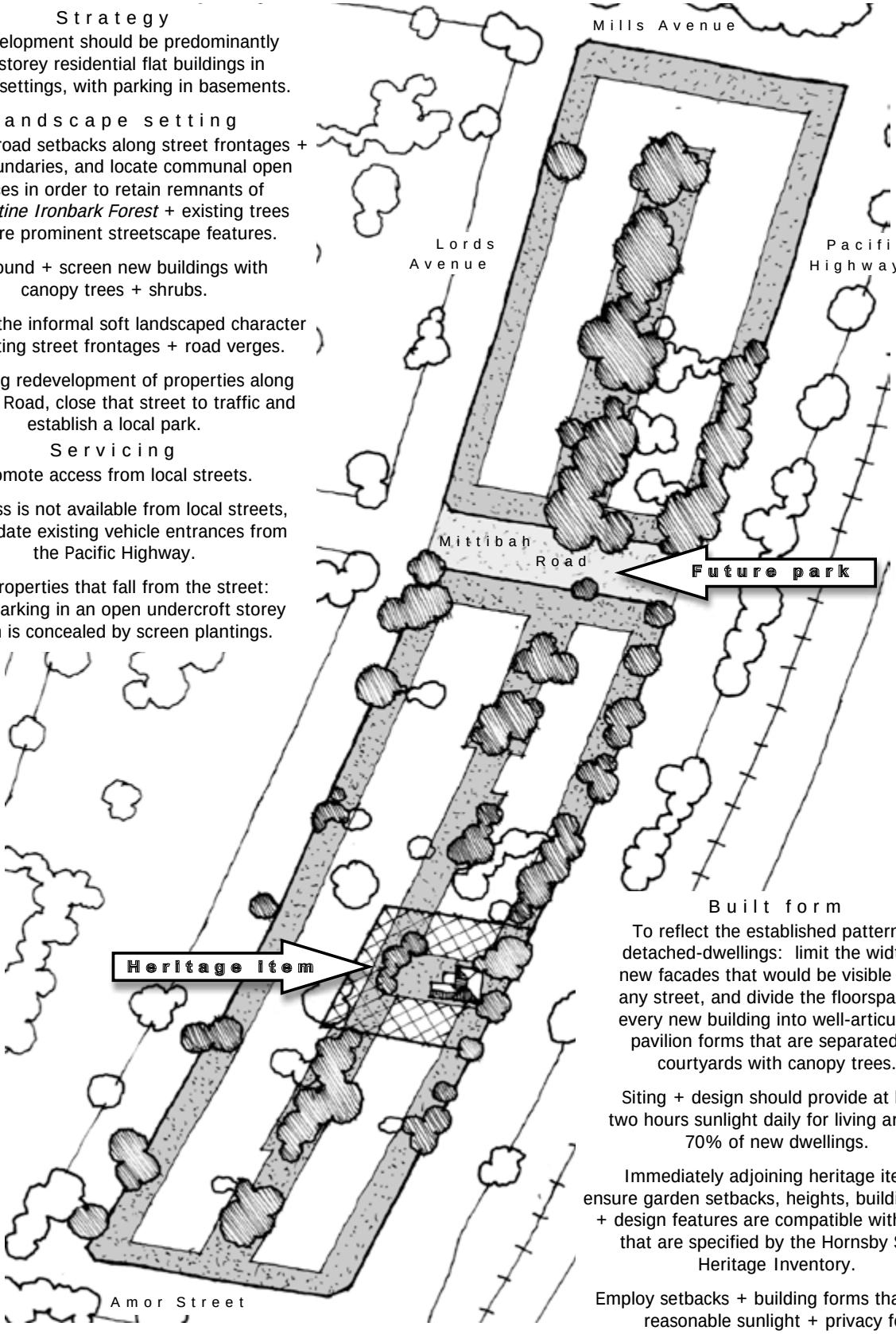
Following redevelopment of properties along Mittibah Road, close that street to traffic and establish a local park.

Servicing

Promote access from local streets.

If access is not available from local streets, consolidate existing vehicle entrances from the Pacific Highway.

On properties that fall from the street: allow parking in an open undercroft storey which is concealed by screen plantings.



Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Immediately adjoining heritage items: ensure garden setbacks, heights, building forms + design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Jersey Street Nth, Asquith precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly five storey residential flat buildings in garden settings, with parking in basements.

Landscape setting

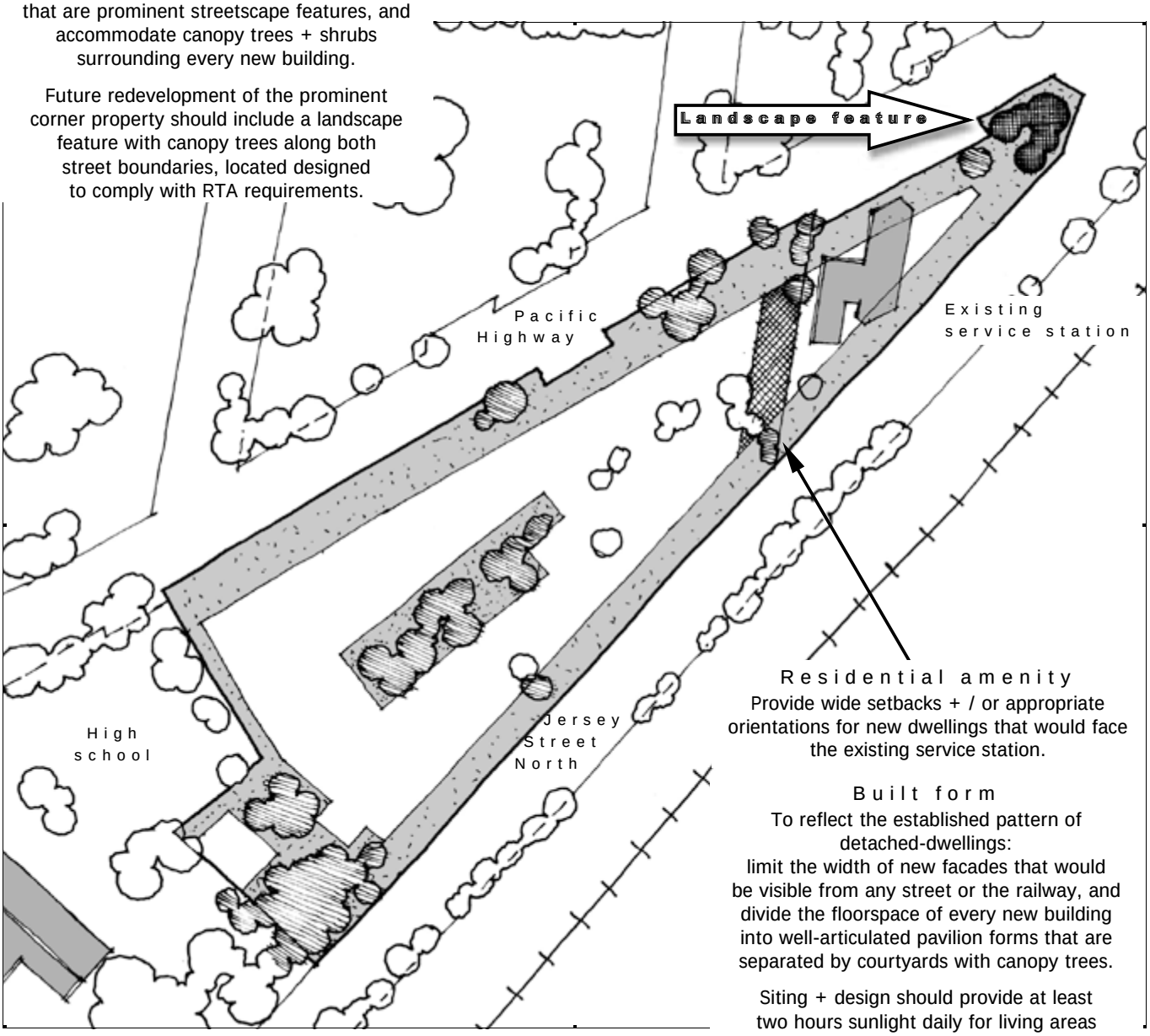
Provide broad setbacks along street frontages + some rear boundaries to retain existing trees that are prominent streetscape features, and accommodate canopy trees + shrubs surrounding every new building.

Future redevelopment of the prominent corner property should include a landscape feature with canopy trees along both street boundaries, located designed to comply with RTA requirements.

Servicing

Promote access from Jersey Street North.

If access is not available from that street, consolidate existing vehicle entrances from the Pacific Highway.



Residential amenity

Provide wide setbacks + / or appropriate orientations for new dwellings that would face the existing service station.

Built form

To reflect the established pattern of detached-dwellings:
limit the width of new facades that would be visible from any street or the railway, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of all facades should respond to visibility from street frontages, the railway + school-yards.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Bouvardia Street, Asquith precinct

Key Development Principles Diagram

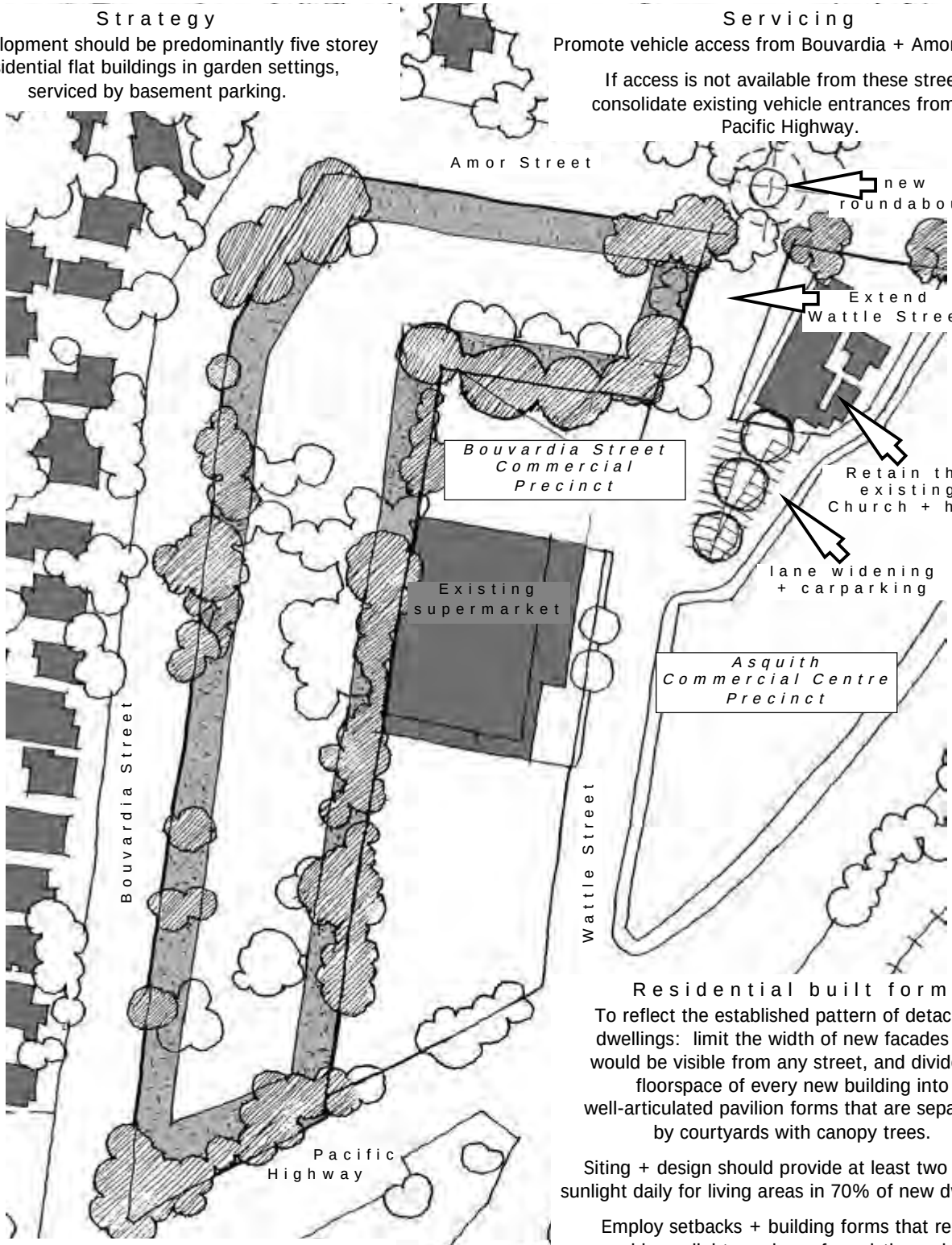
Strategy

Redevelopment should be predominantly five storey residential flat buildings in garden settings, serviced by basement parking.

Servicing

Promote vehicle access from Bouvardia + Amor Streets.

If access is not available from these streets, consolidate existing vehicle entrances from the Pacific Highway.



Residential built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Landscape setting

Provide broad setbacks along street frontages + rear boundaries, and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Hyacinth Street, Asquith precinct

Key Development Principles Diagram

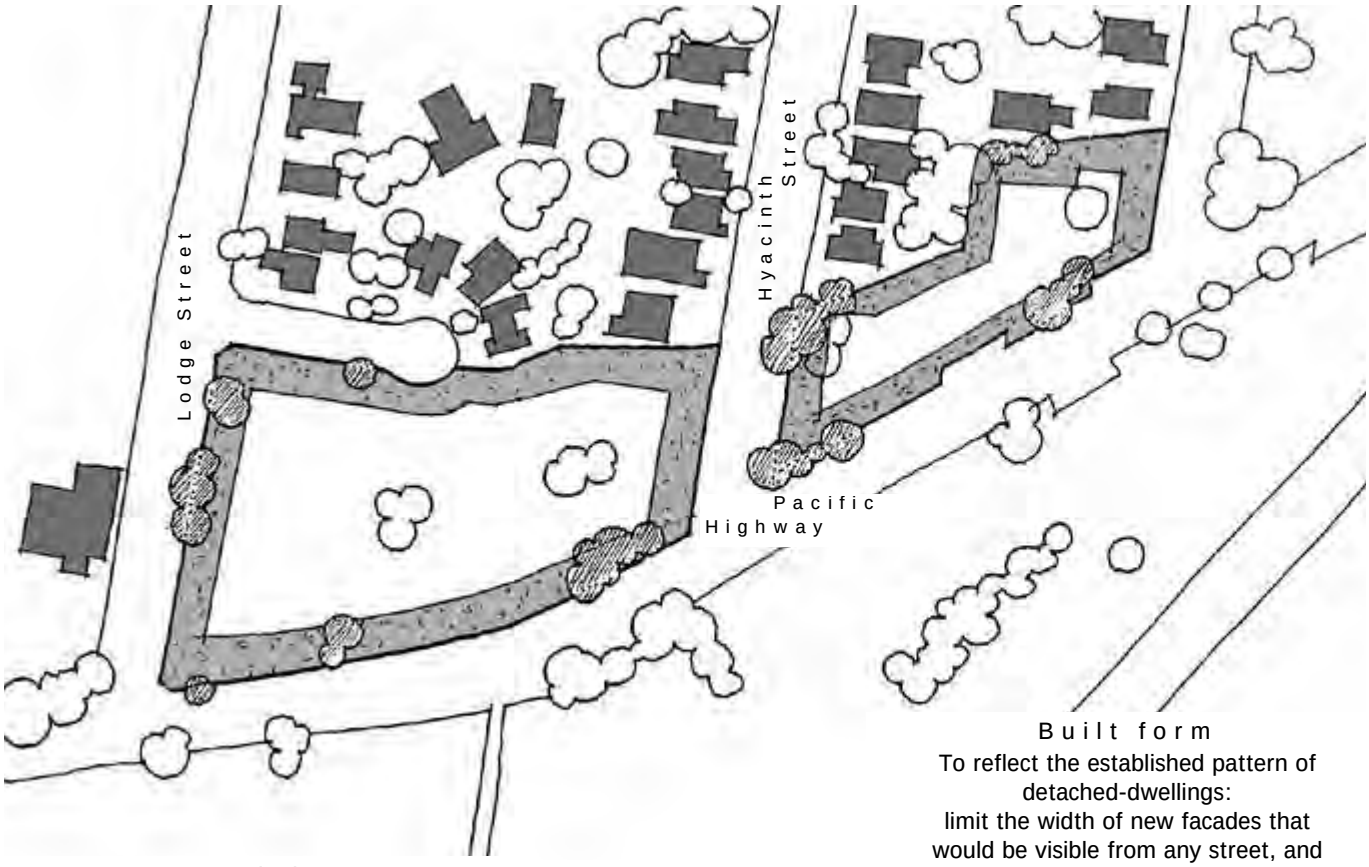
Strategy

Redevelopment should be predominantly five storey residential flat buildings in garden settings, serviced by basement parking.

Landscape setting

Provide broad setbacks along street frontages rear boundaries, and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.



Servicing

Promote access from Hyacinth or Lodge Streets.

If access is not available from these streets, consolidate existing vehicle entrances from the Pacific Highway.

Built form

To reflect the established pattern of detached-dwellings:
limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Pacific Highway, Asquith precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly five storey residential flat buildings in garden settings, with parking in basements.

Landscape setting

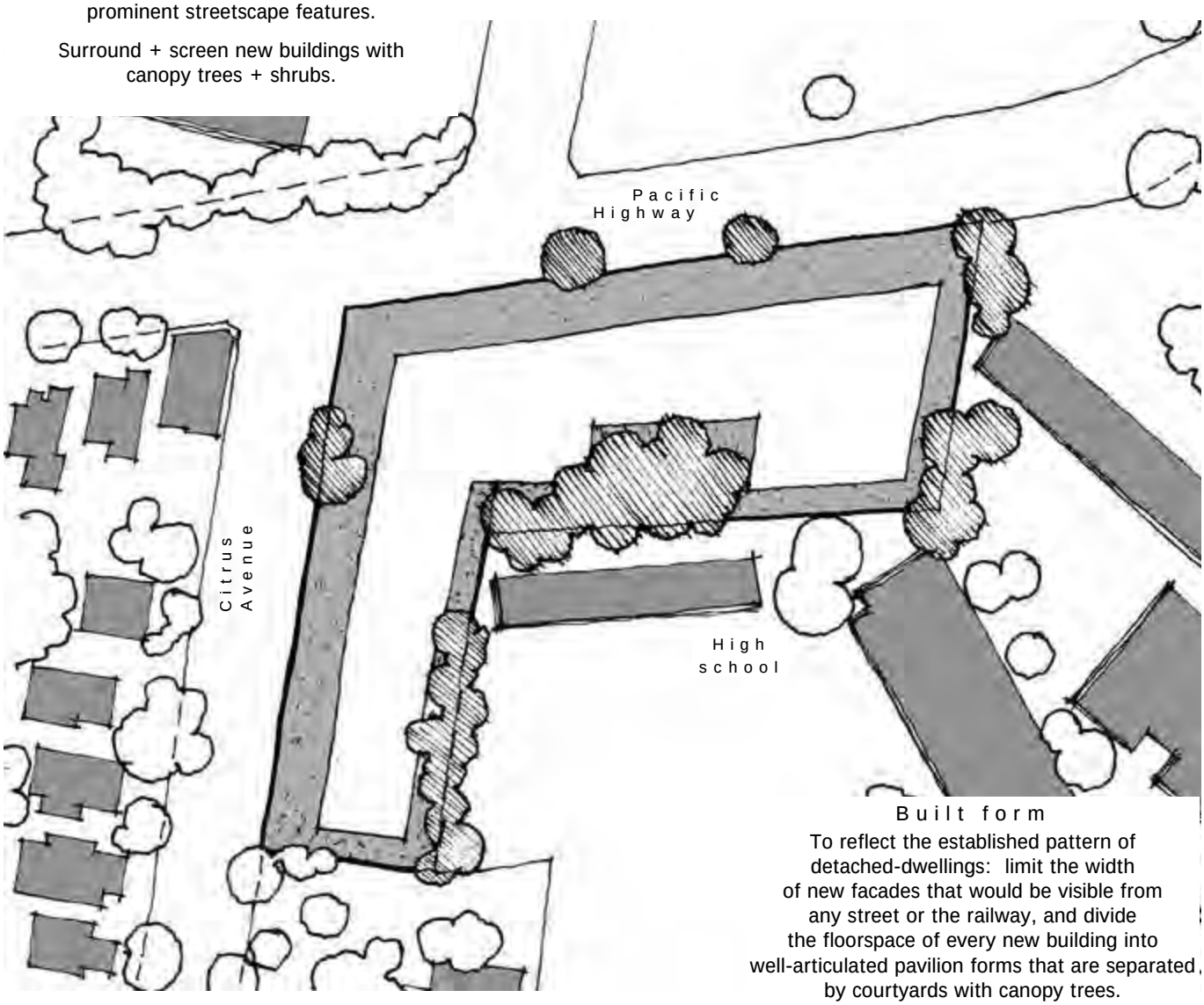
Provide broad setbacks along street frontages + rear boundaries, and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Servicing

Promote access from Citrus Avenue.

If access is not available from that street, consolidate existing vehicle entrances from the Pacific Highway.



Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street or the railway, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of all facades should respond to visibility from street frontages + school-yards.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Belair Close, Hornsby precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly five storey residential flat buildings in garden settings, with parking in basements.

Servicing

Promote access from Belair Close.

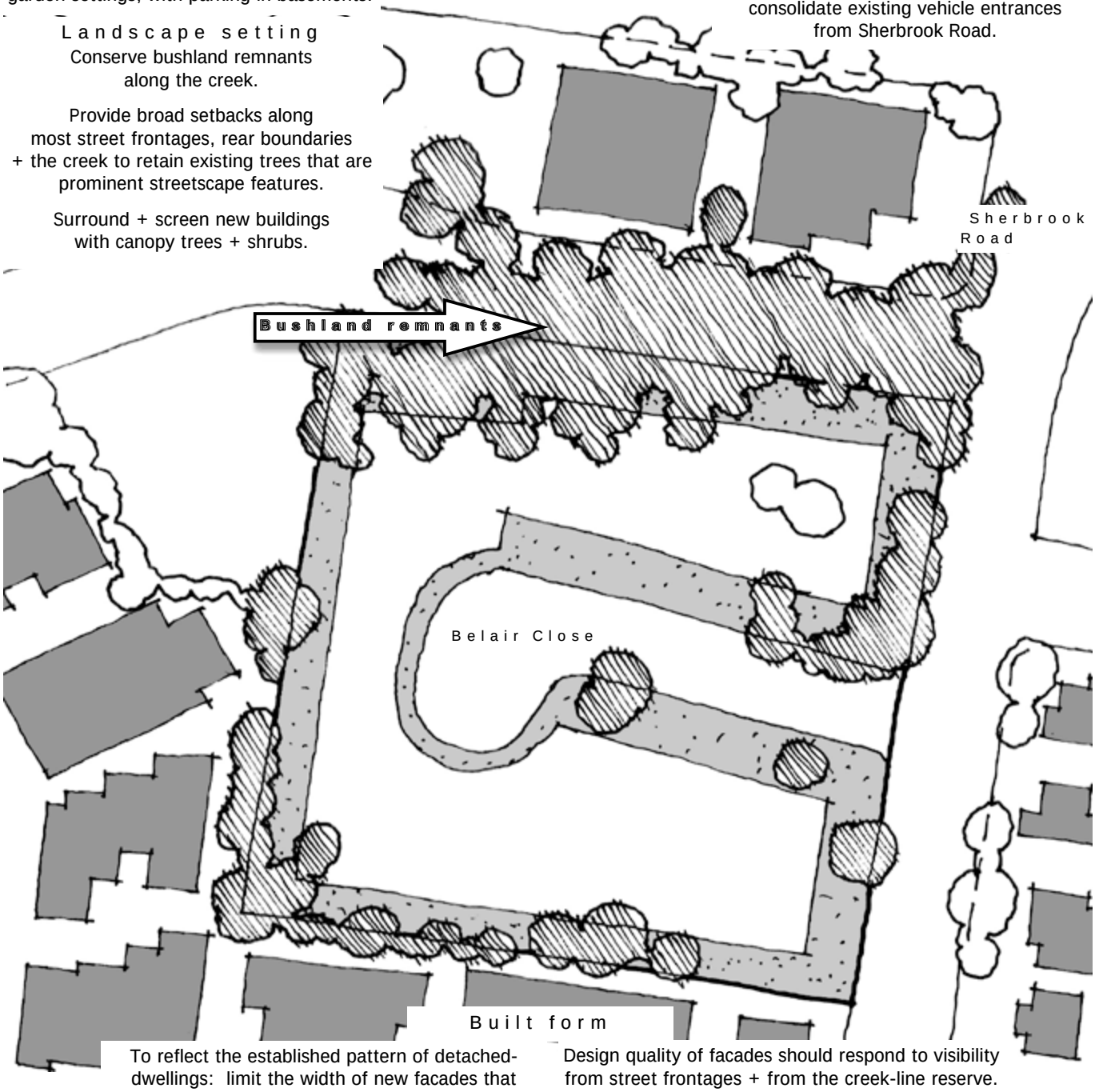
If access is not available from that street, consolidate existing vehicle entrances from Sherbrook Road.

Landscape setting

Conserve bushland remnants along the creek.

Provide broad setbacks along most street frontages, rear boundaries + the creek to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.



Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street or reserve, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from street frontages + from the creek-line reserve.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Balmoral Street, Waitara precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly five storey residential flat buildings in garden settings, with parking in basements.

Landscape setting

Provide broad setbacks along street frontages + rear boundaries and locate communal open spaces in order to retain remnants of *Blue Gum High Forest* + existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Servicing

Promote access from streets other than Edgeworth David Avenue.

Where this cannot be achieved, consolidate existing vehicle entrances from Edgeworth David Avenue.

Install a median strip in Edgeworth David Avenue at Balmoral Street to prevent right turns.

Built form

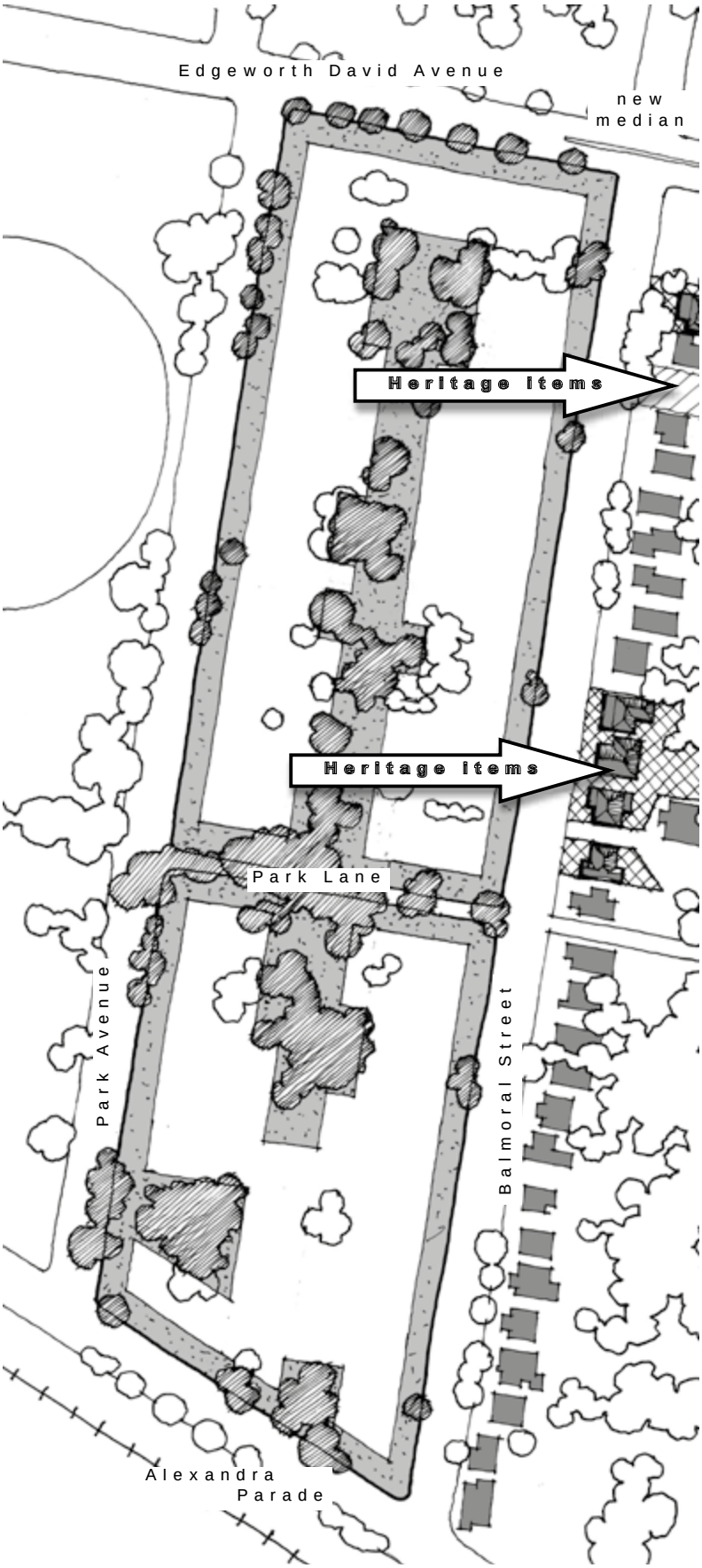
To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street + laneway frontages.

Immediately adjoining heritage items: ensure garden setbacks, heights, building forms + design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.



Station Street, Thornleigh precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly five storey residential flat buildings in garden settings, with parking in basements.

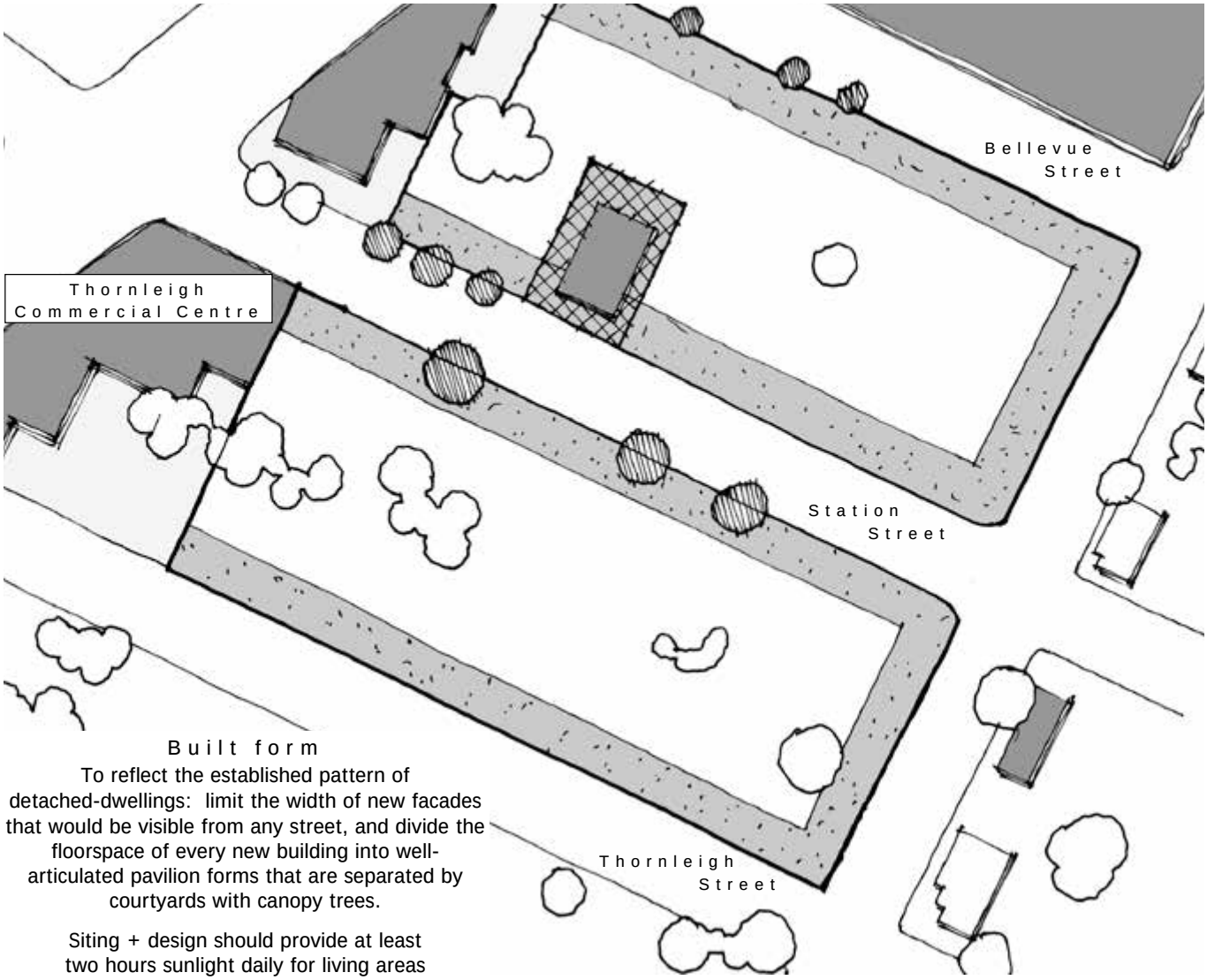
Servicing

Promote access from Fisher Avenue. If access is not available from that street, consolidate existing vehicle entrances and maximise separateion to the intersection of Trebor Road + Pennant Hills Road. Left in/ left out required to Trebor Road.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.



Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Immediately adjoining heritage items: ensure garden setbacks, heights, building forms + design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Fisher Avenue, Pennant Hills precinct

Key Development Principles Diagram

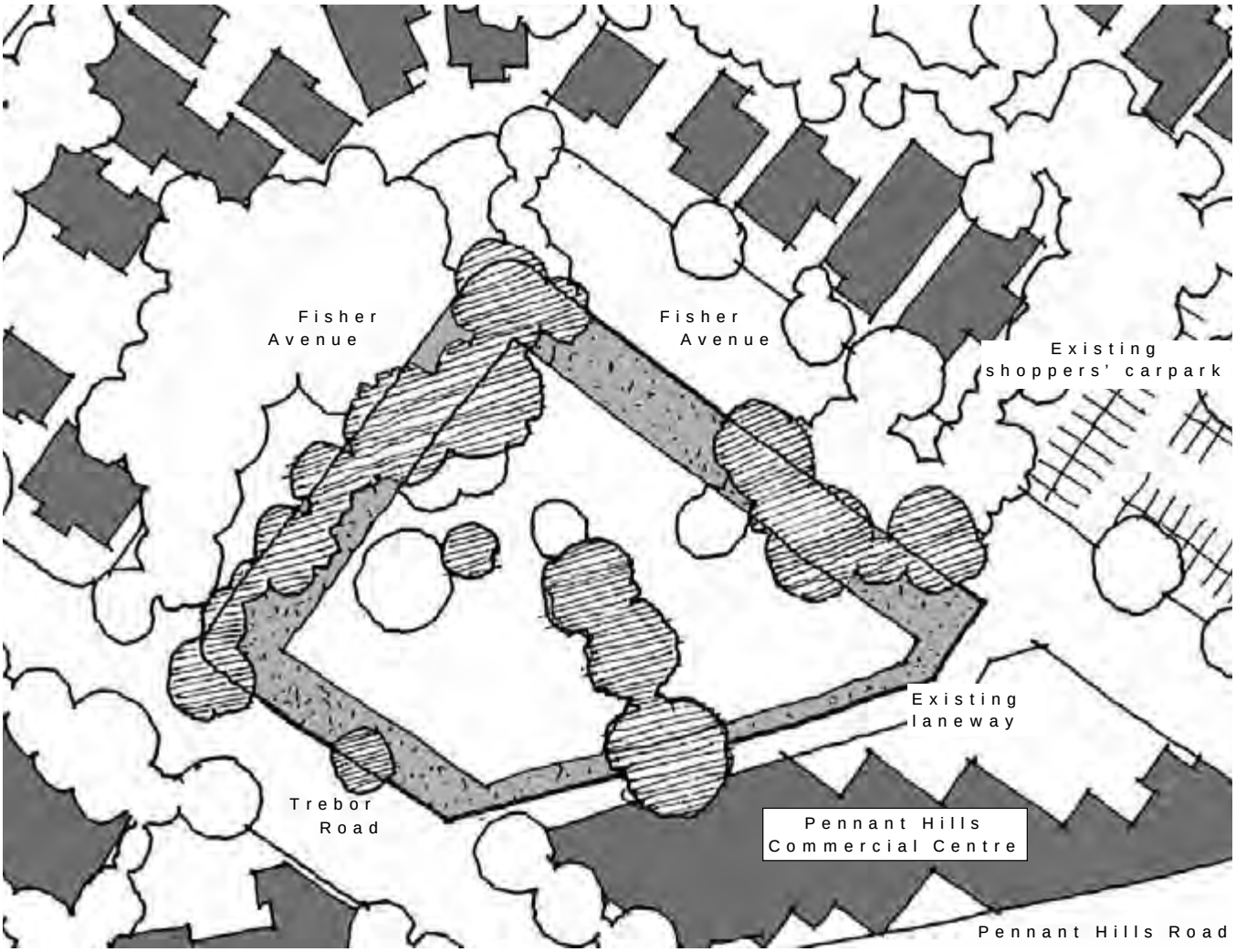
Strategy

Redevelopment should be predominantly five storey residential flat buildings in garden settings, serviced by basement parking.

Landscape setting

Provide broad setbacks along street frontages + rear boundaries, and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.



Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Traffic Management Improvement Plan, Pennant Hills precinct

Key Development Principles Diagram

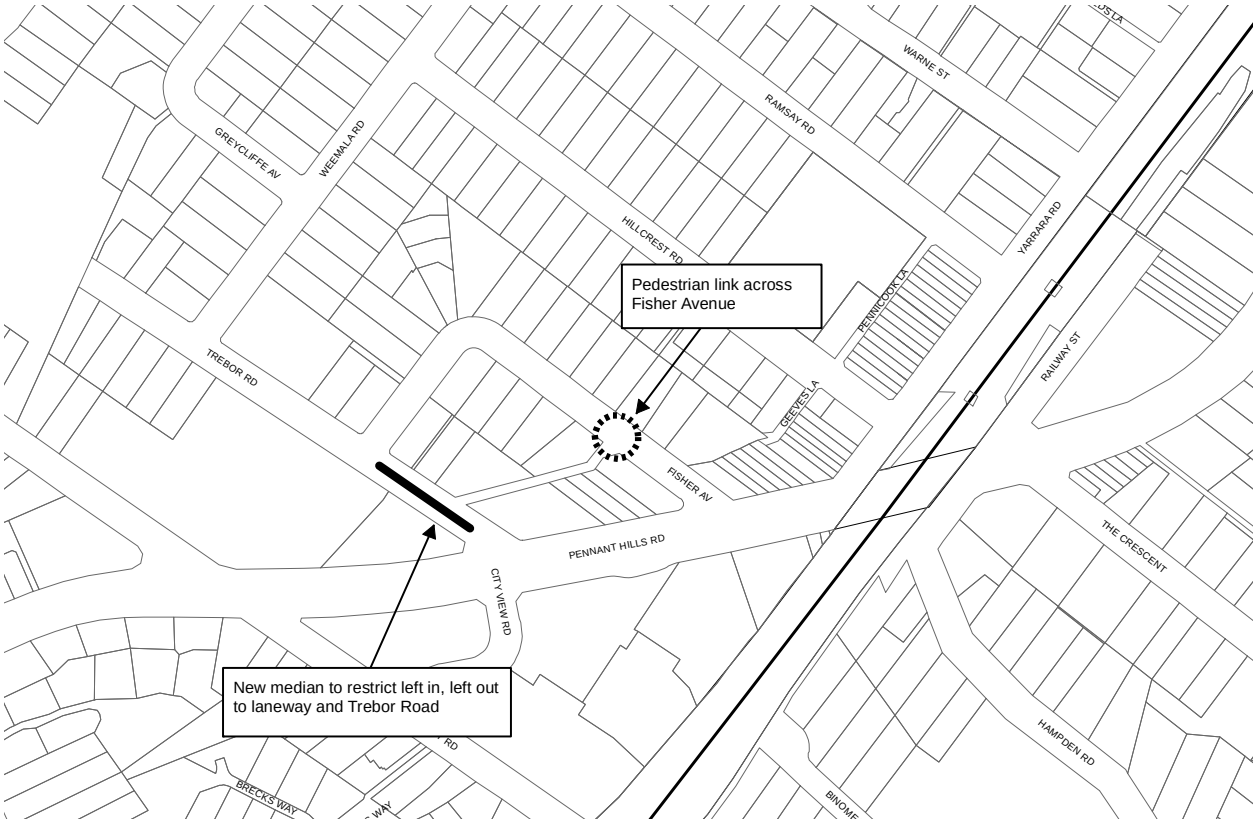


Figure 3.4(k): Traffic Management Improvement Plan - Pennant Hills (C)

Carlingford Road, Carlingford precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly five storey residential flat buildings in garden settings, with parking in basements.

Refer all development applications to RailCorp to confirm any requirements in relation to the Parramatta – Epping railway.

Landscape setting

Provide broad setbacks along street frontages + rear boundaries and locate communal open spaces in order to retain remnants of *Blue Gum High Forest* + existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Servicing

Promote access from local streets.

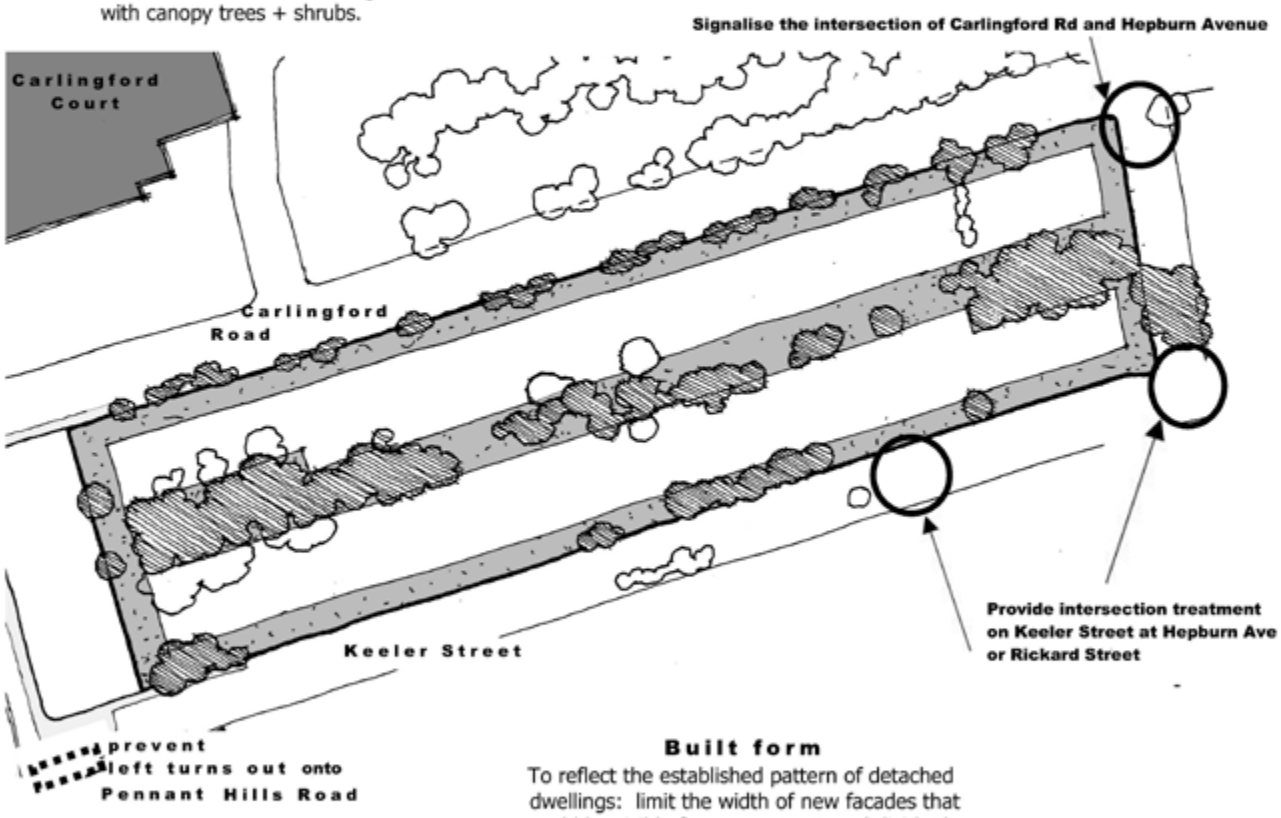
If access is not available from local streets, consolidate existing vehicle entrances from Carlingford Road.

Prevent left turns from Keeler Street to Pennant Hills Road.

Signalise the intersection of Carlingford Road and Hepburn Avenue.

Install traffic calming devices in Keeler Street.

Provde intersection treatment/roundabout on Keeler Street at Hepburn Avenue or Rickard Street.



Built form

To reflect the established pattern of detached dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Essex/Pembroke Street, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly five storey residential flat buidlings in garden settings, with parking in basements.

Servicing

Promote access from local streets. Limit access along Essex Street.

If access along Epping Road is required, consolidate existing vehicle entrances.

Accommodate potential intersection upgrade at Essex Street / Epping Road intersection.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account potential stormwater inundation and overland flow path provisions.

Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Cliff Road, Epping Precinct

Key Development Principles Diagram

Strategy

Residential flat buidlings of varying heights in garden settings, with parking in basements.

Servicing

Promote access from local streets.

If access is not available from the local streets, consolidate existing vehicle entrances on Carlingford Road.

Subject to amalgamation, close the end of Hazlewood Place + combine within a development site. Mainatin pedestrian access from Hazlewood Place to Kent Street Reserve.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Maintain the significant vegetation adjoining Kent Street Reserve to the north of the precinct.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account flooding and overland flow path provisions.

Built form

Limit the width of new facades that would be visible from any street, and divide the floorspace of new buildings into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Adjoining heritage items and conservation areas: ensure garden setbacks, heights, building forms + design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Essex Street, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly residential flat buidlings and multi unit housing.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account potential stormwater inundation and overland flow path provisions.

Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Adjoining heritage items and conservation areas: ensure garden setbacks, heights, building forms and design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Epping Road/Forest Grove, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly residential flat buidlings of varying heights. Redevelopment along the southern side of Maida Road should be predominately three storey townhouses.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account potential stormwater inundation and overland flow path provisions.

Servicing

Promote access from local streets.

If access is not available from the local streets, consolidate existing vehicle entrances on Epping Road.

Setback from Epping Road to be from new boundary in consideration of RMS road widening. Rear laneways to be lcoated in set-back between common open space and boundary

Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Adjoining conservation areas: ensure garden setbacks, heights, building forms and design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Traffic Management Improvement Plan, Epping Precincts

Key Development Principles Diagram

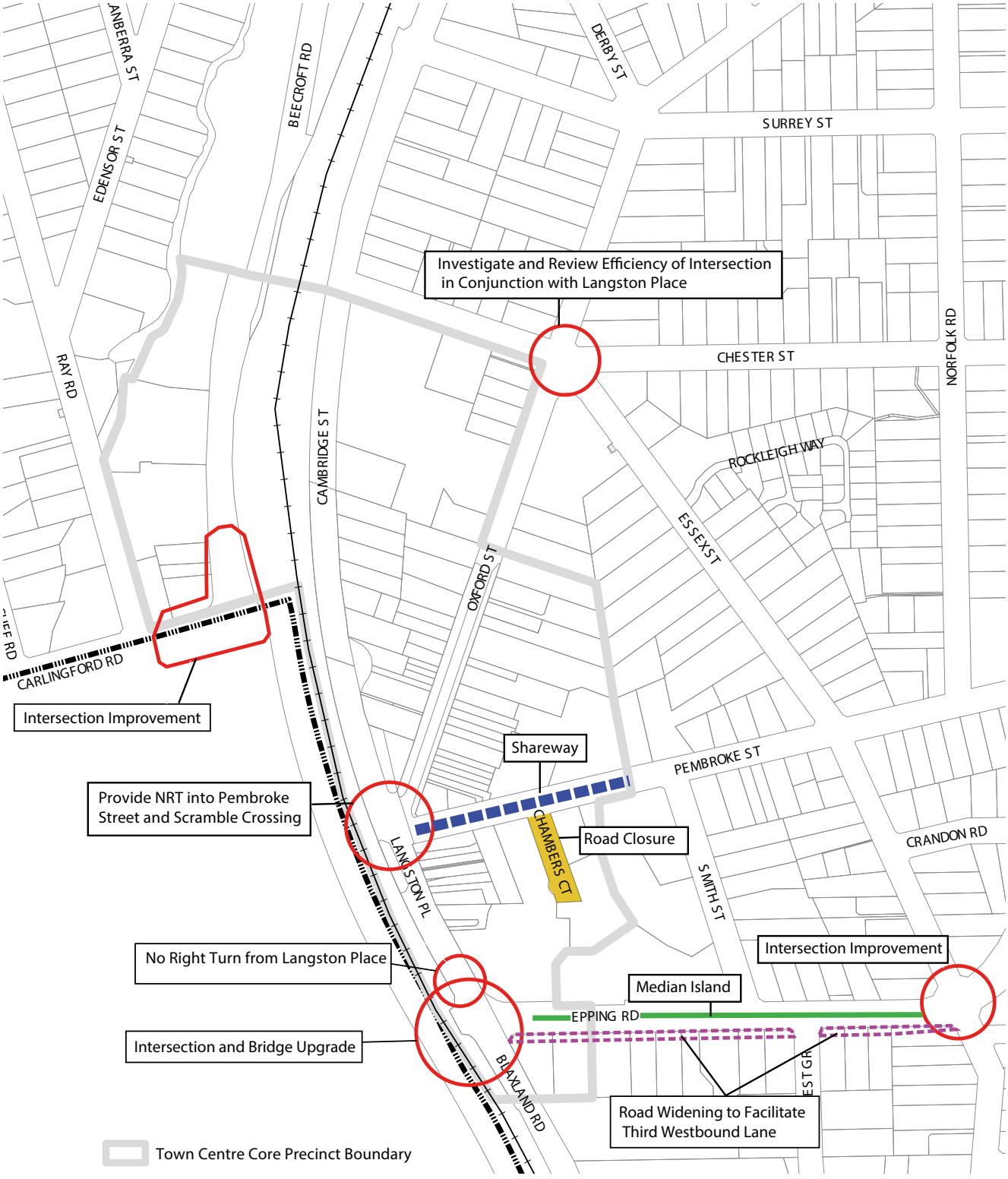


Figure 3.4 (I) : Traffic Management Improvement Plan - Epping (C)

3.5 Residential Flat Buildings (6 or more Storeys)

This section provides controls for erecting, and undertaking alterations and additions to, a residential flat building in the R4 High Density Residential Zone, within the area designated as S to AA (except W1) (6 storeys to 22 storeys) on the HLEP Height of Building map.

3.5.1 Desired Future Character

Desired Outcome

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

Prescriptive Measures

a. Development applications should demonstrate compatibility with the following statements of desired character:

Desired Future Character Statement
(excluding Pound Road, Hornsby Precinct)

The locality is characterised by residential flat buildings of 6 or more storeys in height in landscaped settings with underground car parking.

Development footprints maintain landscape corridors around and through development sites. The established tree canopy is complemented by new trees and shrubs throughout all gardens. Facade widths are limited, avoiding the appearance of a continuous wall of development. Buildings are integrated into a campus like setting with large areas of consolidated public and communal open space.

Balconies provide outdoor living areas which wrap around the corners of the buildings, providing usable open space as well as articulation in built form.

Developments embody active living principles including bicycle parking and storage, prioritised pedestrian and cyclist entrances to buildings, and connectivity to the public domain.

Figure 3.5(a): Example of Desired Character - 8 storey residential flat building (excluding Pound Road, Hornsby precinct).(I)

Desired Future Character Statement (Pound Road, Hornsby Precinct)

The locality is characterised by residential flat buildings of up to 9 storeys in height, with commercial floorspace on the ground floor that provides an active frontage to the public domain.

Development footprints incorporate a podium of 3 storeys that is consistent with the existing built form in the precinct. Ground floors incorporate a pedestrian colonnade along the Pacific Highway. The levels above the podium are setback providing a human scale to the precinct, preserving key vistas and managing residential amenity. Vehicular access is provided via the accessway at the rear western boundary of the precinct.

Buildings are integrated into a campus like setting with large areas of consolidated public and communal open space. Communal open space is predominantly located between the 2 residential towers. Development is setback from the Pacific Highway and other public areas to ensure continuity of the building alignment and to allow for landscape corridors with trees that will mature to a height above the podium.

Balconies provide outdoor living areas, providing usable open space as well as articulation in built form.

Developments embody active living principles including bicycle parking and storage, prioritised pedestrian and cyclist entrances to buildings, and connectivity to the public domain.

Note:

To achieve active living principles development should have regard to NSW Health's Healthy Urban Development Checklist and the National Heart Foundation's Blueprint for an Active Australia.

Figure 3.5(b): Example of Desired Character - 9 storey residential flat building (Pound Road, Hornsby precinct).(I)

3.5.2 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 *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development* are achieved, and
- the design is consistent with the objectives of the *Apartment Design Guide.*

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 Schedule 1 of *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development*, namely:

  context and neighbourhood character; built form and scale; density; sustainability; landscape; amenity; safety; housing diversity and social interaction and aesthetics.
- an explanation of how the design addresses the design criteria in Part 3 and Part 4 of the *Apartment Design Guide*.
- 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;
- a sample board of the proposed materials and colours of the facade; and
- detailed drawings of proposed facades.

3.5.3 Site Requirements

Desired Outcome

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

Prescriptive Measures

a. The minimum site width measured at the primary street frontage should comply with Table 3.6.3(a).

Table 3.5.3(a): Minimum Site Width

Area	Minimum Site Frontage
All Areas (Excluding Pound Road, Hornsby)	40m
Pound Road, Hornsby	25m

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 that required in the Table 3.6.3(a), 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.

Proposed development site resulting in an adjoining isolated site

Isolated site with frontage less than 40m wide

Developed Site

Figure 3.5(c): Lot amalgamation should avoid isolating small sites (excluding Pound Road Hornsby) (I)

3.5.4 Height

Desired Outcome

a. A built form in accordance with the Height of Building Map in the *HLEP* and comprising residential flat buildings.

Prescriptive Measures

Storeys

a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.5.4(a).

Table 3.5.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
S	23.5m	7 storeys
T1	26.5m	8 storeys
T2	29.5m	9 storeys
U	32.5m	10 storeys
V1	35.5m	11 storeys
V2	38.5m	12 storeys
W2	41.5m	13 storeys
X	48m	15 storeys
AA	72m	22 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, conservation areas and residential areas outside the precinct.

d. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.

e. Top most storeys, including those with mezzanine levels, should be visually recessive with a setback from the storeys below and lightweight in design.

Podiums

f. Within the Pound Road Precinct, a broad podium should be provided adjacent to the public domain with a height of 3 storeys and consistent with the existing built form in the precinct.

g. Within the Oxford Street, Epping Precinct, a broad podium should be provided with a height of 2-3 storeys and consistent with the existing built form in the precinct.

Roof Design

h. Flat or very gentle pitched roofs without parapets to minimise the height of exterior walls, incorporating eaves immediately above and beneath the penthouse storeys to cast shadows across the top-storey walls.

i. 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.

Notes:

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 level 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).

A transition in building height should be provided at sensitive interface areas adjacent to heritage items and Heritage Conservation Areas. Refer to Part 9 Heritage of this DCP for additional heritage controls.

Height controls (ex Pound Road and Oxford Street, Epping Precinct) are based on a typical residential floor to floor height of 3 metres, with a 1.5 metre allowance for roof articulation and a 1 metre basement projection.

Height controls (Pound Road and Oxford Street, Epping Precinct) are based on a ground floor height of 4 metres, a typical residential floor to floor height of 3 metres, with a 1.5 metre allowance for roof articulation and no basement projection.

3.5.5 Setbacks

Desired Outcome

a. Well articulated building forms that are setback to incorporate landscaping, open space and separation between buildings.

b. Well articulated building forms with a "pedestrian-friendly" scale and provides for landscaping, open space and separation between buildings.

Prescriptive Measures

All Sites
(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

a. The minimum setbacks of all buildings and structures (excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct) should comply with Table 3.5.5(a).

Table 3.5.5(a): Minimum Setbacks

Setback	Minimum Building Setback
Front Boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Side Boundary	9m, which can be reduced to 7m 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
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the lowest storey.
Top storey where mezzanine proposed	6m addition setback for exterior walls of the top storey, measured from the walls of the lowest storey.
Basement Parking Setback	7m from front and rear boundaries and 6m from side boundaries to allow for deep soil landscaping

Corner Sites
(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

b. For buildings with a corner frontage:

- Front boundary setbacks apply to all street frontages, and
- Side boundary setbacks to apply to all other boundaries.

Setback Encroachments
(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

c. Balconies are able to encroach to within 6 metres of the side boundaries and within 7 metres of the front and rear boundaries provided there is no impact on the achievement of daylight access, visual privacy, and acoustic privacy.

d. Despite the above, the balcony encroachments for the top-most 2 storeys should not extend beyond the setback of the external walls of the storey immediately below.

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, emergency fire exits and fire hydrants, with a minimum landscaped setback of 2 metres from any boundary.

Notes:

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Greater setbacks may apply to the upper storeys in accordance with the separation controls in Part 2F Building Separation in the *Apartment Design Guide*.

A transition in setbacks should be provided at sensitive interface areas adjacent to heritage items. Variations to the setback controls may be considered where the variation assists the protection of heritage qualities. Refer to Part 9 Heritage of this DCP for additional heritage controls.

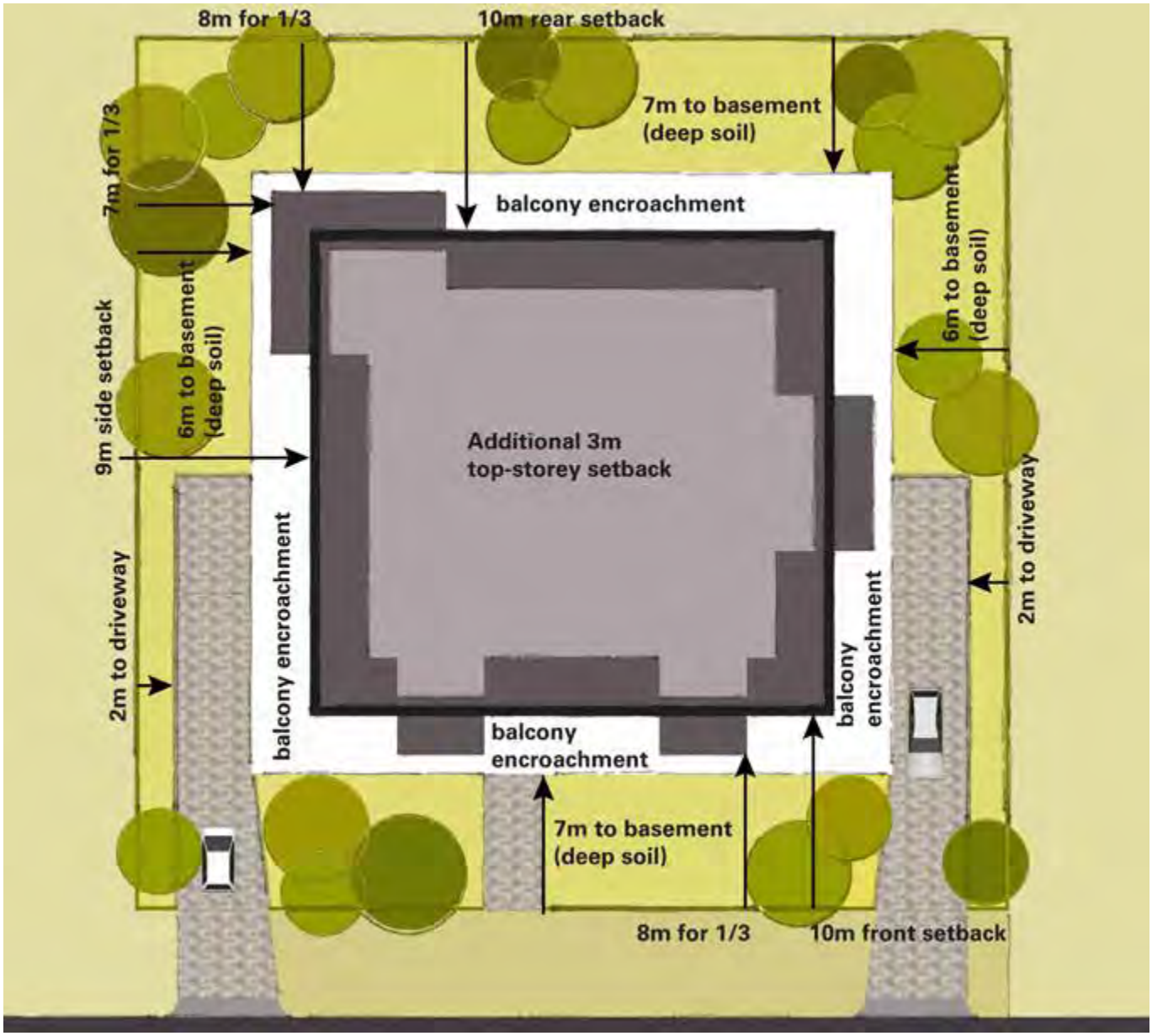


Figure 3.5(d): Minimum setbacks *(excluding the Pound Road Hornsby Precinct and Oxford Street, Epping Precinct).*(E)

Pound Road, Hornsby Precinct

f. The minimum setbacks of all buildings and structures to the boundaries of the site in the Pound Road, Hornsby precinct are prescribed in the Table 3.5.5(b):

Table 3.5.5(b): Minimum Boundary Setbacks (Pound Road)

3 STOREY PODIUM

Setback	Minimum Building Setback
Primary and Secondary road boundary	4m, plus any ground floor commercial premises should be setback behind a colonnade that has a minimum depth of 3.5m (i.e. min setback of 7.5m to the road boundary)
Side or Rear boundary adjoining an existing building	0m, up to the height of any adjoining development that is built to the boundary, or half of the required separation prescribed in Section 3.6.6
Western boundary (railway corridor)	12m to the railway corridor boundary (to accommodate Wanderers Way)
Basement Parking Setback	4m from any primary and secondary road boundary, and 12m from the railway corridor boundary to allow for deep soil landscaping and Wanderers Way

4th STOREY AND ABOVE (TOWER ELEMENT)

Setback	Minimum Building Setback
Primary and Secondary Road Boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Side or Rear boundary adjoining an existing building	Half of the required building separation prescribed in Section 3.6.6
Western boundary (railway corridor)	15m to the railway corridor boundary, which can be reduced to 13m for a maximum of 1/3 of the building width
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the 4th storey

Setback Encroachments (Pound Road, Hornsby Precinct)

g. Balconies are able to encroach within the prescribed boundary setbacks areas as follows:

- 4 metre setback to the primary and secondary road boundary for the podium element (3 storeys),
- 8 metre setback to the primary and secondary road boundary for the tower element (4th storey and above), and
- 12 metre setback to the railway corridor boundary

provided there is no impact on the achievement of daylight access, visual privacy, and acoustic privacy.

h. Despite the above, the balcony encroachments for the top-most 2 storeys should not extend beyond the setback of the external walls below.

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,
- 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, with a minimum landscaped setback of 2 metres from any boundary.

Oxford Street, Epping Precinct

a. The minimum setbacks of all buildings and structures to the boundaries of the site in the Oxford Street, Epping precinct are prescribed in the Table 3.5.5(c):

Table 3.5.5(c): Minimum Boundary Setbacks (Oxford Street)

PODIUM

Setback	Minimum Building Setback
Primary and Secondary road boundary	3m
Side or Rear boundary adjoining an existing building	6m
Basement Parking Setback	3m from any primary and secondary road boundary, and 6m from side and rear boundaries to allow for deep soil landscaping

TOWER ELEMENT

Setback	Minimum Building Setback
Primary and Secondary Road Boundary	6m, which can be reduced to 4m for a maximum of 1/3 of the building width
Side or Rear boundary adjoining an existing building	Half of the required building separation prescribed in Section 3.6.6
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the 4th storey

Setback Encroachments (Oxford Street, Epping Precinct)

b. Balconies are able to encroach within the prescribed boundary setbacks areas as follows:

- 4 metre setback to the primary and secondary road boundary for the tower element provided there is no impact on the achievement of daylight access, visual privacy, and acoustic privacy.

c. Despite the above, the balcony encroachments for the top-most 2 storeys should not extend beyond the setback of the external walls below.

d. 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, with a minimum landscaped setback of 2 metres from any boundary.

Notes:

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Greater setbacks may apply to the upper storeys in accordance with the separation controls in Part 2F Building Separation of the *Apartment Design Guide*.

3.5.6 Building Form and Separation

Desired Outcome

a. Buildings that are limited in width and depth, incorporating articulated facades and separated by garden areas.

b. Buildings in the Pound Road Hornsby Precinct that incorporate a podium that achieves a pedestrian friendly environment and enhances the streetscape character.

Prescriptive Measures

Floorplates
(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

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.

Separation
(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

b. Building separation should comply with Part 2F Building Separation of the *SEPP 65 Design Quality of Apartment Development*, Apartment Design Guide.

c. For properties with a boundary interface with a lower density zone, an additional 3 metre building separation should be provided.

d. On large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 12 metres.

Articulation
(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

e. Facades should be expressed as 3 distinct levels, a base, middle and top.

f. Asymmetric floor plans are preferred as they contribute to effective articulation.

g. Avoid exterior walls that are long and straight by stepping wall alignments and attaching balconies that project.

h. Balconies should provide effective articulation for tall buildings by:

- being varied in form and design across each facade in a variety of shapes and dimensions repeated in semi-regular patterns,
- disguising the sheer vertical walls by providing some balconies at the- building's corners,
- not extending continuously across the full width of any facade, and
- Balconies should appear as open structures with lightweight balustrades. Solid masonry walls should be minimised.

Materials and Finishes

i. Every facade should incorporate a variety of materials and finishes as follows:

- materials and finishes should accentuate the articulation of building forms, in particular the vertical layering of structures,
- varied arrangements and proportions for windows should contribute to the animated patterning of each facade,
- penthouse storeys should incorporate a high proportion of large windows / glazing and light weight balconies to minimise scale and bulk, and
- Exterior sunshades and screens should be used as design elements, as well as contributing to residential amenity.

Floorplates (Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

j. The Podium level adjacent to the public domain should provide for continuity in the building alignment, with minimal lengths of gaps in the street wall.

Separation (Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

k. Building separation should comply with Part 2F Building Separation of the *SEPP 65 Design Quality of Apartment Development*, Apartment Design Guide.

l. For properties with a boundary interface with a lower density zone, an additional 3 metre building separation should be provided.

m. On large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 12 metres.

Notes:

For the purposes of the Pound Road Hornsby Precinct, the first residential storey above the podium is counted as the first storey for the purposes of the separation controls within the table.

Articulation (Pound Road Hornsby Precinct and Oxford Street, Epping Precinct)

n. Facades should be expressed as 3 distinct levels, a base, middle and top.

o. A podium should be provided adjacent to the public domain with a height of 3 storeys.

p. Asymmetric floor plans are preferred as they contribute to effective articulation.

q. The ground floor adjacent to the Pacific Highway should incorporate active commercial ground floor uses at the same general level as the public footpath, with a colonnade or undercroft with a minimum depth of 3.5 metres.

r. Facades that face the street or railway may accommodate car parking and building services if the facades are designed architecturally to screen those facilities.

s. Building lobbies and entrances to residential courtyards should be visually prominent elements of the streetscape.

t. Avoid exterior walls that are long and straight by stepping wall alignments and attaching balconies that project *(with the exception of side walls with a zero setback that adjoins a side wall of an existing building).*

Figure 3.5(e): Articulation of facades (Pound Road Hornsby Precinct and Oxford Street, Epping Precinct).(E)

u. Balconies should provide effective articulation for tall buildings by:

- being varied in form and design across each facade in a variety of shapes and dimensions repeated in semi-regular patterns,
- not extending continuously across the full width of any facade, and
- varying the form and design of balcony balustrades and limiting the use of masonry upstands to avoid a bulky character.

3.5.7 Landscaping

Desired Outcome

a. Landscaping that integrates the built form with the locality and enhances the tree canopy.

b. Landscaping that retains existing features such as prominent or significant trees.

Prescriptive Measures

General
(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

a. Communal landscaping should be provided adjacent to the property boundaries to provide a landscape setting for the development.

b. Landscaped areas should adjoin property boundaries, in accordance with Table 3.6.7(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 3.5.7(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary Epping Town Centre	7m wide 4-8m wide
Secondary Boundary (on corner lots)	6m wide
Rear Boundary	7m wide*
Side Boundary	6m wide

c. Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.

d. Landscaped areas should be provided between 2 or more buildings located on a development site, designed to:

- have a minimum total width of 12 metres,
- accommodate trees that will reach a mature height of at least 10 to 12 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).

Fencing
(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

e. Within front setbacks, fences should not be higher than 1.2 metres.

f. Fencing enclosing private courtyards behind the front building line may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.

g. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

Retention of Landscape Features (All areas)

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.

Deep soil zones (Epping Town Centre, excluding Oxford Street, Epping Precinct)

i. Locate basement car parking predominately under the building footprint to provide opportunities for deep soil areas.

Podium planting (Epping Town Centre)

j. Where podium planting is proposed, planting is to be provided as illustrated at Figure 3.6(f): Deep soil planting, with the appropriate soil depth and width as illustrated at Figure 3.6(g): Soil depth.

* Rear boundary deep soil landscpe areas are not required where a Key Development Principles Diagram includes a rear laneway or shareway located in the rear set-back. The laneway/shareway should have a continuous landcaped verge at least 2m wide between the rear boundary and the laneway/shareway.

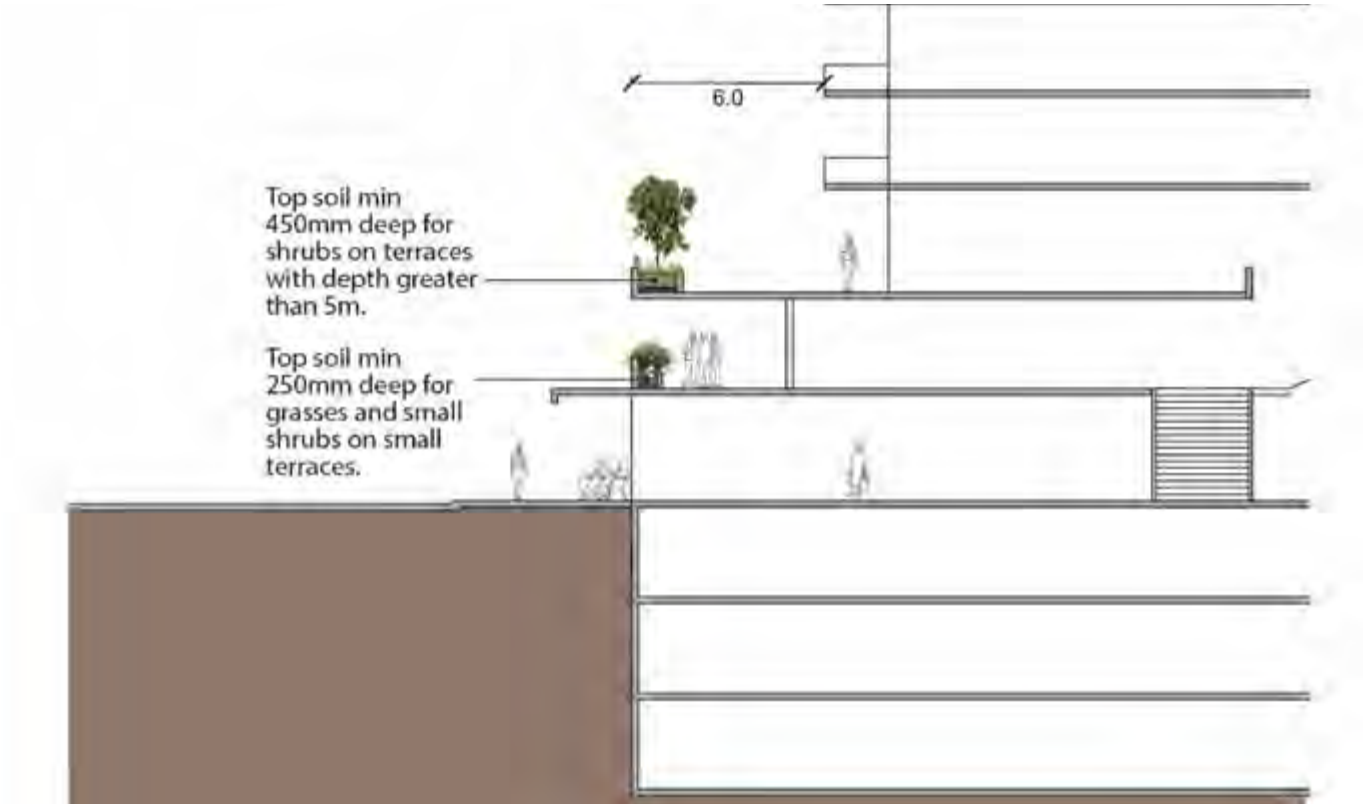


Figure 3.6(f): Deep soil planting.(E)

Figure 3.6(g): Soil depth.(E)

General (Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

k. Landscaped areas should adjoin all primary and secondary property boundaries as follows:

- Achieve a minimum width of 4 metres for the length of the boundary, and
- Accommodate canopy trees that will reach mature heights of at least 10 to 12 metres.

l. Landscaped areas should be provided between 2 or more buildings located on a development site, designed to:

- have a minimum total width of 12 metres,
- accommodate shrubs or small trees that will reach mature heights of at least 3 to 5 metres,
- provide a minimum soil depth of 1 metre, and
- be located on a podium above a basement car park.

Fencing (Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

m. Fencing is discouraged in the primary and secondary boundary setbacks.

n. 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.

o. Side and rear boundary fences should be a maximum of 1.8 metres high.

Notes:

Landscaped area means a part of a 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* available at Council's website hornsby.nsw.gov.au.

3.5.8 Open Spaces

Desired Outcome

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 in accordance with Table 3.5.8(a).

Table 3.5.8(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
Studio	4m2	2m
1 bed unit	8m2	2m
2 bed unit	10m2	2m
3+ bed unit	12m2	2.4m
Ground and podium level	15m2	3m

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. Enclosure of private open space areas as 'wintergardens' should be avoided. Wintergardens may be considered where the elevation of a building fronts Epping Road or a rail corridor.

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

e. A principal communal open space area should be provided per building as follows:

- be located at ground level (or located on a podium in the Pound Road, Hornsby precinct),
- have a minimum area of 50m2,
- have a minimum dimension of 6 metres,
- be landscaped for active and/or passive recreation and encourage social interaction between residents,
- achieve a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (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 3.6(h): L-shaped balconies and terraces accommodate a number of activities, and adjustable screens provide shade, privacy and enclosure for outdoor rooms.(E)

3.5.9 Privacy and Security

Desired Outcome

a. Development designed to provide reasonable privacy to proposed and adjacent properties and high levels of residential 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. The commercial and residential component of development should be distinguished in terms of building entries and private, communal and public open space.

Security

e. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.

f. Private open spaces, living room windows and lobbies should be designed and oriented to overlook the street and communal open spaces on the site.

g. 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.

h. Where a mix of land uses are proposed, separate, secure access should be provided to lift lobbies, basements and communal storage areas.

3.5.10 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. Every habitable room should have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room.

c. A window should be visible from any point in a habitable room.

d. 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.

3.5.11 Housing Choice

Desired Outcome

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 Adaptable Housing, designed to meet the needs of residents as they age.
- At least 20% of proposed dwellings should be Universal Design Housing in accordance with the Livable Housing Guidelines (2012) silver level design features.
- Adaptable Housing and Universal Design 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 Universal Design and Adaptable Housing.

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 1.5 metres high, measured from the floor level, and has no individual opening more than 30 millimetres wide, and has a total of all openings less than 30 percent of the surface area of the screen. A privacy screen required to protect an adjacent residence is to be fixed

3.5.12 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. Driveways should be located at least 2 metres from any side boundary and flanked by continuous landscaped verges. *(excluding Pound Road, Hornsby Precinct).*

c. In the Pound Road, Hornsby precinct, vehicular access should be provided via the accessway (Wanderers Way) at the rear of the precinct.

d. Resident and visitor parking should be provided within basements.

e. All ramps are to be designed as two way ramps in accordance with AS 2890.1 and AS 2890.2

f. All ramps are to be designed in accordance with the exits and entry widths of AS 2890.1 and AS 2890.2

g. Any undercroft car parking should be screened and should not be located in a dwelling facade that faces a primary or secondary street frontage.

h. Driveways and garage entrances should not visually dominate any street or facade that faces a communal area upon the site.

i. Parking for service and delivery vehicles should be integrated with the design of driveways and surrounding landscaped verges, and should not visually dominate any street frontage.

Ancillary Fixtures and Facilities

j. 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.

Note:

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

Main roads

Development adjoining roads that are subject to Clause 101 (2a) of the *Infrastructure State Environmental Planning Policy 2007* require separate approval from the RMS for access to State and Regional Roads as classified by the Roads and Maritime Services (RMS). A list of classified and unclassified main roads for Hornsby Shire as of September 2016 is provided in Annexure C.

3.5.13 Public Domain and Traffic Management Works

Desired Outcome

a. A public domain that encourages vitality around and within development precincts.

b. Traffic management works that 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. Pedestrian linkages shown on the Key Development Principles Diagrams and Town Centre Linkage diagrams (see Annexure B) should be provided and reinforced as safe, accessible and vibrant pedestrian areas.

Traffic Management Works

d. Traffic management works should be undertaken in accordance with the traffic improvements identified in the Key Development Principles Diagrams and Figure 3.6(i) Traffic Management Plan.

e. Council or the relevant authority 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.

f. Development proposing alternative traffic management solutions should be accompanied by a comprehensive traffic assessment.

Notes:

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

For development within Epping Town Centre, refer to the Epping Town Centre Public Domain Guidelines available at hornsby.nsw.gov.au

3.5.14 Key Development Principles

The following provides more detailed controls for some particular precincts zoned for 6+ storey Residential Flat Buildings as a result of the Hornsby Shire Housing Strategy (2010) and the Pound Road Hornsby Precinct.

Desired Outcome

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

Prescriptive Measures

a. Key Development Principles Diagrams apply to the following localities:

- Park Avenue, Waitara Precinct;
- Pound Road, Hornsby Precinct;
- Epping Road/Forest Grove, Epping Precinct;
- Oxford Street, Epping Precinct;
- Ray/Beecroft Roads, Epping Precinct;
- Cliff Road, Epping Precinct.

b. Development should be designed to embody the principles of the relevant precinct Key Development Principles Diagram.

c. Pedestrian thoroughfares should be provided in accordance with the principles diagrams and/or Town Centre Linkage diagrams (see Annexure B).

d. Development in the vicinity of heritage items and Heritage Conservation Areas shown in the precinct diagrams should have regard to the provisions in Part 9 of this DCP.

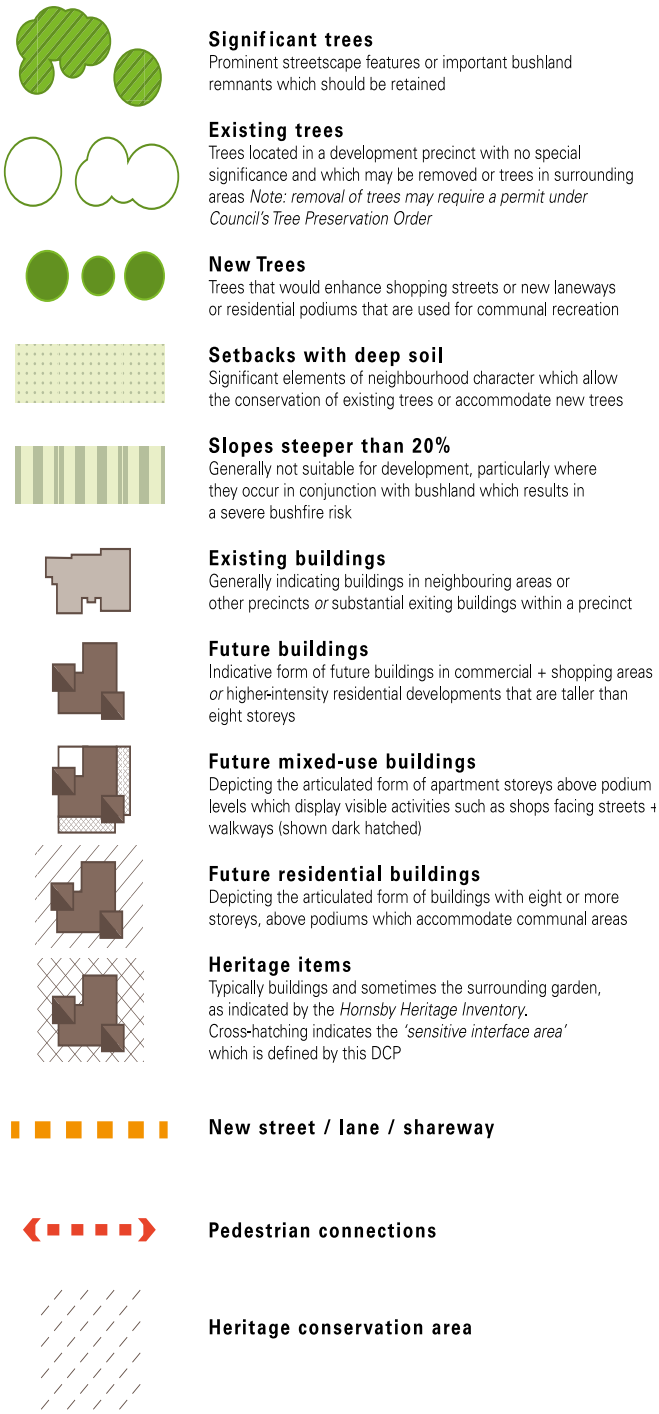
e. Development adjoining railway lines and arterial roads should incorporate appropriate measures to reduce the impact of road/rail noise vibration and disturbance.

Note:

The Key Development Principles Diagrams are indicative only and are not to scale. Relevant setback, building form and landscaping controls are provided in Sections 3.6.5, 3.6.6 and 3.6.7 of this DCP.

Legend

The following symbols appear in the Key Development Principles diagramsn for Park Avenue, Waitara precinct, and Pound Road, Hornsby precinct,:



Park Avenue, Waitara precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly ten storey residential flat buildings in garden settings, serviced by basement parking.

Servicing

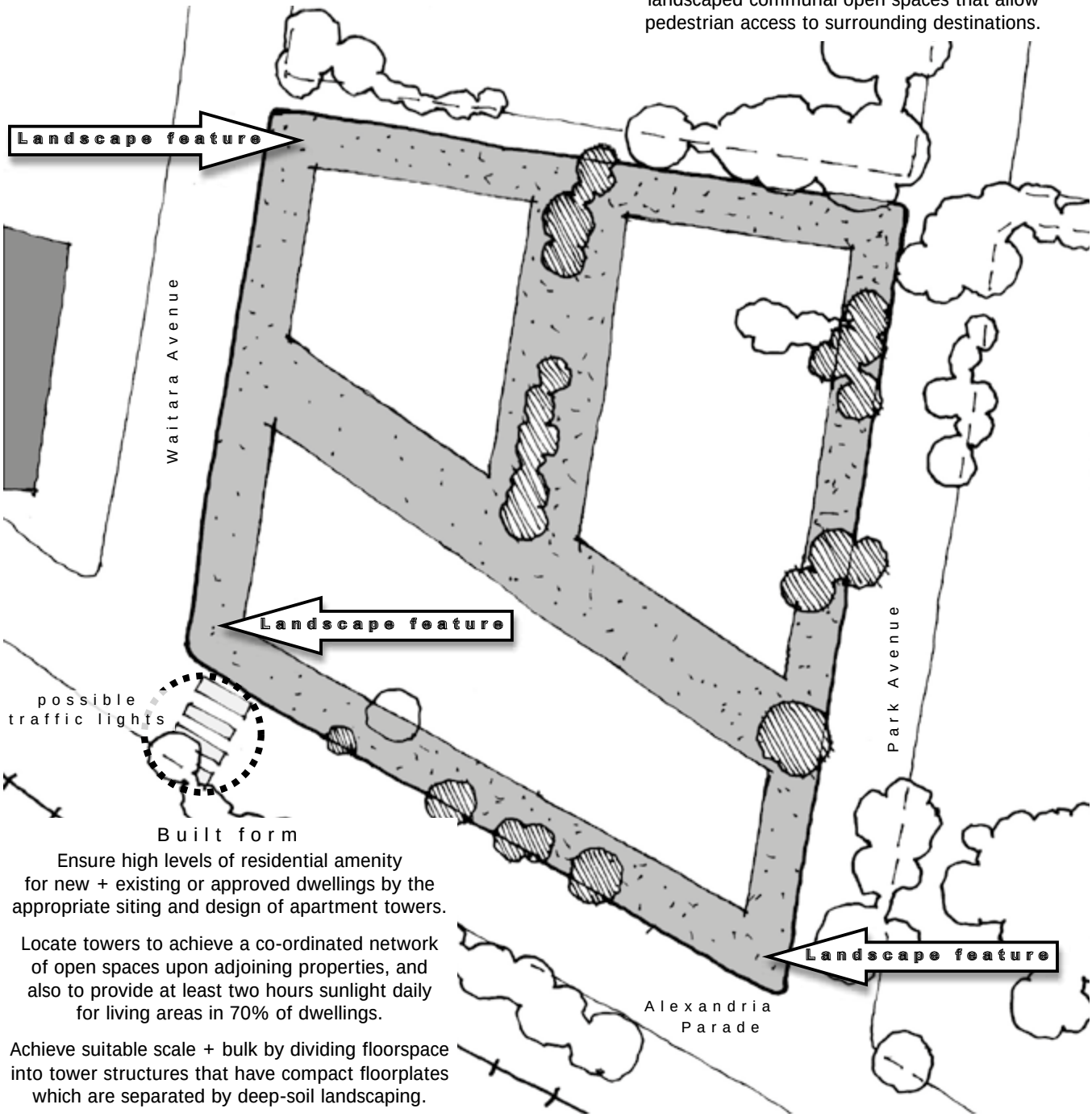
Subject to future pedestrian traffic, install a signallised crossing at the intersection of Alexandria Parade + Waitara Avenue.

Landscape setting

Provide broad setbacks along street frontages + rear boundaries to separate buildings and accommodate new avenues of street-trees.

Facing each street corner: provide landscape features which include clusters of canopy trees.

Establish an interconnected network of landscaped communal open spaces that allow pedestrian access to surrounding destinations.



Built form

Ensure high levels of residential amenity for new + existing or approved dwellings by the appropriate siting and design of apartment towers.

Locate towers to achieve a co-ordinated network of open spaces upon adjoining properties, and also to provide at least two hours sunlight daily for living areas in 70% of dwellings.

Achieve suitable scale + bulk by dividing floorspace into tower structures that have compact floorplates which are separated by deep-soil landscaping.

Design quality of facades should respond to visibility from all quarters, and adjoining towers should display distinct variations in terms of height + profile.

Epping Road/Forest Grove, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly residential flat buidlings of varying heights. Redevelopment along the southern side of Maida Road should be predominately three storey townhouses.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account potential stormwater inundation and overland flow path provisions.

Servicing

Promote access from local streets. If access is not available from the local streets, consolidate existing vehicle entrances on Epping Road.

etback from Epping Road to be from new boundary in consideration of RMS road widening. Rear laneways to be lcoated in rear set-back between rear boundary and common open space

Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Adjoining conservation areas: ensure garden setbacks, heights, building forms and design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Oxford Street, Epping Precinct

Key Development Principles Diagram

Strategy

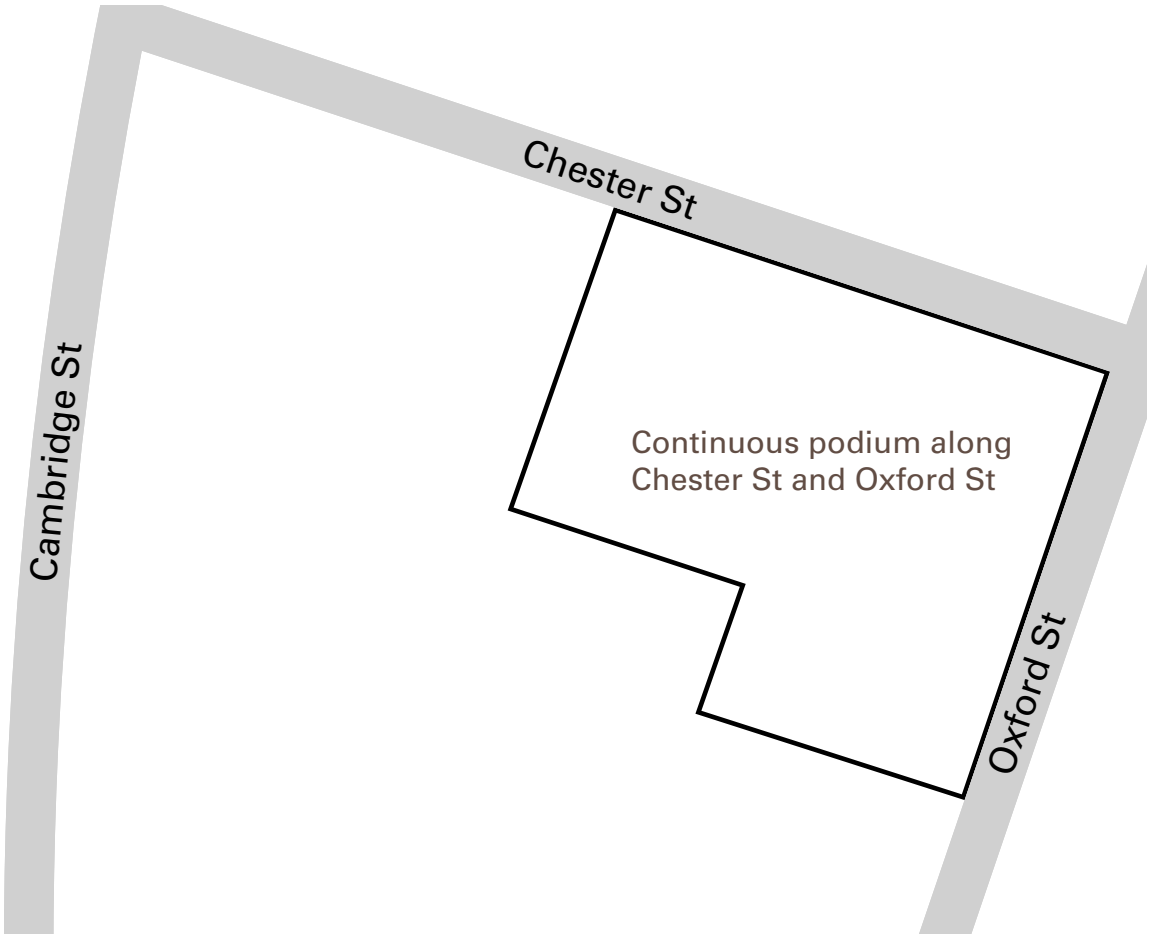
Redevelopment along the corner of Chester Street + Oxford Street should be predominantly fifteen storey residential flat buildings serviced by basement parking.

Landscaping

Retain significant trees.

Surround + screen new buildings with canopy trees + shrubs.

Establish landscaped setbacks along street frontages.



Built form

Provide a continuous podium of three storeys facing Chester Street + Oxford Street, plus an additional setback to tower elements above the podium.

Ensure high levels of residential amenity for new + existing or approved dwellings by the appropriate siting and design of apartment towers.

Locate towers to achieve a co-ordinated network of open spaces upon adjoining properties, and also to provide at least two hours sunlight daily for living areas in 70% of dwellings.

Achieve suitable scale + bulk by dividing floorspace into tower structures that have compact floorplates which area separated by deep-soil landscaping.

Design quality of facades should respond to visibility from all quarters, and adjacent towers should display distinct variations in terms of height + profile.

Ray/Beecroft Roads, Epping precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly fifteen storey residential flat buildings in garden settings, with parking in basements.

Servicing

Promote access from Ray Road or Beecroft Road. Access points should be consolidated.

Landscape setting

Locate communal open spaces to retain significant trees on the site.

Surround + screen new buildings with canopy trees + shrubs.

The watercourse along the north-western boundary should be revegetated and naturalised where possible + a landscaped setback provided to the watercourse.

Public frontages

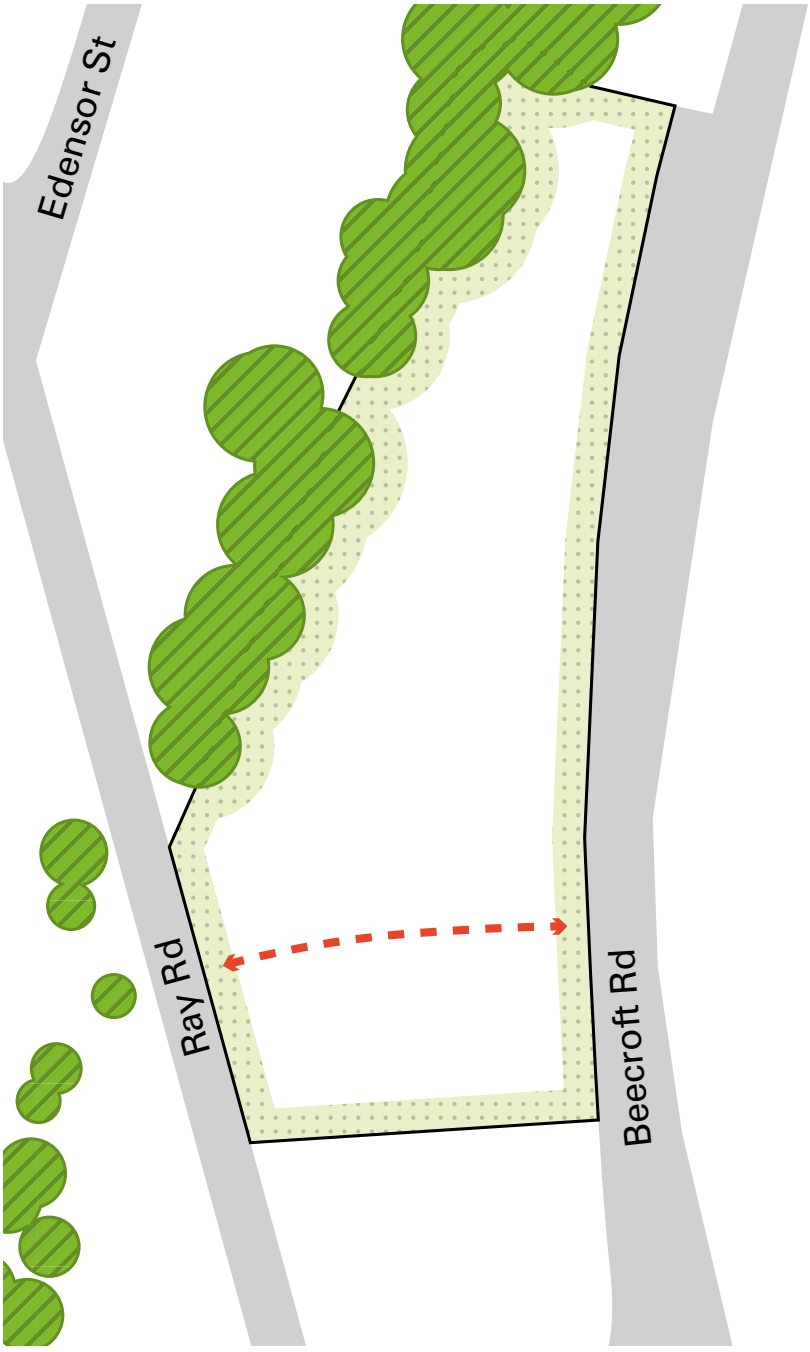
Provide a pedestrian connection between Ray Road and Beecroft Road.

Built form

Locate towers to achieve a co-ordinated network of open spaces upon adjoining properties, and also to provide at least two hours sunlight daily for living areas in 70% of dwellings.

Achieve suitable scale + bulk by dividing floorspace into tower strcutures that have compact floorplates which are separated by deep-soil landscaping.

Design quality of facades should repsond to visibility from all quarters, and adjoining towers should display distinct variations in terms of height + profile.



Pound Road, Hornsby precinct

Key Development Principles Diagram

Strategy

For properties with buildings that are smaller than permitted by the current controls, encourage mixed use redevelopment of up to nine storeys, with residential flats above business + / or retail premises at street level, serviced by basement parking.

Enhance the existing public domain in order to encourage high levels of pedestrian activity plus a variety of new businesses + local employment.

Servicing

Prevent vehicle access from the Highway, and consolidate access to basements + service areas via the existing rear laneway.

Extend the existing rear service laneway to provide continuous two-way access between Pretoria Parade + Pound Road.

Accommodate emergency vehicle access along the laneway, and ensure that future buildings do not extend above the laneway or turning area.

Public frontages

Close the southern end of Pound Road and establish a public park.

Provide consistent landscaped setbacks along all street frontages to accommodate new avenues of street trees.

Extend existing colonnades along the Highway to provide a continuous pedestrian-friendly setting that encourages new business activities.

Maximise activity facing the Highway by providing a nearly-continuous mix of shopfronts, offices, building entrances + balconies.

Built form

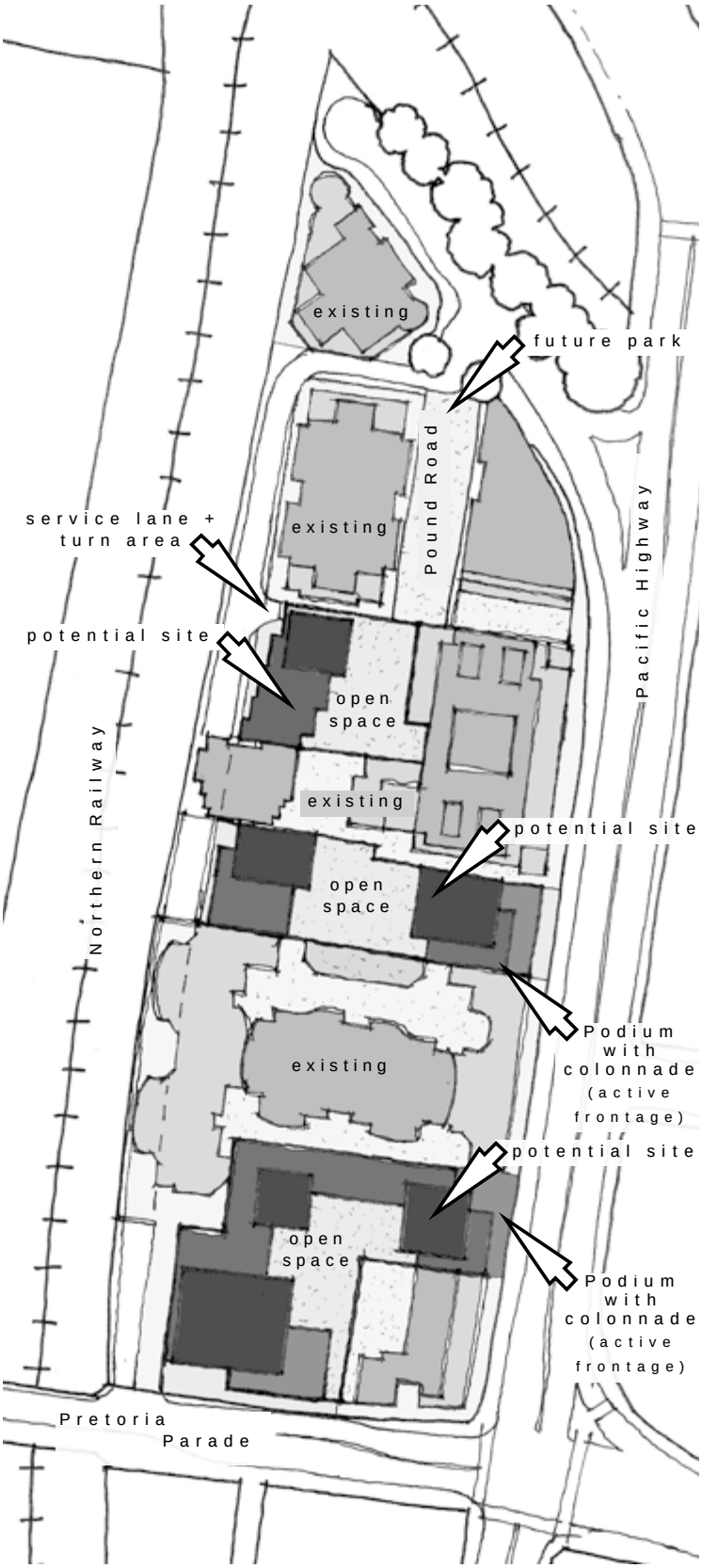
Provide a continuous podium of three storeys facing the Highway + Pretoria Parade, plus an additional setback to tower elements above the podium.

Ensure high levels of residential amenity for new + existing or approved dwellings by the appropriate siting and design of apartment towers.

Locate towers to achieve a co-ordinated network of open spaces upon adjoining properties, and also to provide at least two hours sunlight daily for living areas in 70% of dwellings.

Achieve suitable scale + bulk by dividing floorspace into tower structures that have compact floorplates which are separated by deep-soil landscaping.

Design quality of facades should respond to visibility from all quarters, and adjacent towers should display distinct variations in terms of height + profile.



Cliff Road, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly townhouses and residential flat buidlings of varying heights in garden settings, with parking in basements.

Servicing

Promote access from local streets.

If access is not available from the local streets, consolidate existing vehicle entrances on Carlingford Road.

Subject to amalgamation, close the end of Hazlewood Place + combine within a development site. Mainatin pedestrian access from Hazlewood Place to Kent Street Reserve.

Landscape setting

Provide broad setbacks along street frontages and locate communal open spaces to retain existing trees that are prominent streetscape features.

Maintain the significant vegetation adjoining Kent Street Reserve to the north of the precinct.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account flooding and overland flow path provisions.

Built form

To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Design quality of facades should respond to visibility from all street frontages.

Adjoining heritage items and conservation areas: ensure garden setbacks, heights, building forms + design features are compatible with values that are specified by the Hornsby Shire Heritage Inventory.

Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Traffic Management Improvement Plan, Epping Precincts

Key Development Principles Diagram

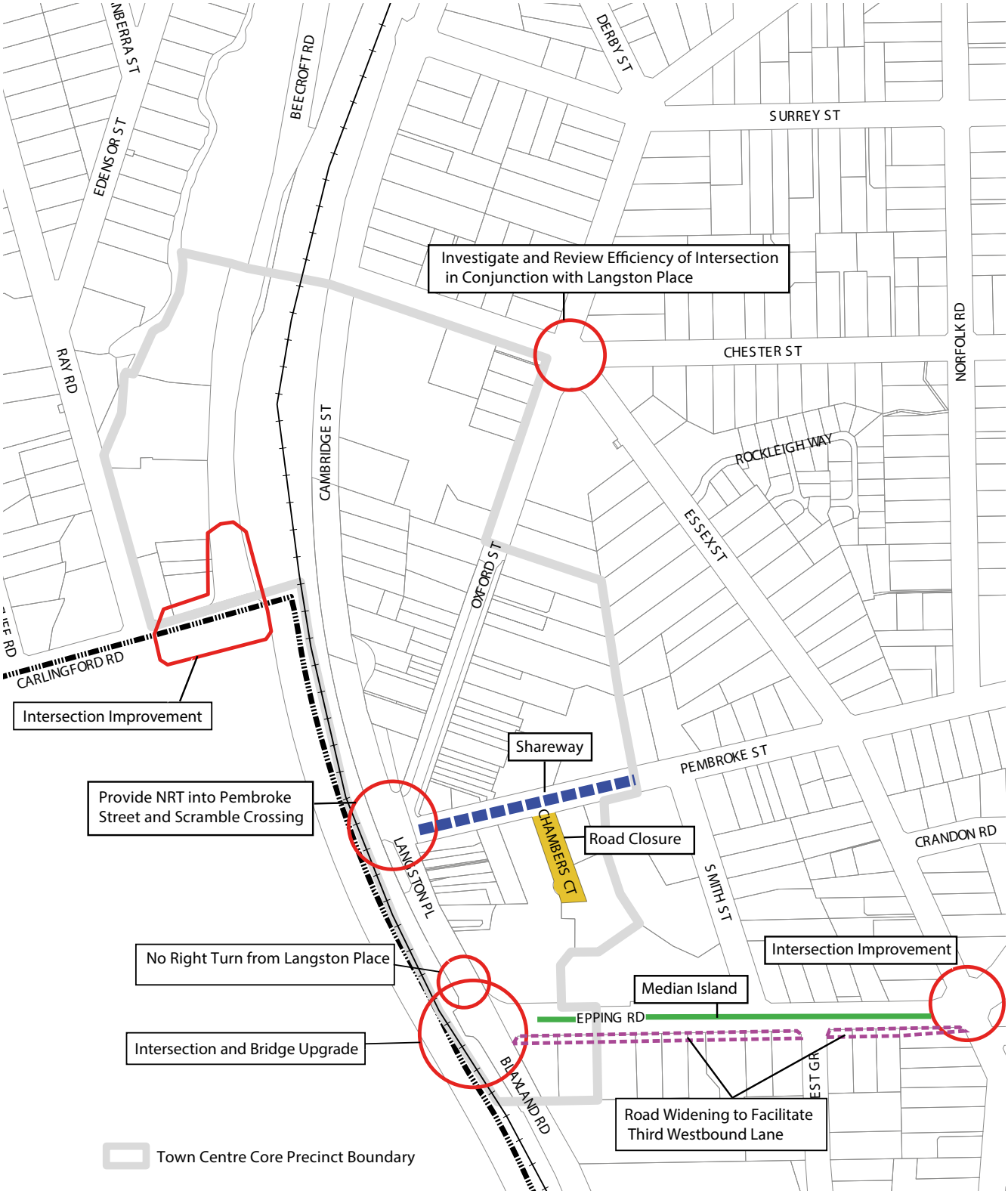


Figure 3.6 (i) : Traffic Management Improvement Plan - Epping (C)

HORNSBY
SHIRE COUNCIL

Business

Part 4

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Introduction

This Part of the DCP applies to land within the business areas of Hornsby Shire. The business areas include land within the following zones: B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor.

The planning controls for the business areas are informed by the Ku-ring-gai and Hornsby Subregional Employment Study (2008) and the Dural Service Centre Retail and Commercial Study (2009). In addition, the planning controls for the Mixed Use Precincts in Section 4.4 of this chapter are informed by the Hornsby Shire Housing Strategy (2010). The commercial centres in Section 4.4 were identified by the Housing Strategy as being suitable for additional housing, in a mixed use built form, to assist meet Council's housing obligations into the future.

The planning controls for Epping Town Centre in Section 4.6 were informed by the State Government's identification of the Epping Town Centre Urban Activation Precinct and the Epping Town Centre Structure and Public Domain Plans prepared by the Department of Planning & Environment for the Precinct.

Hornsby Shire's business lands are competitively placed to attract business activity. Development in business areas will incorporate a range of employment generating land uses such as shops, offices, community facilities and services. Development should reinforce the role and function of the centre under the commercial centres hierarchy. In particular, Hornsby Town Centre, being a major centre, should be a major shopping and business centre serving the immediate and Subregional residential population with a shopping mall, Council offices, taller office and residential buildings, central community facilities and a minimum of 8,000 jobs.

Development is to be sited and designed to be environmentally sustainable, minimise land use conflicts and operate under appropriate environmental management measures to manage waste and minimise air, water and noise pollution. Development will be compatible with the existing or desired future character of the commercial area. Development will provide attractive, active and vibrant streetscapes and public domains. In mixed use developments this will involve an active commercial ground floor providing a broad podium for dwellings.

4.1 Commercial Centres Hierarchy

4.1.1 Commercial Centres Hierarchy - Hornsby

Desired Outcome

a. Development that reinforces the role and function of the centre in the commercial centres hierarchy.

Prescriptive Measures

a. Development should reinforce the commercial centre hierarchy identified at Figure 4.1(a) and described in the following:

Major Centres

b. Hornsby Town Centre is a Major Centre serving the North Subregion. This area should provide much of the civic, cultural, retail and economic requirements for the Subregion. The centre should develop additional employment generating activities including offices and services.

Town Centres

c. Town Centres should provide a wide range of goods and services to the community. Trips to larger centres such as Hornsby Town Centre should only be required for higher order commodities.

d. While Epping has a Town Centre status within the Metropolitan Strategy, the component of the centre within Hornsby Shire operates predominately as a Village and this role should be maintained.

Stand Alone Shopping Centres

e. Carlingford is a Stand Alone Shopping Centre that is internalised and located away from other commercial areas. It contains many of the attributes of a Town Centre and may have the potential to become a traditional Town Centre in the long-term.

Villages and Small Villages

f. The smaller local centres known as Villages and Small Villages are identified in the commercial centres hierarchy. These centres should be the preferred location for small and medium scale commercial/retail uses that serve the local community and only have limited office and bulky good retail functions.

Neighbourhood Centres

g. Neighbourhood Centres provide retail and other services to the immediately surrounding residential area. The role of Neighbourhood Centres to serve the needs of local residents should be reinforced. To ensure that Neighbourhood Centres do not undermine the strength of the commercial environment of surrounding larger centres, commercial/retail uses that serve the wider community should not be located within Neighbourhood Centres.

Enterprise Corridors

h. Parts of Pennant Hills Road and the Pacific Highway function as Enterprise Corridors providing accommodation for local and regional services that benefit from high levels of passing traffic such as start-up offices, light industry, motor showrooms, building supplies and bulky good retail.

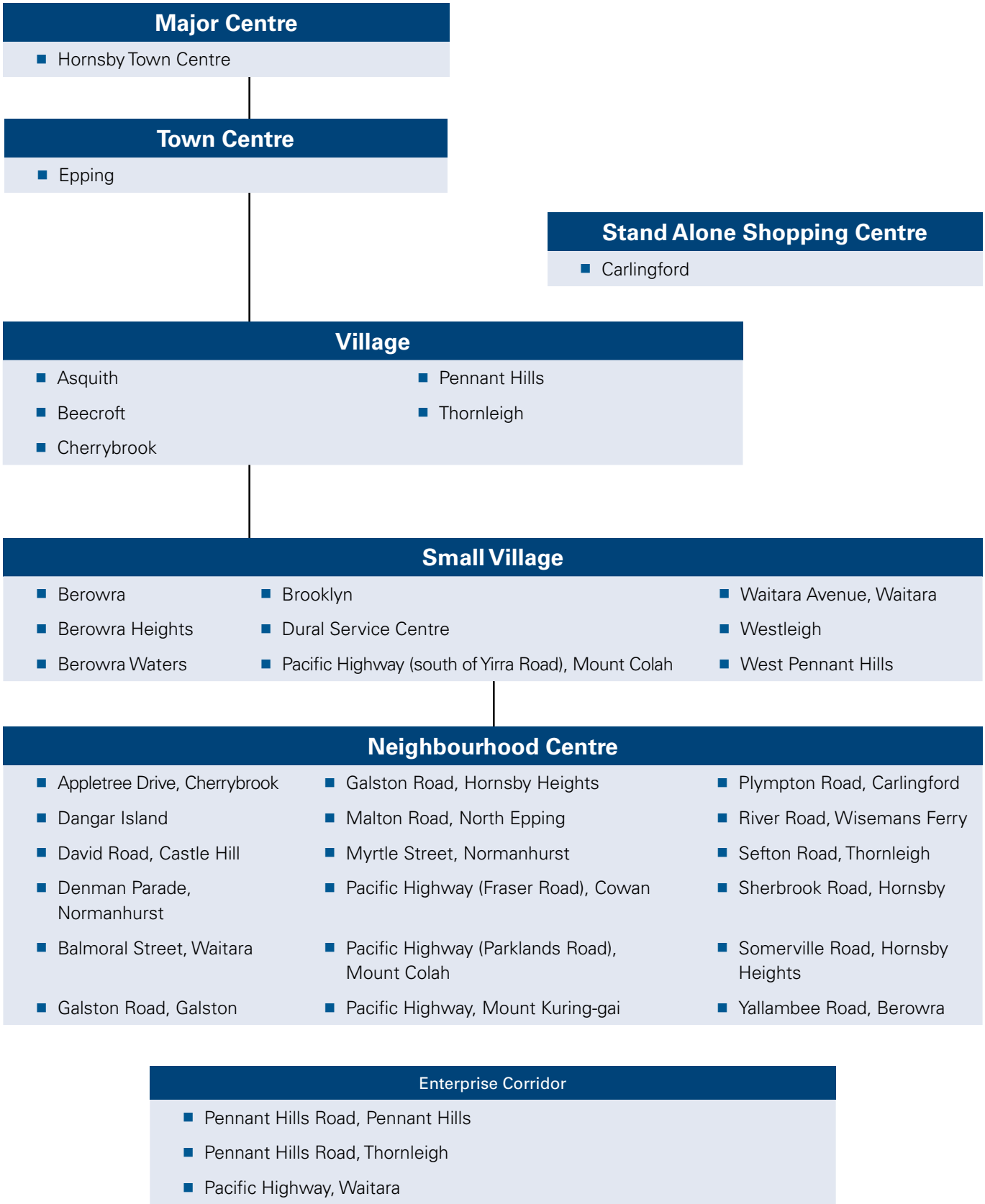


Figure 4.1(a): Commercial Centres Hierarchy.(C)

4.2 Business Lands

The following provides controls for the development of land zoned B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor.

Some business zoned properties are not subject to the controls in this section as detailed in Table 4.2(a):

Table 4.2(a): Business Zones Subject to Other DCP Provisions

Business Zone Precincts	DCP Reference
Mixed Use Housing Strategy Precincts	
Asquith Commercial Centre precinct	4.4
Bouvardia Street, Asquith precinct	4.4
Palmerston Road, Waitara precinct	4.4
Normanhurst Road, Normanhurst precinct	4.4
Pennant Hills Road, Thornleigh precinct	4.4
Thompsons Corner, West Pennant Hills precinct	4.4
Carlingford Road, Carlingford precinct	4.4
Hornsby Town Centre	4.5
Epping Town Centre	4.6

4.2.1 Scale

Desired Outcome

a. Development with a height, scale and intensity compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Height

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 4.2.1(a).

Table 4.2.1(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Mixed Use Building Maximum Storeys (excluding basement carparking)	Commercial Building Maximum Storeys (excluding basement carparking)
I	8.5m	2	2
K	10.5m	2	2
M	12m	3	3
N	14.5m	4	3
O	16m	4	4
P	17.5m	5	4
Q	20.5m	6	5
S	23.5	7	6
U	32.5m	10	8
X	48m	15	12
AA	72m	22	18

b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

c. A podium should be provided in accordance with the applicable Masterplan in Section 4.3. Where podium controls are not specified on a Masterplan, buildings should incorporate a podium that:

- presents a human scale at the street frontage,
- incorporates commercial floor space,
- has a maximum height of 8.5 metres (2 storeys),
- incorporates a minimum setback of 3 metres from podium facades for upper levels facing a primary or secondary street, and

- has an active frontage to the public domain.

d. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

Floor Space Ratio

e. The maximum floor space ratio for business lands shall be in accordance with the HLEP *Floor Space Ratio Map* as follows:

Table 4.2.1(b): Summary of HLEP FSR Provisions

HLEP Area	Maximum Floor Space Ratio
D	0.5:1 (+ FSR variations for Area 5)
F	0.6:1 (+ FSR variations for Area 7)
H	0.7:1
I	0.75:1
L	0.9:1
N	1:1 (+ FSR variations for Areas 4, 5 & 6)
S	1.5:1
T	2:1
Y	4.5
AA	6

f. On identified sites, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space ratio variation are provided in Clause 4.4 of the HLEP.

Notes:

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 level 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.

A mixed use building described above comprises a building with a commercial podium and residential floors above.

Shop top housing means one or more dwellings located above ground floor retail premises or business premises.

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).

Refer to Part 9 Heritage of this DCP for additional heritage controls.

As detailed in Clause 4.5 of the HLEP, the floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of gross floor area.

Storey controls are based on a typical industrial floor to floor height of 5 metres, commercial floor to floor height of 4 metres, residential floor to floor height of 3 metres and some roof projections. The storey controls provided in the DCP are a best fit for the height controls (metres) provided in the HLEP.

4.2.2 Setbacks

Desired Outcome

a. Setbacks that complement the streetscape and establish a "pedestrian-friendly" scale for primary and secondary retail frontages.

b. Setbacks that maintain the amenity of adjoining land uses.

Prescriptive Measures

General

a. Buildings should comply with the locality setback diagrams in this element, Figures 4.2(b) to 4.2(i).

b. Where controls are not specified on the setback diagrams, all buildings and structures should comply with the setbacks prescribed in Table 4.2.2(a):

Table 4.2.2(a): Minimum Boundary Setbacks

Setback	Minimum Building Setback
Front Boundary (to all roads)	0m
Side Boundary	0m unless adjoining a residential or open space zone
Rear Boundary	0m unless adjoining a residential or open space zone
Side and Rear Boundaries (where the site adjoins a residential or open space zone)	A minimum of: 1m for buildings up to 8.5m high, and 3m for buildings above 8.5m high

c. Where a property adjoins a boundary with a residential landuse, greater setbacks may apply to the upper storeys in accordance with the separation controls in Section 4.2.5 Privacy and Security.

d. A podium should be provided in accordance with the applicable Masterplan in Section 4.3. Where podium controls are not specified in the DCP, buildings should incorporate a 8.5 metre (2 storey) podium with floorspace above that is setback at least 3 metres from the external enclosing walls of the commercial podium facade below.

e. A transition in setbacks should be provided at sensitive interface areas adjacent to heritage items.

Setbacks to Landscape Features

f. The setback of buildings and ancillary facilities from the property boundary may need to be increased to maintain landscape features, as detailed in Section 4.2.4 of this DCP.

Setback Encroachments

g. 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.

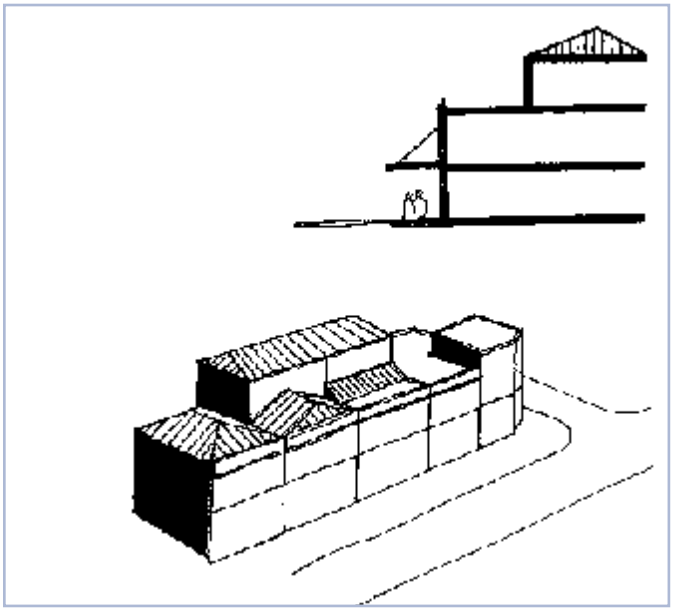


Figure 4.2(a): Setback principles, including a podium.(I)

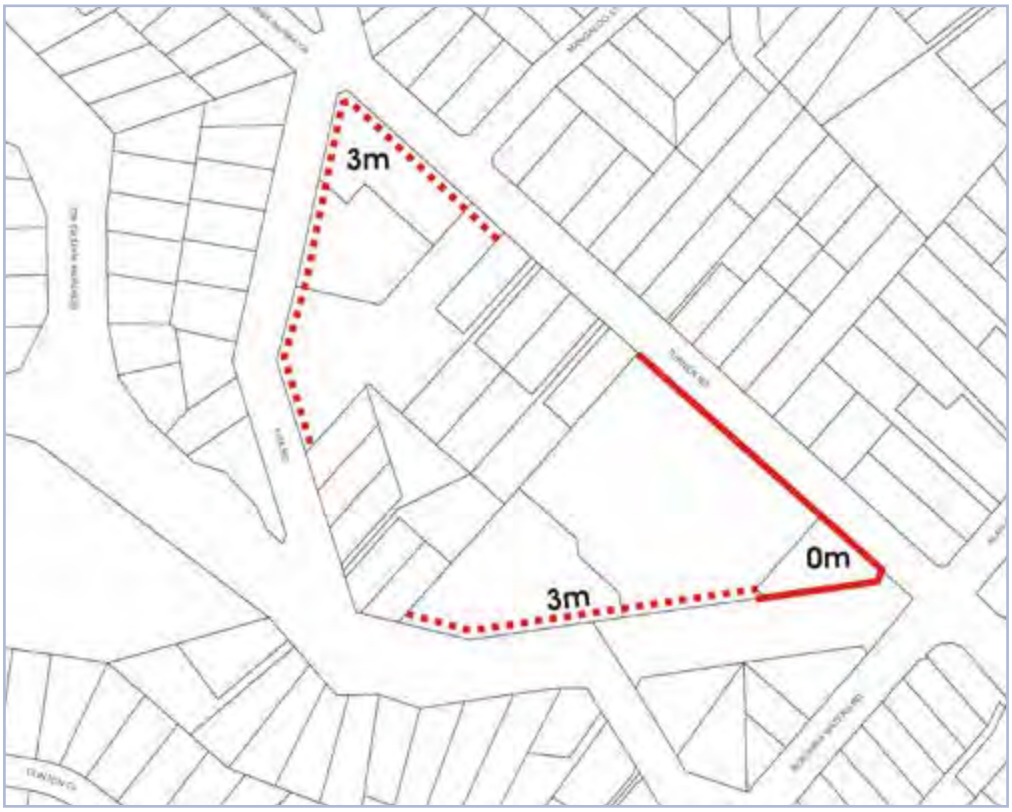


Figure 4.2(b): Berowra Heights Setbacks. (C)

Figure 4.2(c): Carlingford Setbacks.(C)

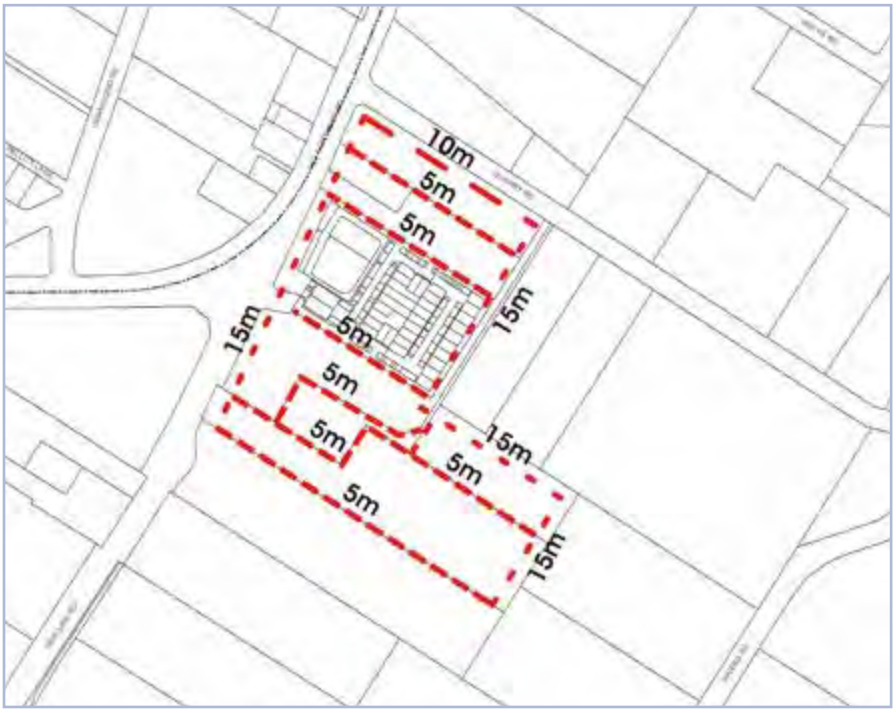


Figure 4.2(d): Dural Service Centre Setbacks.(C)

Figure 4.2(e): Hornsby (Bridge Road) Setbacks. (C)

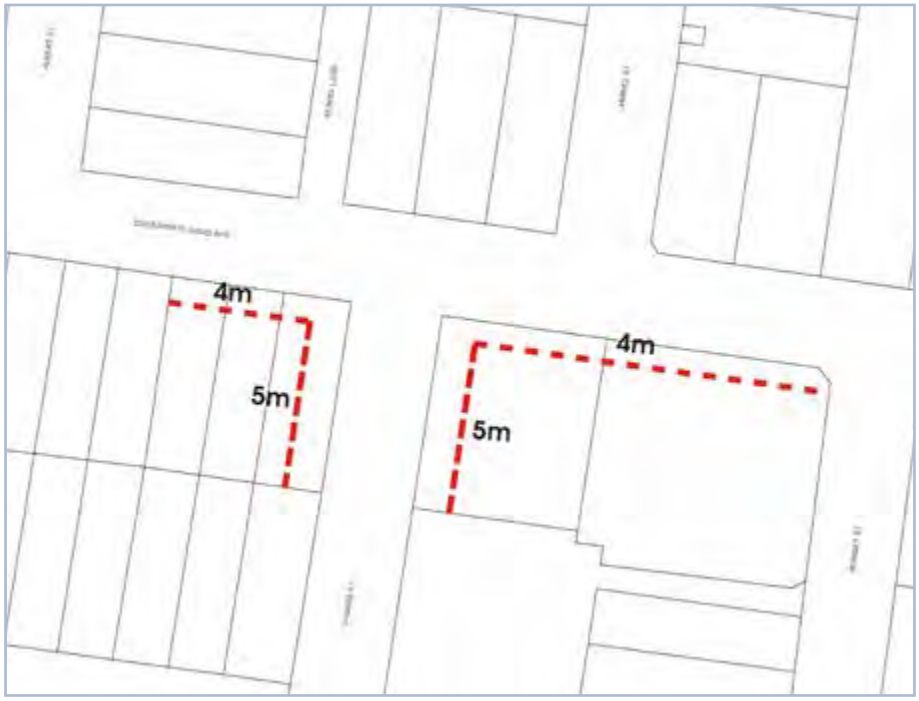


Figure 4.2(f): Hornsby (Romsey Street) Setbacks.(C)

Figure 4.2(g): Pennant Hills Setbacks.(C)

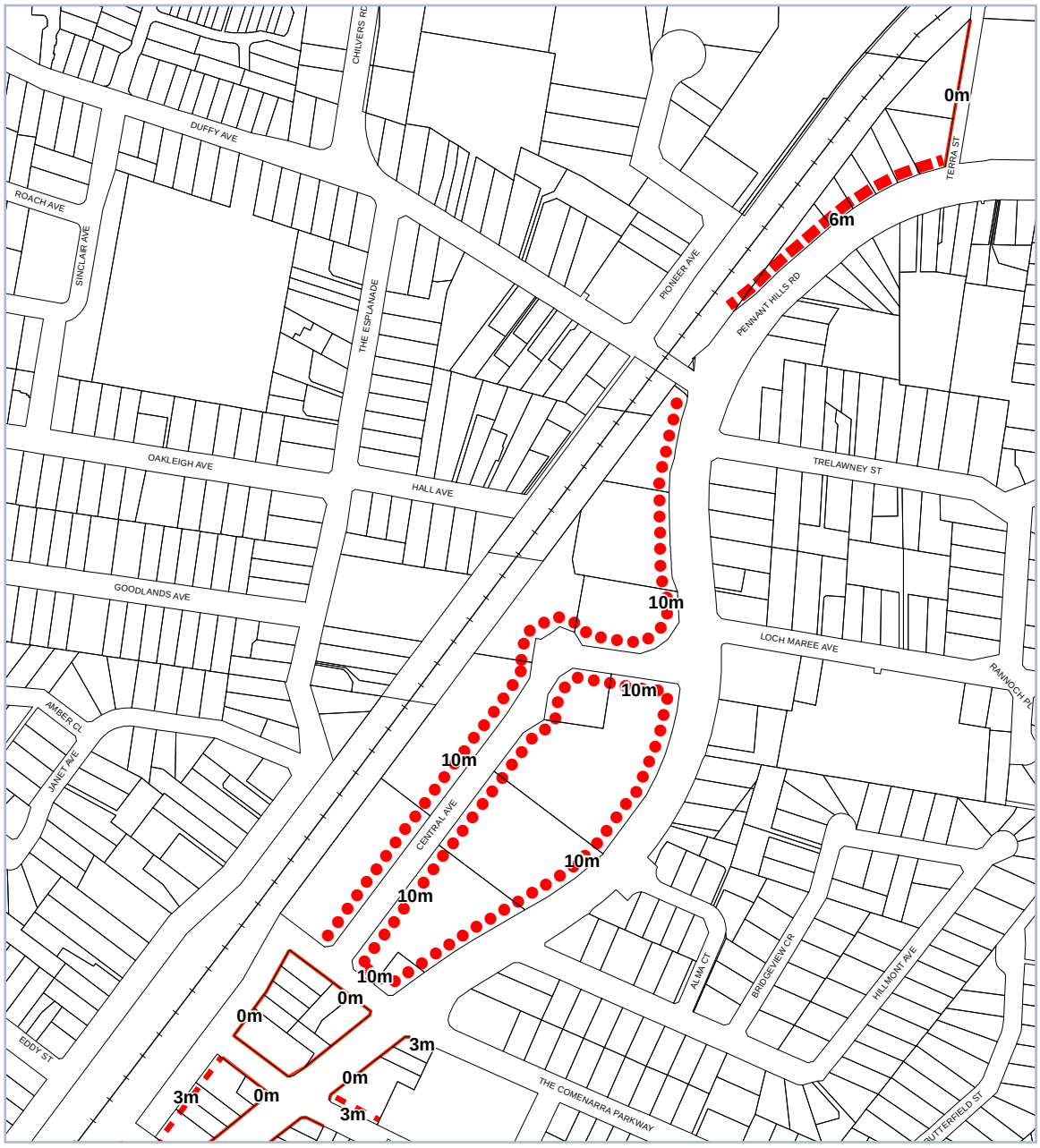


Figure 4.2(h): Thornleigh Setbacks. The setback controls in Section 4.4 of the DCP superseed the above setback diagram in the event of any inconsistency.(C)

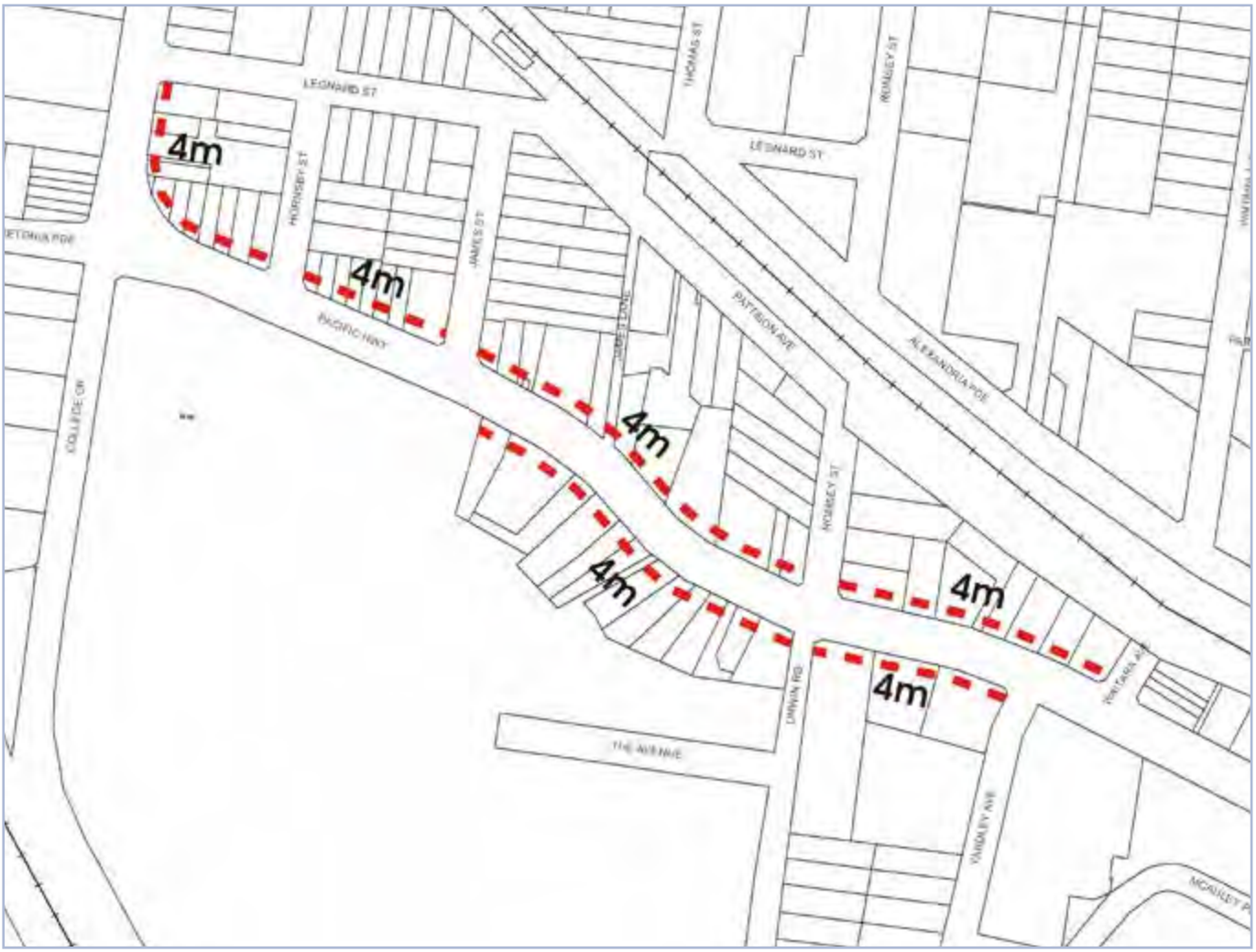


Figure 4.2(i): Waitara Setbacks.(C)

4.2.3 Open Spaces

Desired Outcome

a. Development that incorporates passive and active recreation areas with privacy and access to sunlight.

Prescriptive Measures

General

a. Public places including parks and squares should be provided in accordance with the adopted Masterplans.

Private Open Space

b. Every dwelling should be provided with a principal private open space in accordance with Table 4.2.3(a).

Table 4.2.3(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

c. 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.

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

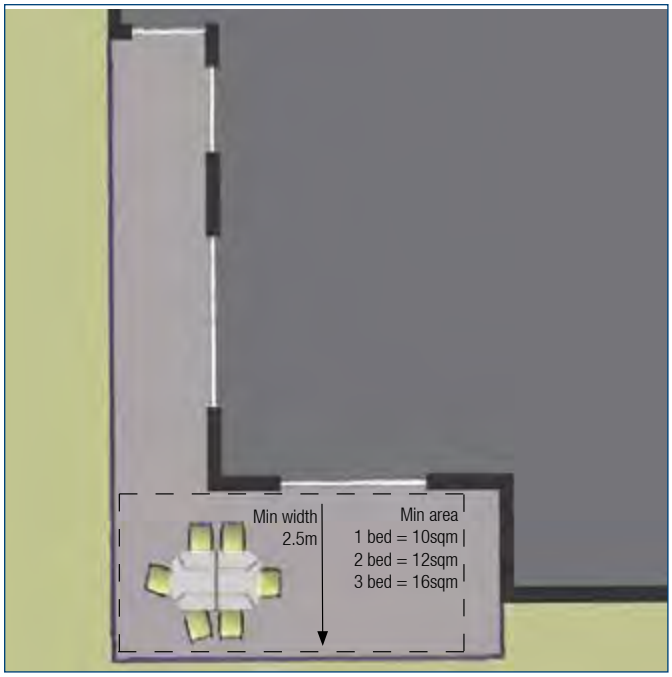


Figure 4.2(j): Private open space in a residential flat.(l)

Communal Open Space

e. A principal communal open space area should be provided for 8-10 storey developments with more than 10 dwellings as follows:

- be located on a podium,
- have a minimum area of 50m2,
- have a minimum dimension of 6 metres,
- be landscaped for active and/or passive recreation and encourage social interaction between residents,
- receive at least 2 hours of sunlight during midwinter,
- be located to provide direct sight lines and convenient access from the building lobby,
- be sited and designed to protect the amenity of adjacent dwellings, and
- provide for some shade protection during summer.

4.2.4 Landscaping

Desired Outcome

a. Development that contributes to attractive streetscapes by providing shade along pedestrian frontages and screen planting along boundaries.

b. Development that preserves significant trees that add to the environmental character of the commercial centre.

Prescriptive Measures

General

a. Landscaping should be included in building setback areas to complement the appearance of the building.

b. Setbacks from sensitive areas should be fully landscaped.

c. Primary and secondary retail frontages should be landscaped with tree-plantings combined with paving in accordance with the following:

- Street tree planting should be provided where appropriate having regard to site lines, footpath widths, underground services and awnings. Consideration should be given to the use of trees to provide shade in summer and allow sunlight in winter when selecting and positioning trees.
- 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.

d. Landscaping along Old Northern Road and New Line Roads should incorporate grass swales and dense vegetation planting.

Shop Top Housing

e. Residential levels should be landscaped with native or exotic species in planter boxes watered by recycled grey water or stormwater to provide screening.

f. Where communal open space is required, these spaces should include lawn areas surrounded by hedges of shrubs.

Retention of Landscape Features

g. 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.

Fencing

h. Fencing is discouraged in the primary and secondary boundary setbacks.

i. Allotments adjoining residential lands should be fenced with appropriate residential style fencing.

j. 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.

k. Fencing associated with development in the Dural Service Centre should not be provided within the setback areas of main or local roads.

Notes:

Sensitive areas include any adjoining residential lands, community uses, educational uses, public open spaces and recreational areas.

The applicant is encouraged to incorporate species from Council's publication *Indigenous Plants for the Bushland Shire* available at hornsby.nsw.gov.au as part of the development.

4.2.5 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. For development at the interface of a commercial area and a residential zone, development should encourage views from the commercial area to the horizon rather than downward onto residential areas.

b. The commercial and residential component of development should be distinguished in terms of building entries and private, communal and public open space.

c. Orient dwellings living rooms and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.

d. The minimum separation between residential buildings should comply with Table 4.2.5(a).

Table 4.2.5(a): Minimum Separation between buildings

Height	Separation
Up to 4 storeys/12m	12m between unscreened habitable rooms/ balconies/ principal private open space areas
5 to 8 storeys/ up to 25m	18m between unscreened habitable rooms/ balconies/ principal private open space areas
9 storeys and above/ over 25m	24m between unscreened habitable rooms/ balconies/ principal private open space areas
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

e. Where communal open space is required, balconies, terraces or bedroom windows near communal areas should be screened or separated from the street and active communal areas by landscaping to protect the privacy of dwelling occupants.

f. Common residential lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.

Security

g. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.

h. Private open spaces, living room windows, commercial unit windows and lobbies should be designed and oriented to overlook the street and communal open spaces on the site.

i. 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.

j. Where a mix of land uses are proposed, separate, secure access should be provided to lift lobbies, basements and communal storage areas.

Notes:

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

4.2.6 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

General

a. On 22 June, public open space areas, plaza areas and footpaths should receive 2 hours of sunlight between 9am and 3pm to at least 50% of the area.

b. 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.

c. On 22 June, the active communal open space area should receive at least 2 hours sunlight between 9am and 3pm.

d. 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.

4.2.7 Housing Choice

Desired Outcome

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 30% of proposed dwellings should be adaptable housing, designed to meet the needs of residents as they age.
- At least one third of adaptable units (i.e. 10% of all units) are to be provided with a parking space designed for people with a disability.
- 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.

4.2.8 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

Vehicular Access

a. Access to garages and storage areas should be confined to side and rear facades, with access from main roads avoided.

b. For development in the Dural Service Centre, vehicular access to New Line Road should be via service lanes and vehicular access to Old Northern Road should be via service roads, in accordance with the Traffic Management Strategy as discussed at Section 4.2.9.

Note:

Refer to Part 1 'General' of the DCP for car parking, service vehicle, bicycle parking provisions and ancillary general design requirements.

Parking

c. On-site car parking should:

- be provided behind buildings or beneath buildings in a basement,
- not be sited within a front setback area,
- be accessed via rear laneways or side streets where available,
- be screened from the street and other public areas by landscaping, and
- design the basement car park entrance to incorporate other facade elements such as overhanging balconies or side planter boxes in the composition of the facade.

Ancillary Fixtures and Facilities

d. 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.

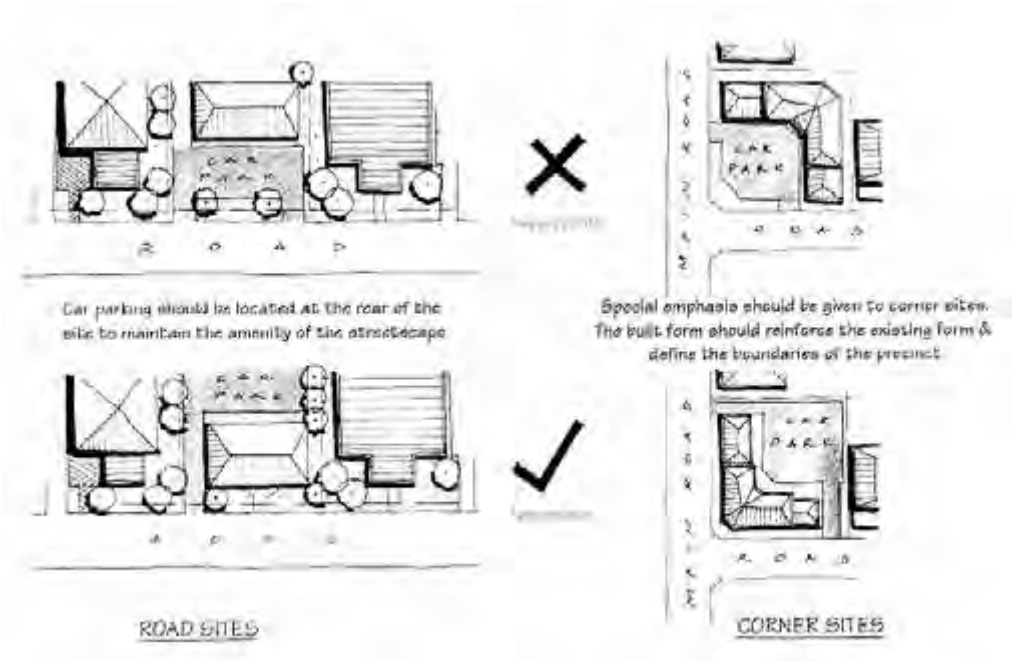


Figure 4.2(k): Car park siting principles.(I)

4.2.9 Public Domain and Traffic Management Works

Desired Outcome

a. A public domain that encourages vitality around and within development precincts.

b. Traffic management works that 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 workers, residents and visitors.

b. Embellishment of the public domain should include street furniture, new street plantings, and footpath improvements.

c. Dedicated pedestrian paths should be provided in front of businesses and continuous awnings should be provided along principal active street frontages.

d. Pedestrian linkages shown on the Town Centre Masterplans (see Section 4.3) and Town Centre Linkage diagrams (see 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. Balconies should not be located on, or overhang the road reservation.

g. 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

h. 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

i. Traffic management works should be undertaken in accordance with the traffic improvements identified in the Town Centre Masterplans (see Section 4.3) and Figure 4.2(m) Traffic Improvement Plan.

j. Council or the Roads and Maritime Services 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.

k. 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.

Dural Service Centre - Traffic Management

l. Applicants should liaise with the Roads and Maritime Services and Council to determine the extent of any road works required along New Line Road, in accordance with the Traffic Management Strategy (see Figures 4.2(n) and 4.2(o)).

m. Service lanes should be provided in accordance with the Traffic Management Strategy (see Figures 4.2(n) and 4.2(o)).

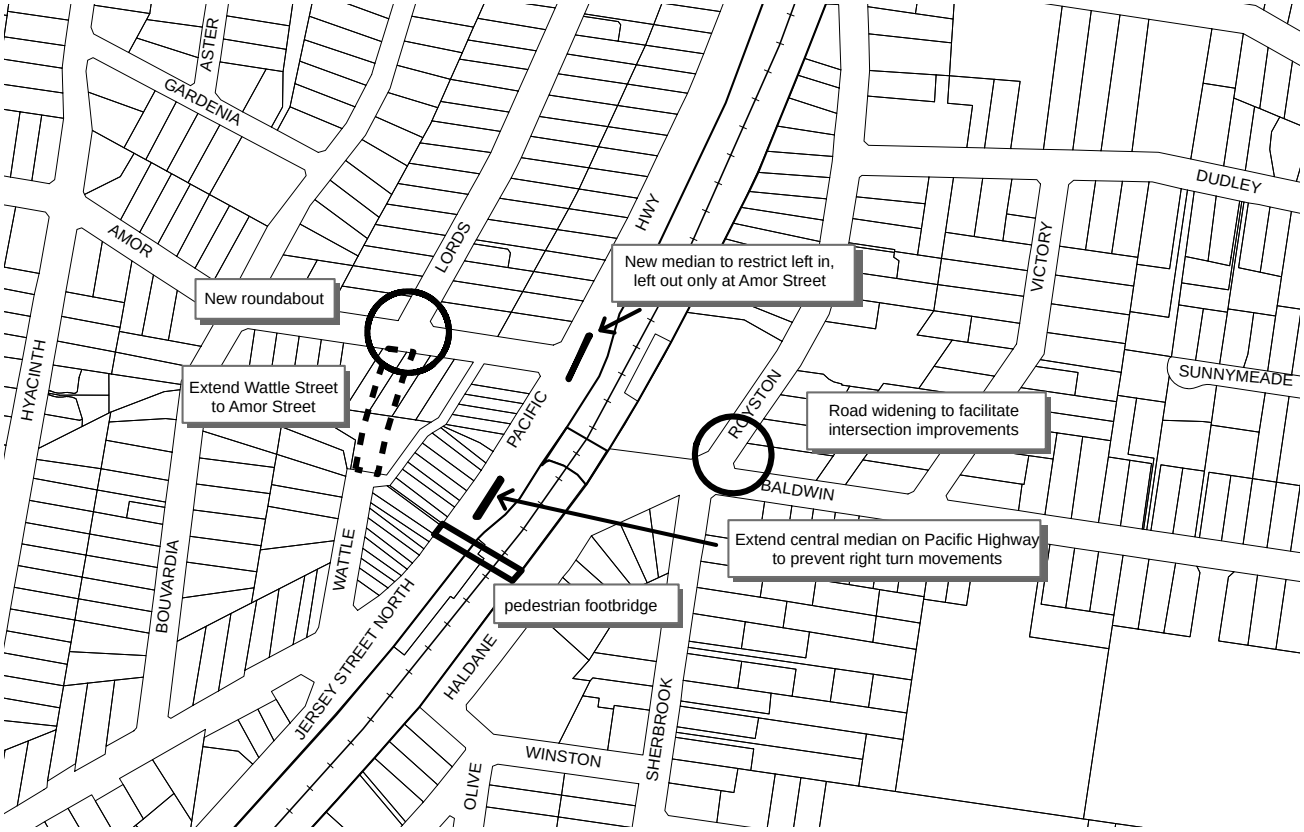


Figure 4.2(I): Traffic Management Improvement Plan - Asquith.(C)

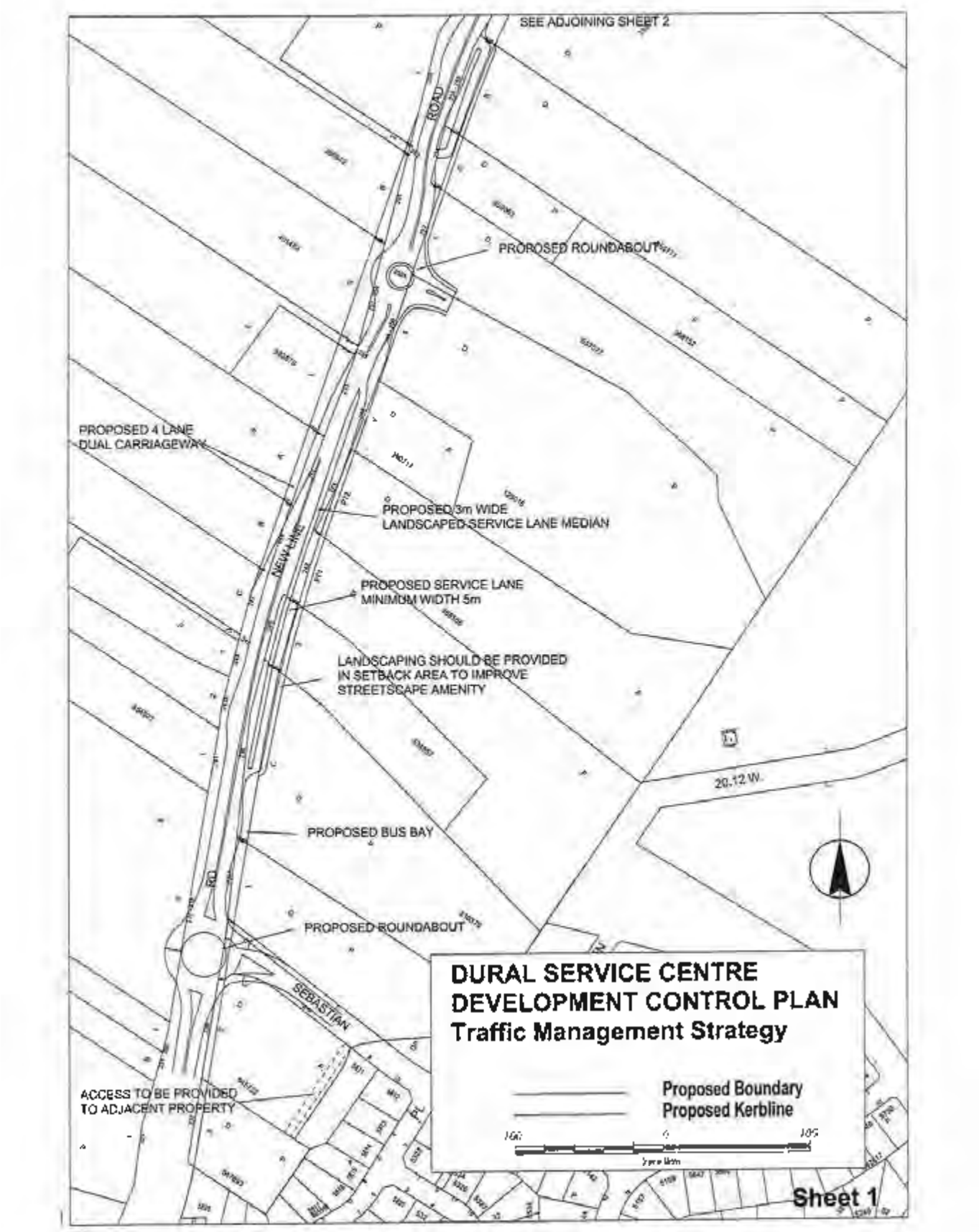


Figure 4.2(m): Dural Service Centre Traffic Management Strategy - Sheet 1.(C)

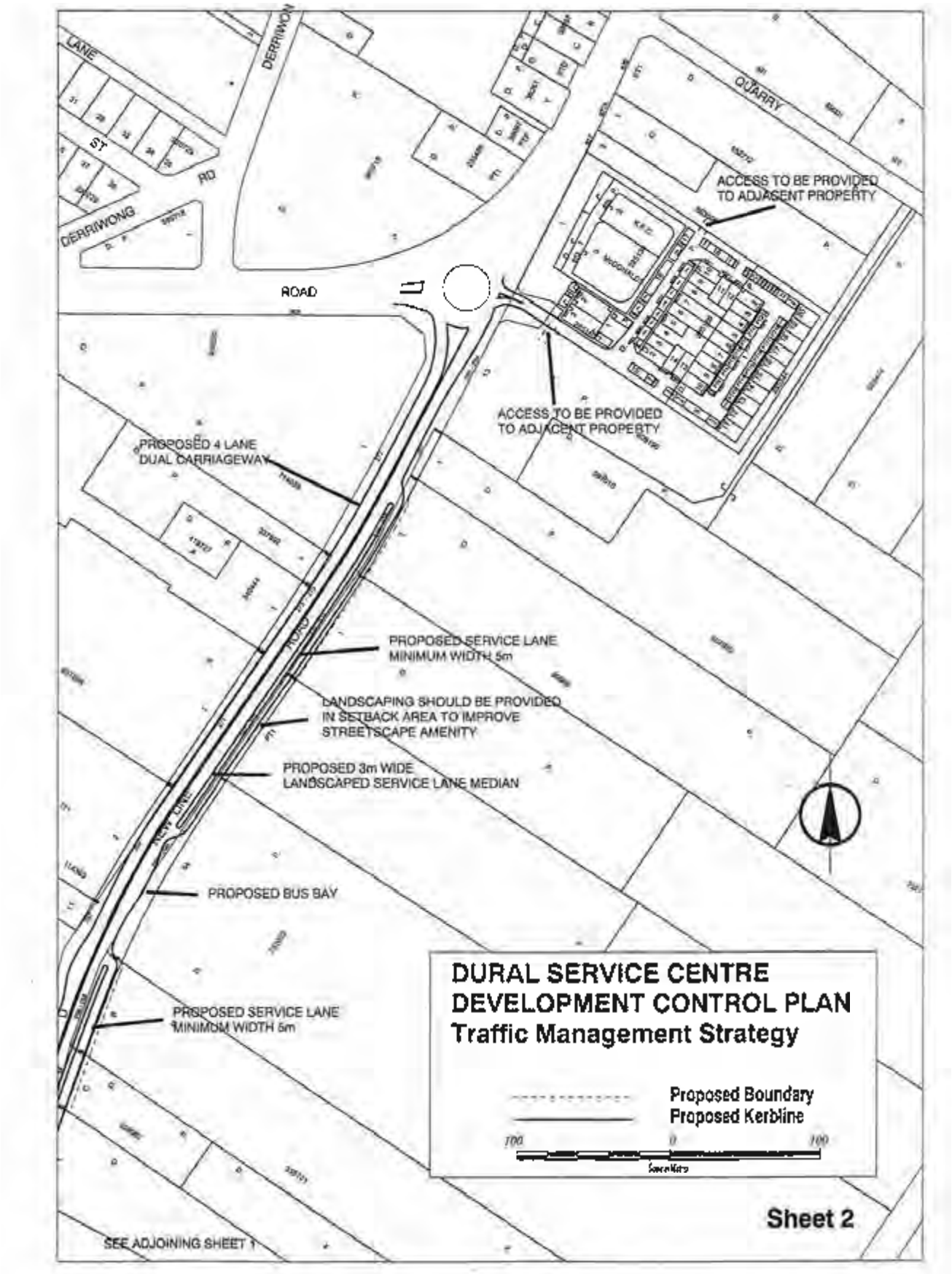


Figure 4.2(n): Dural Service Centre Traffic Management Strategy - Sheet 2.(C)

4.2.10 Design Details

Desired Outcome

a. Development that contributes positively to the streetscape and the creation of a vibrant active precinct.

Prescriptive Measures

General

a. Building design should:

- have an external appearance that provides for a distinctive base, middle and top,
- provide active commercial ground floor uses that are at the same general level as the public footpath and are accessible directly from the public domain,
- provide frontages on upper levels that facilitate passive surveillance of the street,
- incorporate awnings that relate to the architecture of the facade and provide for continuous shelter for pedestrians, and
- embody active living principles.

b. Corner buildings should be designed to:

- address both streets,
- incorporate distinctive features to enhance the streetscape, and
- incorporate a splayed or square recess treatment to give form to the intersection and provide more circulation space for pedestrians at the corner.

c. 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.

Note:

These controls apply to all developments unless contrary to the Masterplans that prevail in the event of any inconsistency.

To achieve active living principles development should have regard to NSW Health's *Healthy Urban Development Checklist* and the National Heart Foundation's *Blueprint for an Active Australia.*

Figure 4.2(p): A two - three storey development with an active commercial ground floor.(I)

Facades

d. Continuous active frontages are to incorporate windows and doors and avoid long expanses of blank walls along street frontages or other public areas.

e. Infill buildings should be designed to reinforce continuity, symmetry and unity in the streetscape (see Figure 4.2(q)).

f. Materials should relate to the context of buildings within the area to achieve continuity and harmony.

g. Large areas of glass may be included, however, mirror glass with a reflectivity in excess of 15 percent should be avoided.

h. Where adjacent to bushland areas, buildings should have recessive colours and external finishes consistent with the nearby bushland areas (i.e. grey greens, grey blues, browns etc).

i. A balance between horizontal and vertical elements should be provided through careful placement of windows, colour patterns and signage.

j. Security screens, grilles and bars should provide minimum 60 percent transparency.

Figure 4.2(o): Infill development design principles.(C)

4.3 Town Centre Masterplans

4.3.1 Town Centre Masterplans - General

Desired Outcome

a. Orderly development that is consistent with the principles in the Town Centre Masterplans.

Prescriptive Measures

a. Town Centre Masterplans apply to the following localities:

- Berowra,
- Galston,
- Mount Colah, and
- Pennant Hills.

b. Development should be designed to embody the principles of the relevant Town Centre Masterplans.

c. Vehicular access should be rationalised in accordance with the relevant Masterplan.

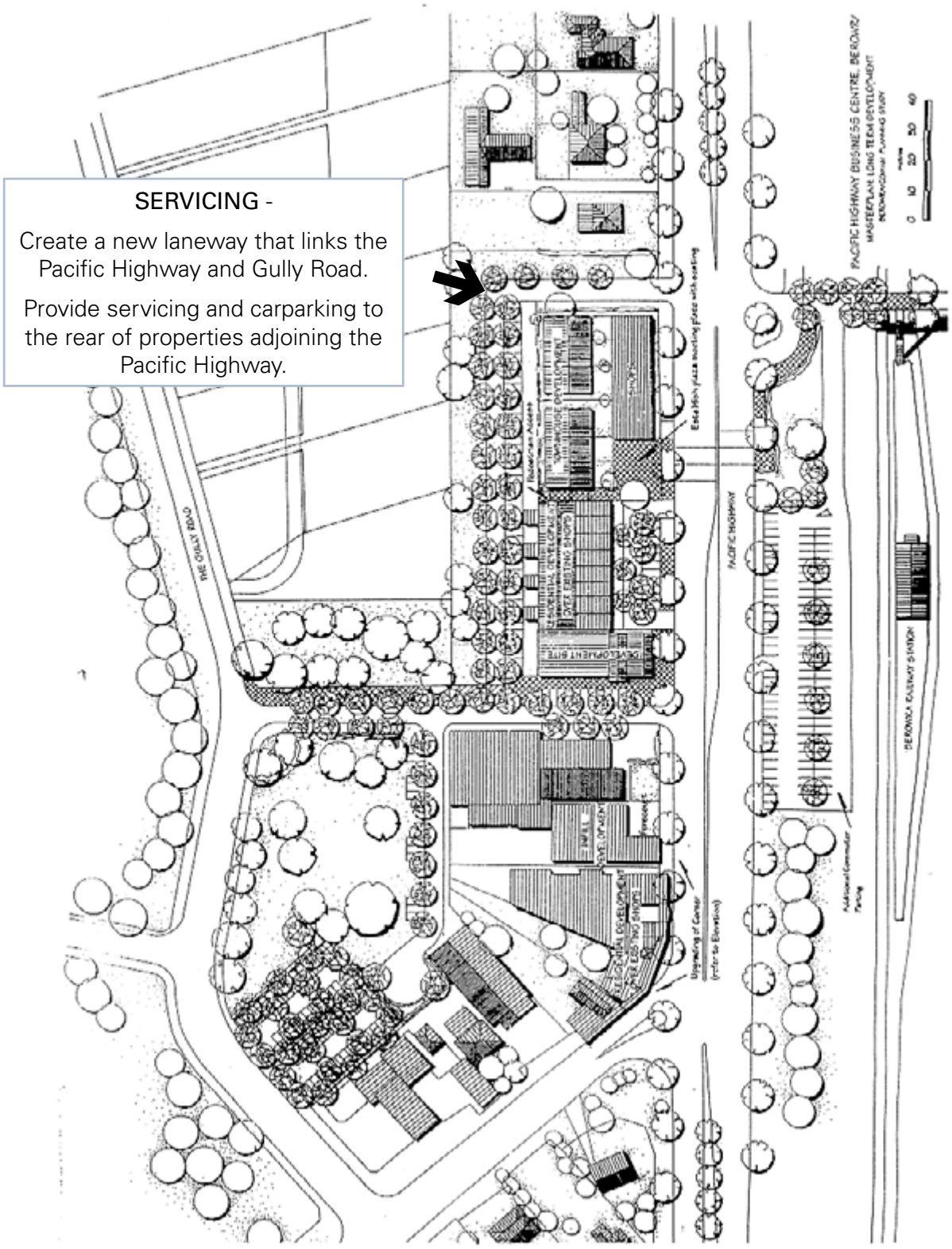
d. Pedestrian thoroughfares should be provided in accordance with the relevant Masterplan.

Note:

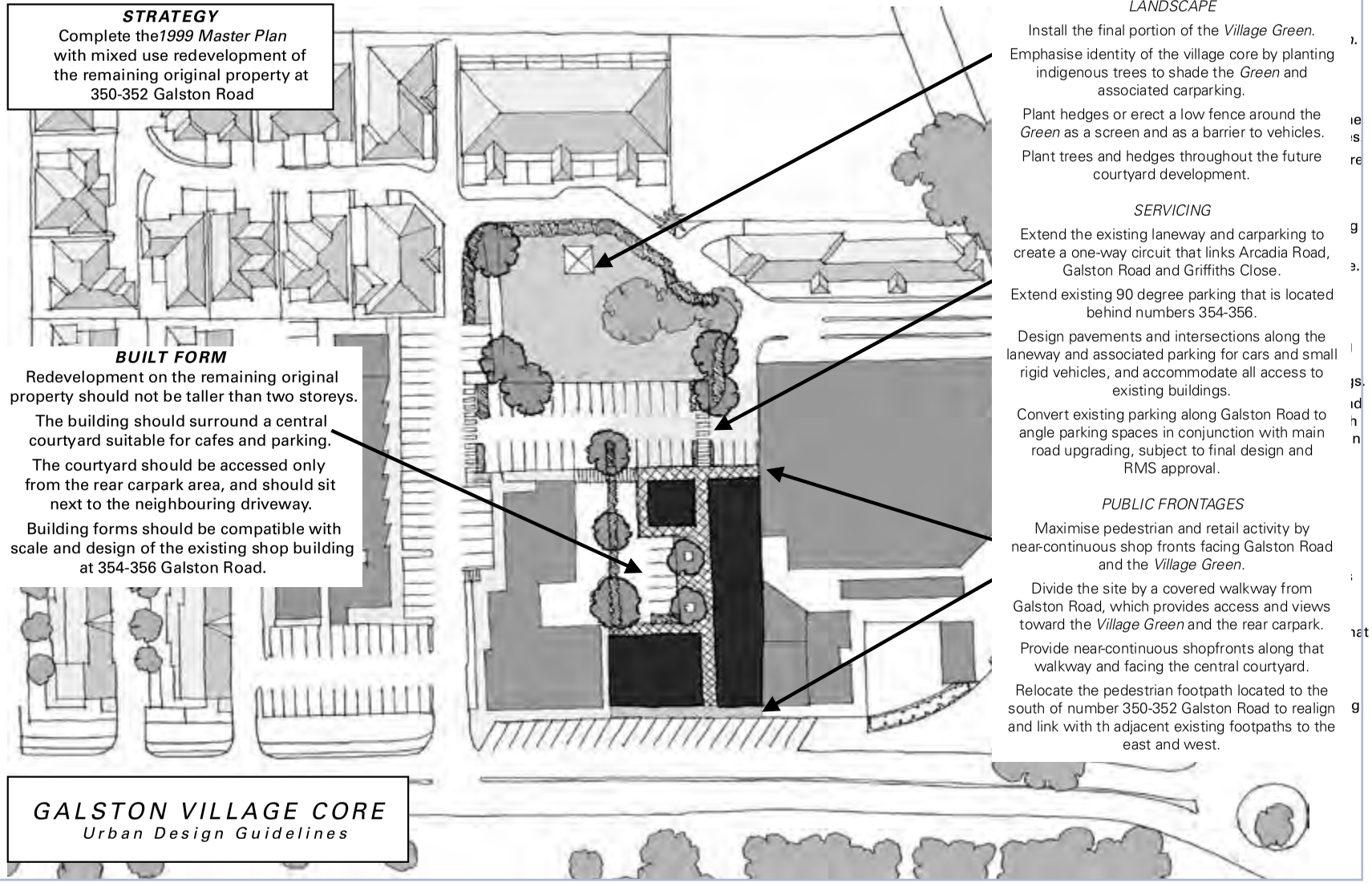
The Masterplan diagrams are indicative only and are not to scale.

The Masterplan may comprise one or more diagrams for a locality. All of the diagrams comprise prescriptive measures.

Berowra Town Centre Masterplan



Galston Town Centre Masterplan



STRATEGY

Complete the*1999 Master Plan* with mixed use redevelopment of the remaining original property at 350-352 Galston Road

BUILT FORM

Redevelopment on the remaining original property should not be taller than two storeys.

The building should surround a central courtyard suitable for cafes and parking.

The courtyard should be accessed only from the rear carpark area, and should sit next to the neighbouring driveway.

Building forms should be compatible with scale and design of the existing shop building at 354-356 Galston Road.

LANDSCAPE

Install the final portion of the *Village Green*.

Emphasise identity of the village core by planting indigenous trees to shade the *Green* and associated carparking.

Plant hedges or erect a low fence around the *Green* as a screen and as a barrier to vehicles.

Plant trees and hedges throughout the future courtyard development.

SERVICING

Extend the existing laneway and carparking to create a one-way circuit that links Arcadia Road, Galston Road and Griffiths Close.

Extend existing 90 degree parking that is located behind numbers 354-356.

Design pavements and intersections along the laneway and associated parking for cars and small rigid vehicles, and accommodate all access to existing buildings.

Convert existing parking along Galston Road to angle parking spaces in conjunction with main road upgrading, subject to final design and RMS approval.

PUBLIC FRONTAGES

Maximise pedestrian and retail activity by near-continuous shop fronts facing Galston Road and the *Village Green*.

Divide the site by a covered walkway from Galston Road, which provides access and views toward the *Village Green* and the rear carpark.

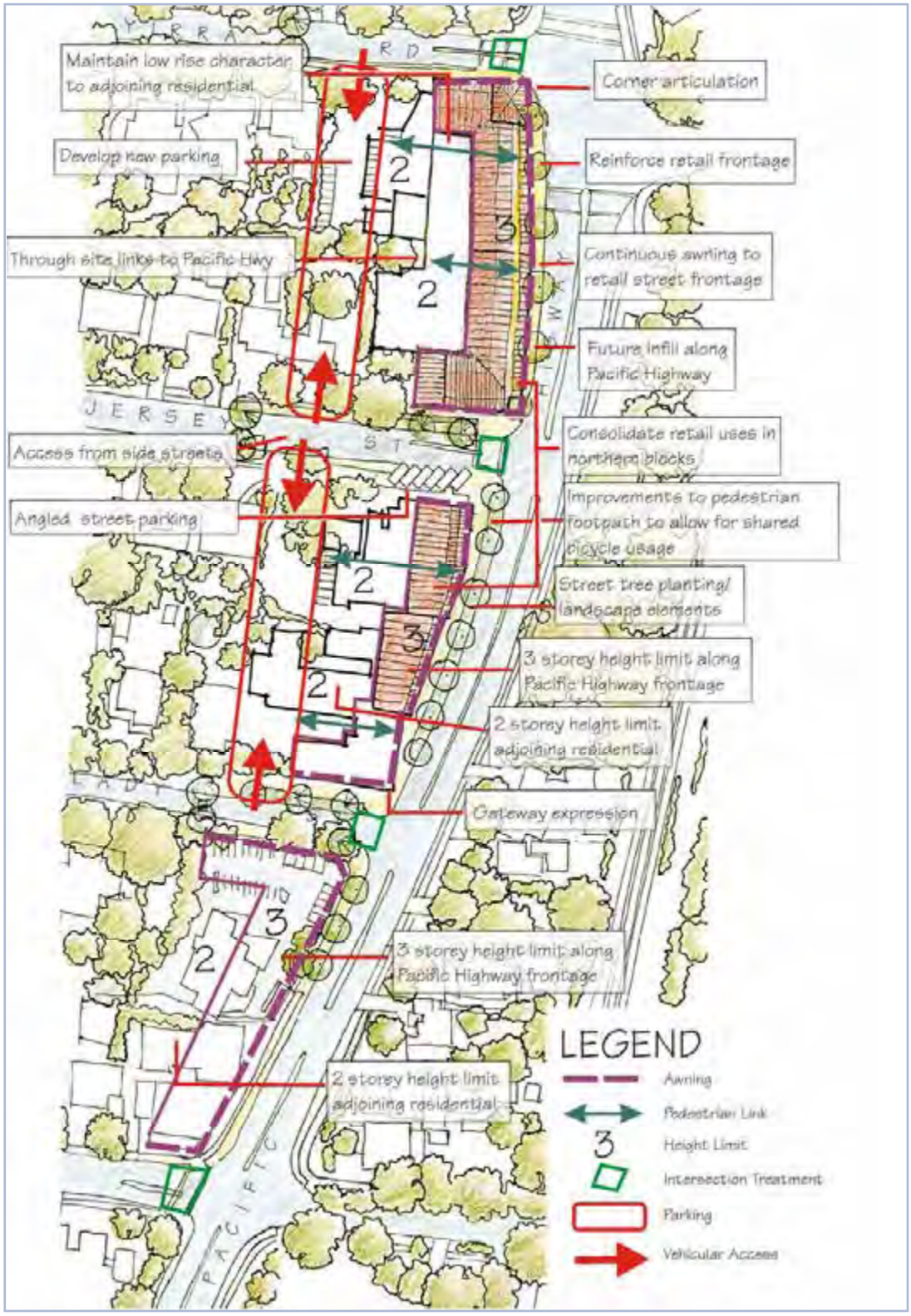
Provide near-continuous shopfronts along that walkway and facing the central courtyard.

Relocate the pedestrian footpath located to the south of number 350-352 Galston Road to realign and link with th adjacent existing footpaths to the east and west.

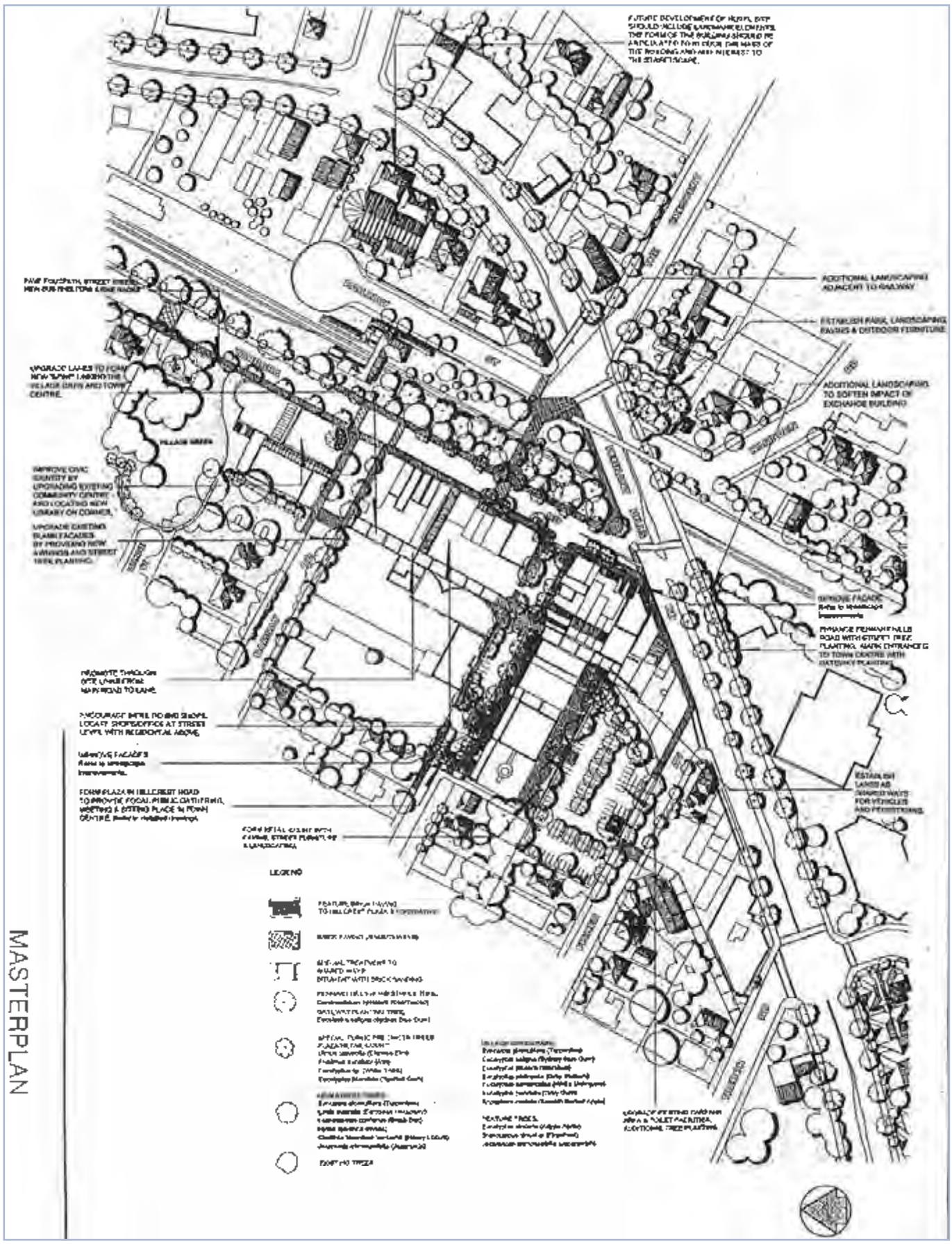
GALSTON VILLAGE CORE

Urban Design Guidelines

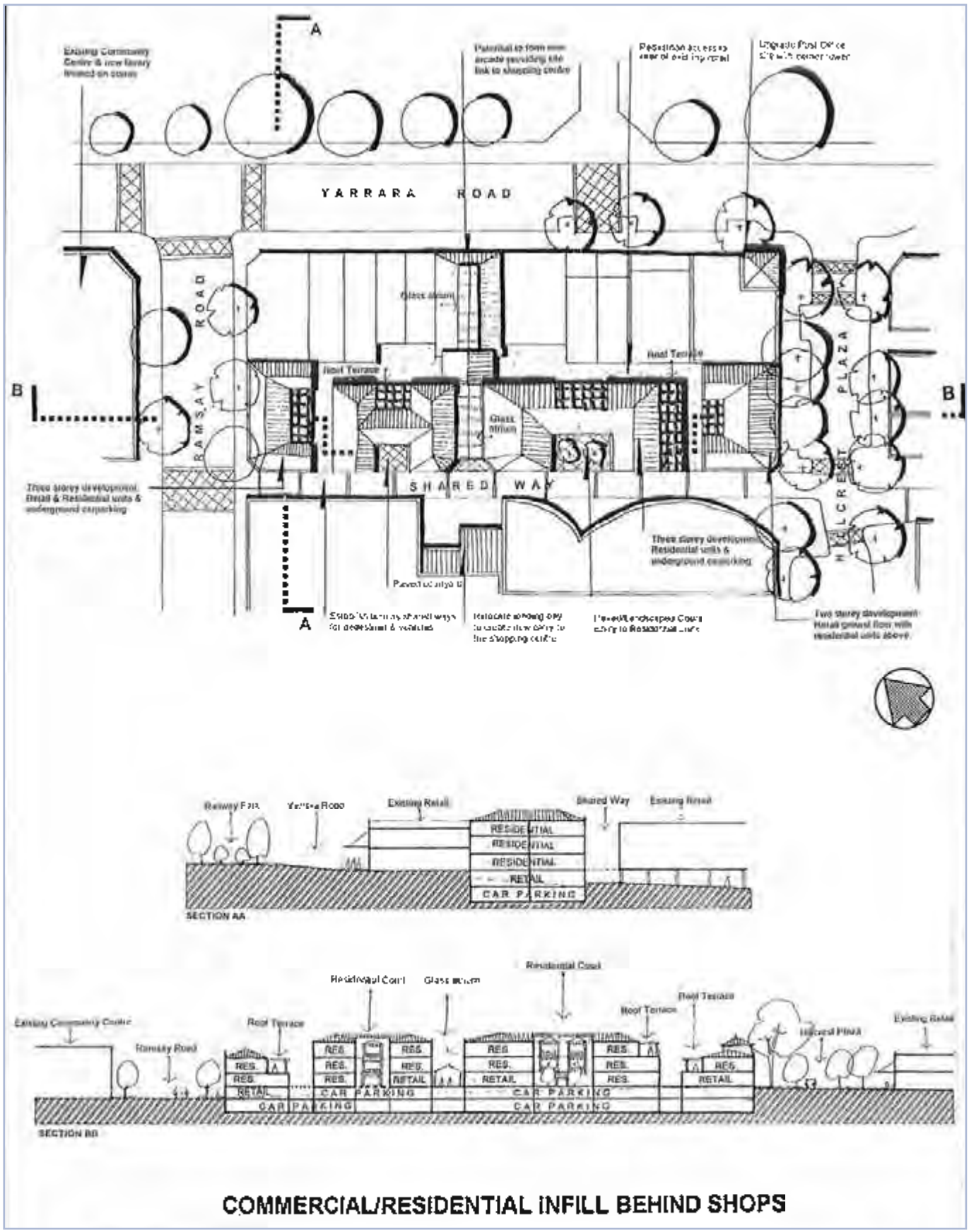
Mount Colah Town Centre Masterplan



Pennant Hills Town Centre Masterplan

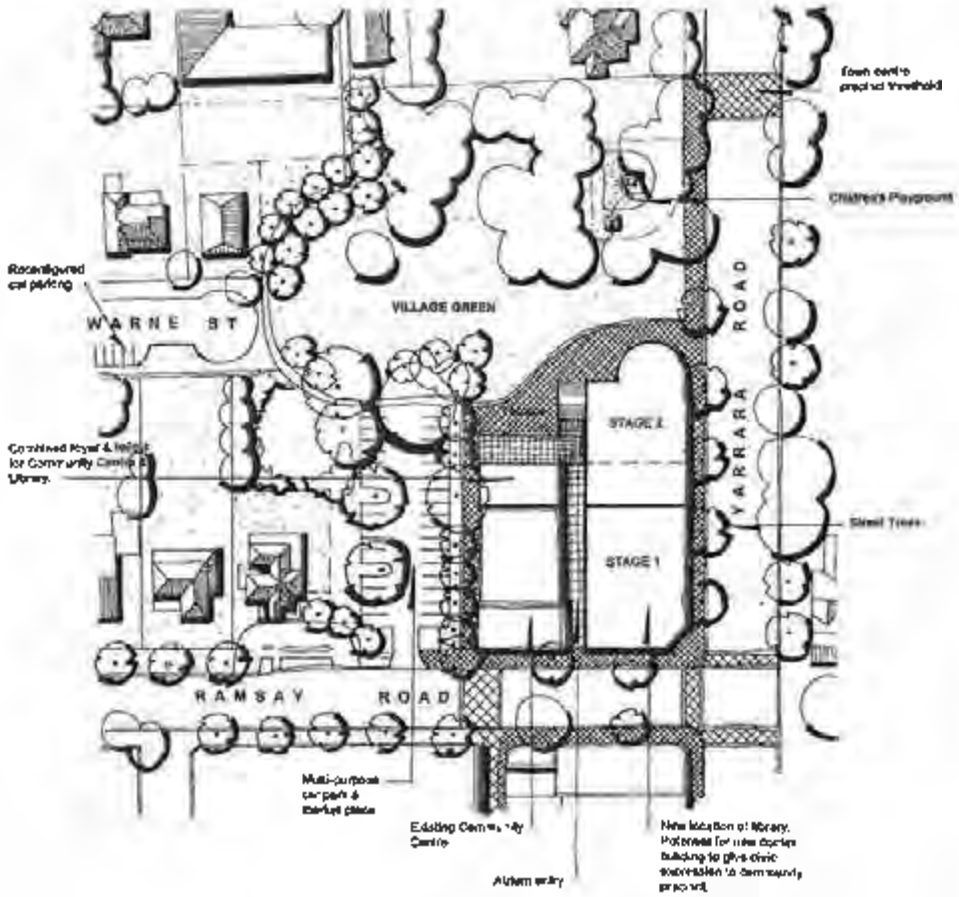


Pennant Hills Town Centre Masterplan - Urban Design Guidelines

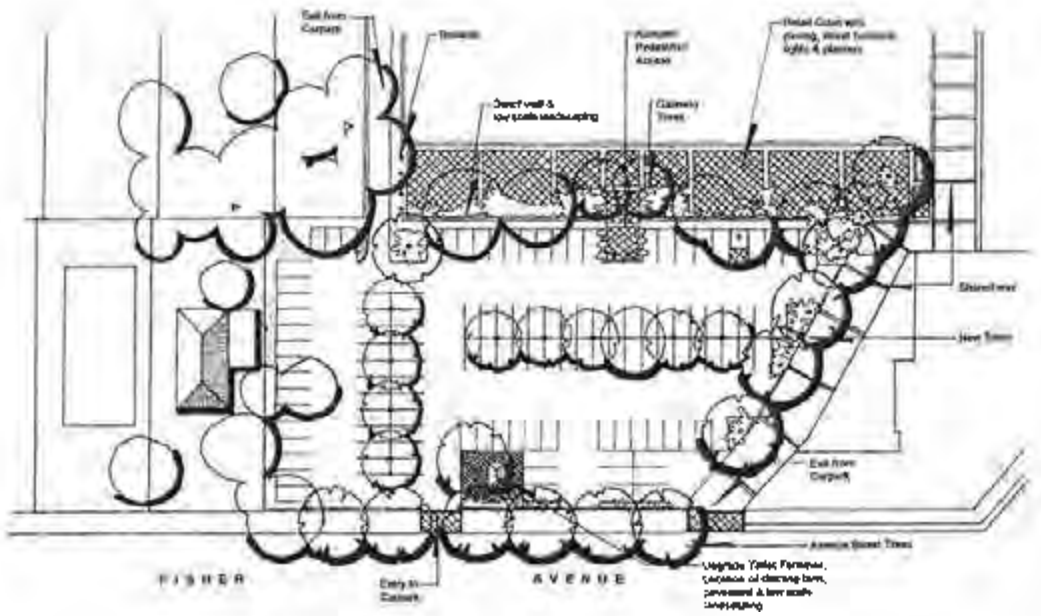


COMMERCIAL/RESIDENTIAL INFILL BEHIND SHOPS

Pennant Hills Town Centre Masterplan - Urban Design Guidelines

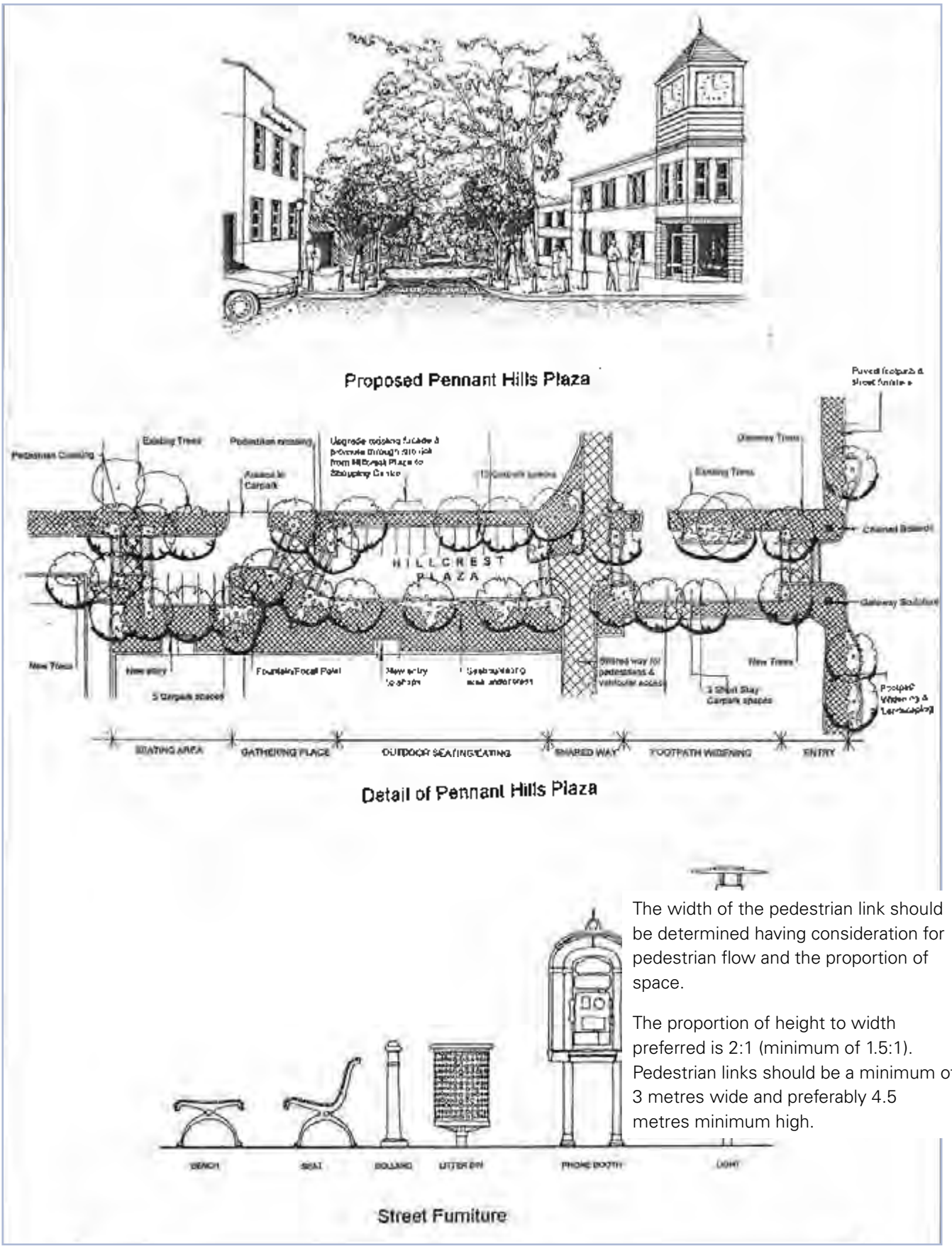


The Village Green/Library



Upgrade of Fisher Avenue carpark & Retail Court

Pennant Hills Town Centre Masterplan - Urban Design Guidelines

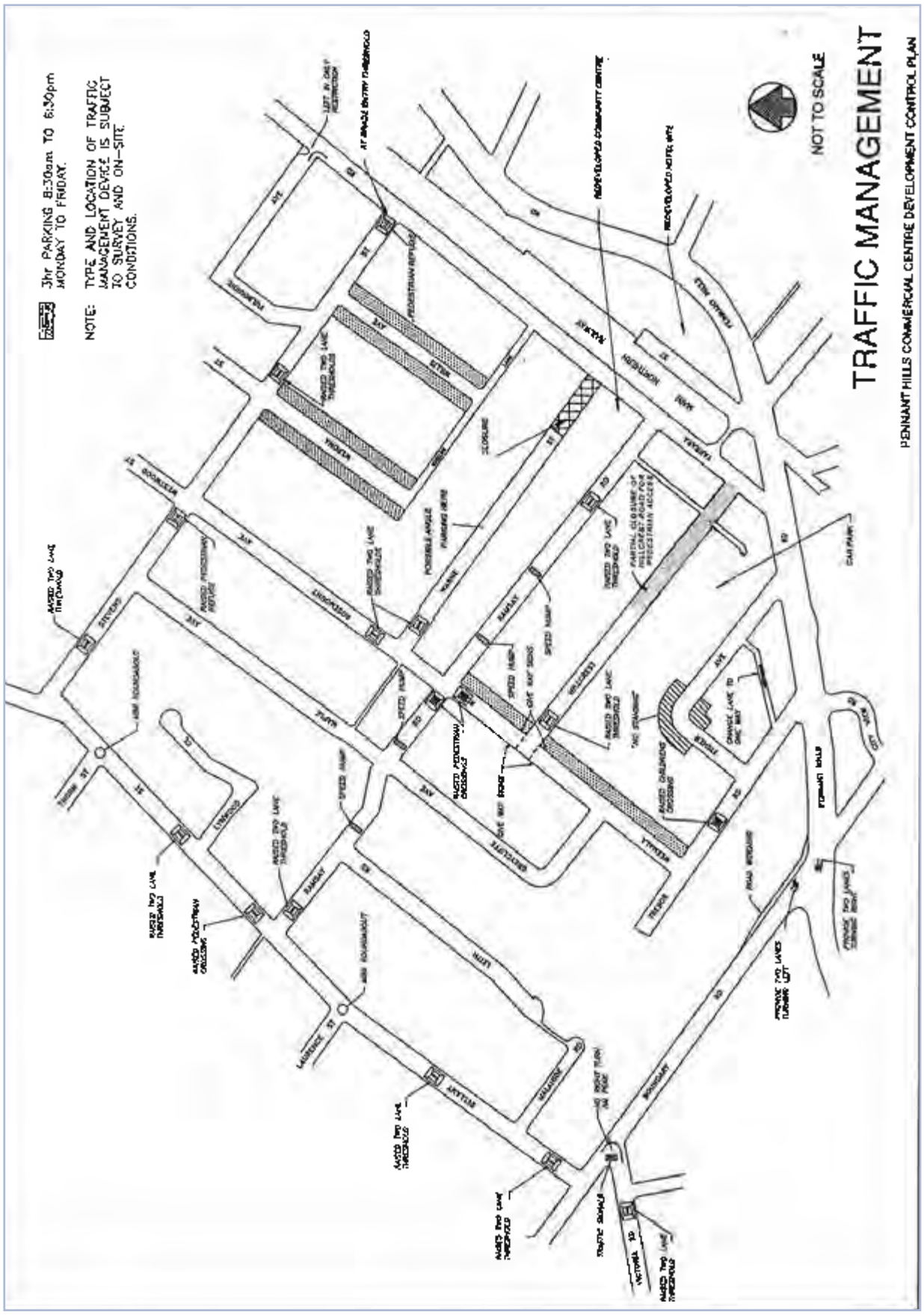


The width of the pedestrian link should be determined having consideration for pedestrian flow and the proportion of space.

The proportion of height to width preferred is 2:1 (minimum of 1.5:1). Pedestrian links should be a minimum of 3 metres wide and preferably 4.5 metres minimum high.

Pennant Hills Town Centre Masterplan - Pedestrian Network

Pennant Hills Town Centre Masterplan - Traffic Management



4.4 Mixed Use Precincts

The following provides controls for the redevelopment of the following precincts, as depicted in the Key Development Principles Diagrams in Section 4.4.14, and illustrated in Figure 4.4(a):

Asquith Commercial Centre Precinct

Bouvardia Street, Asquith Precinct
(mixed use portion)

Palmerston Road, Waitara Precinct

Figure 4.4(a): Mixed Use Precinct Boundaries. (C)

Normanhurst Road, Normanhurst Precinct

Pennant Hills Road, Thornleigh Precinct

Thompsons Corner, West Pennant Hills Precinct

Carlingford Road, Carlingford Precinct
(mixed use portion)

4.4.1 Desired Future Character

Desired Outcome

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

Prescriptive Measures

a. Development applications should demonstrate compatibility with the following desired future character statement (5 storeys) for the:

- Bouvardia Street, Asquith Precinct (mixed use portion),
- Palmerston Road, Waitara Precinct,
- Normanhurst Road, Normanhurst Precinct,
- Thompsons Corner, West Pennant Hills Precinct, and
- Carlingford Road, Carlingford Precinct (mixed use portion)

Desired Future Character Statement (5 Storeys)

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.

Business uses are located on the lower 2 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.

Low level business facades incorporate ribbons of shopfront windows and contrasting panels of light cladding, face brick or painted masonry. Mid-level and upper-storey residential facades incorporate indentations or projections in the alignment of exterior walls, balconies that are indented behind and/or project forward of exterior walls and steel framed balconies and balustrades of steel or glass that contrast the weight of masonry walls, with operable louvres for privacy, shade and glare control.

F
Figure 4.4(b): Example of Desired Character - 5 storey mixed use development.(E)

b. Development applications should demonstrate compatibility with the following desired future character statement (8-10 storeys) for the:

- Asquith Commercial Centre Precinct, and
- Pennant Hills Road, Thornleigh Precinct.

Desired Future Character Statement (8-10 Storeys)

The locality is characterised by 8-10 storey mixed use buildings with at grade car parking for retail customers and underground car parking for employees and residents.

Business uses are located with zero setbacks on the lower 2 storeys providing a broad podium for dwellings above to be setback from. Visible and active shops and street frontages with continuous awnings enhance streetscape character.

Development incorporating more than 10 dwellings provide communal open space on top of business podiums. Low level business facades incorporate ribbons of shopfront windows and contrasting panels of light cladding, face brick or painted masonry. Mid-level and upper-storey residential facades incorporate indentations or projections in the alignment of exterior walls, balconies that are indented behind and/or project forward of exterior walls and steel framed balconies and balustrades of steel or glass that contrast the weight of masonry walls, with operable louvres for privacy, shade and glare control.

4.4.2 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 S*tate Environmental Planning Policy No 65 - Design Quality of Residential Flat Development*, namely:
  - context; scale, built form, density, resource energy and water efficienc, landscape, amenity, safety and security, social dimensions and housing affordability and 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.

4.4.3 Site Requirements

Desired Outcome

a. Buildings located on consolidated development sites that achieve desired urban design outcomes and efficient use of land to avoid the creation of isolated sites.

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.

Proposed development site resulting in an adjoining isolated site

Isolated site with frontage less than 30m wide

Developed Site

Figure 4.4(c): Lot amalgamation should avoid isolating small sites.(I)

4.4.4 Scale

Desired Outcome

a. Development with a scale compatible with the role and function of the centre under the commercial centres hierarchy.

b. Mixed use commercial and residential multi-unit housing development not exceeding 5 or 10 storeys in height.

Prescriptive Measures

Height

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 4.4.4(a).

Table 4.4.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Mixed Use Building Maximum Storeys (excluding basement carparking)
P	17.5m	5 storeys
U	32.5m	10 storeys

b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

c. Commercial uses, including shops and offices, should be confined to the lower 2 storeys, providing a broad "podium" for dwellings from level 3.

d. Dwellings may be located on level 2 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.

e. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

Floor Space Ratio

f. The maximum floor space ratio for business lands shall be in accordance with the HLEP *Floor Space Ratio Map* as follows:

Table 4.4.4(b): Summary of HLEP FSR Provisions

HLEP Area	Maximum Floor Space Ratio
D	0.5:1 (+ FSR variations for Area 5)
N	1:1 (+ FSR variations for Area 5)

g. On identified sites, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space ratio variation are provided in Clause 4.4 of the HLEP.

Notes:

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 level 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.

A mixed use building described above comprises a building with a commercial podium and residential floors above.

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).

As detailed in Clause 4.5 of the HLEP, the floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of gross floor area.

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

Storey controls are based on a typical commercial floor to floor height of 4 metres, a typical residential floor to floor height of 3 metres and some roof projections.

4.4.5 Setbacks

Desired Outcome

a. Well articulated building forms with a pedestrian-friendly scale that encourages commercial activity and provides for landscaping, open space and separation between buildings.

Prescriptive Measures

a. The minimum setbacks of all buildings and structures are prescribed in Table 4.4.5(a) for the:

- Bouvardia Street, Asquith Precinct,
- Carlingford Road, Carlingford Precinct, and
- Normanhurst Road, Normanhurst Precinct.

Table 4.4.5(a): Minimum Setbacks - Bouvardia Street, Carlingford Road, and Normanhurst Road Precincts

2 STOREY PODIUM

Setback	Minimum Building Setback
Primary and Secondary Front Boundary	0m
Rear Boundary (Bouvardia St, Asquith only)	Retain existing ground level car parking
Rear Boundary (except Bouvardia St, Asquith)	16m - 22m to provide a rear laneway accommodating 90^0 parking, 1 or 2 way traffic movements, the turning circle for a medium rigid delivery vehicle, a 2m wide footpath and a 2m wide deep soil verge

3rd STOREY AND ABOVE *(TOWER ELEMENT)*

Setback	Minimum Building Setback
Primary and Secondary Front Boundary	3m from commercial podium facade
Rear Boundary	0m from commercial podium facade
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the lowest storey above the podium

b. The minimum setbacks of all buildings and structures are prescribed in Table 4.4.5(b) for the:

- Palmerston Road, Waitara Precinct, and
- Thompsons Corner, West Pennant Hills Precinct.

Table 4.4.5(b): Minimum Setbacks - Palmerston Road and Thompsons Corner Precincts

2 STOREY PODIUM

Setback	Minimum Building Setback
Primary and Secondary Front Boundary	0m
Rear Boundary (Thompsons Corner only)	0m
'New street' as indicated on Key Development Principles diagram	18m - 24m to provide for the new street accommodating 900 parking, 1 or 2 way traffic movements, the turning circle for a medium rigid delivery vehicle, a 3.5m wide footpath and a 2m wide deep soil verge

3rd STOREY AND ABOVE *(TOWER ELEMENT)*

Setback	Minimum Building Setback
Primary and Secondary Front Boundary	3m from commercial podium facade
Rear Setback	0m from commercial podium facade
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the lowest storey above the podium

c. The minimum setbacks of all buildings and structures are prescribed in Table 4.4.5(c) for the:

- Asquith Commercial Centre Precinct, and
- Pennant Hills Road, Thornleigh Precinct.

Table 4.4.5(c): Minimum Setbacks - Asquith Commercial Centre and Pennant Hills Road Precincts.

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
All streets or laneways	6m from commercial podium facade
Facing side or rear boundaries shared with another property	Half of the building separation required by the Residential Flat Design Code under SEPP No 65 - *Design Quality of Residential Flat Development*
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the lowest storey above the podium

d. Where a property adjoins a boundary with a residential landuse, greater setbacks may apply to the upper storeys in accordance with the separation controls in Section 4.4.6 Building Form and Separation.

Setback Encroachments

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,
- 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.

Setbacks to Heritage Items

f. A transition in setbacks should be provided at sensitive interface areas adjacent to heritage items.

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 Development Principles Diagrams.

4.4.6 Building Form and Separation

Desired Outcome

a. Visible and active shops and street frontages with dwellings above that are limited in width and depth.

b. Development of a scale and bulk that achieves a pedestrian friendly environment and enhances the streetscape character.

Prescriptive Measures

Floorplates

a. Commercial 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.

b. 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.

Separation

c. The minimum separation between residential buildings should comply with Table 4.4.6(a).

Table 4.4.6(a): Minimum Separation between buildings

Height	Separation
Up to 4 storeys/12m	12m between unscreened habitable rooms/ balconies/ principal private open space areas
5 to 8 storeys/ up to 25m	18m between unscreened habitable rooms/ balconies/ principal private open space areas
9 storeys and above/ over 25m	24m between unscreened habitable rooms/ balconies/ principal private open space areas
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. Where Key Development 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 4.4(d):
Pedestrian walkways between buildings at street level.(E)

Articulation

e. At street level, shop and office windows and building entrances should occupy 90 percent of the primary frontage, 30 percent of facades facing side streets or alleyways and 10 percent of rear facades.

f. Continuous awnings should be provided along principal active street frontages.

g. Articulation of podium facades should be achieved by simple contrasts in materials and finishes such as:

- Ribbons of shop-front windows, and
- Contrasting panels of light cladding, face brick or painted masonry.

h. Articulation of residential facades should be achieved by dividing facades into vertical "panels" generally no wider than 8 metres and by visually separating the adjoining panels by steps of at least 1 metre such as:

- Indentations or projections in the alignment of exterior walls, and/or
- 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 the above elements, the following are encouraged:

- Panels of curtain wall windows, bay windows or large sliding doors that contrast with solid walls, and/or
- Steel-framed balconies and balustrades of steel or glass that contrast the 'weight' of masonry walls, and/or
- Fins, blades or sunscreens that project from, or stand forward of, exterior walls.

i. Facades should incorporate corner treatments such as wrap-around balconies, flat roof forms with eaves and other elements to cast shadows and break up the built form.

j. Facade elements should not be repetitive.

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

- Facing primary and secondary streets, at least 2 steps should be provided between the podium facade and upper residential storeys along 50 percent of any facade, and
- Facing rear streets, laneways or pedestrian alleyways, at least 25 percent of any facade should be stepped to avoid a sheer vertical rise that is taller than 3 storeys (ie: up to 75 percent may have a sheer vertical rise of 4 storeys).

Note (1):

To achieve the above elements, the following are encouraged:

- The street level should comprise extensively glazed shopfronts, and
- Roofs and eaves should contribute to a distinctive silhouette for each building, and
- The top-storey should incorporate a high proportion of large windows, and
- The lower storeys should include awnings and balconies that cast shadows across walls.

Note (2):

To achieve the above elements, the following are not encouraged:

- Extensive panels of blank masonry, and continuous rows of identical balconies or windows (other than street level shop-fronts), and
- Parapets that accentuate wall heights, and
- High masonry sills where vertical rows of windows are proposed on levels 2 to 4.

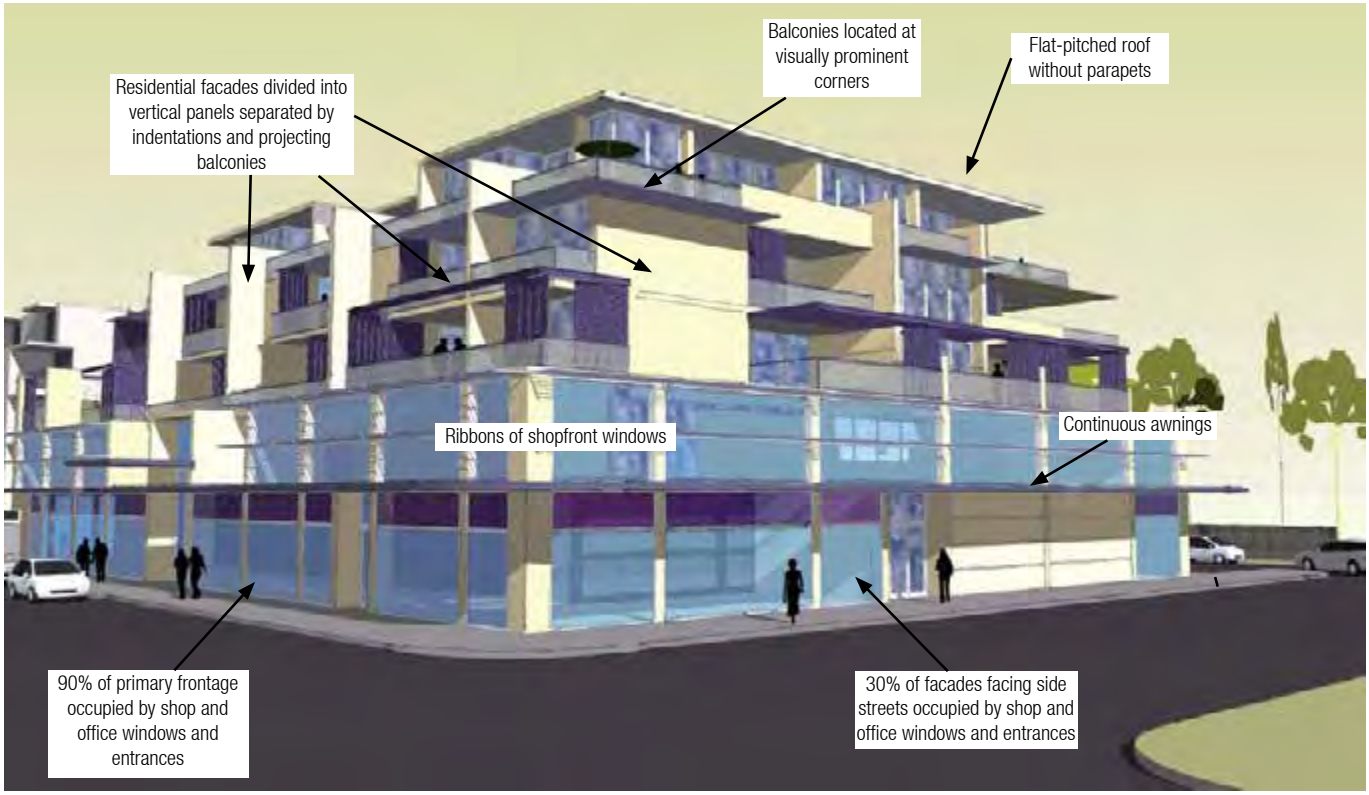


Figure 4.4(e): Articulation of facades.(E)

4.4.7 Open Spaces

Desired Outcome

a. Development that incorporates passive and active recreation areas with privacy and access to sunlight.

Prescriptive Measures

Private Open Space

a. Every dwelling should be provided with a principal private open space in accordance with Table 4.4.7(a).

Table 4.4.7(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.

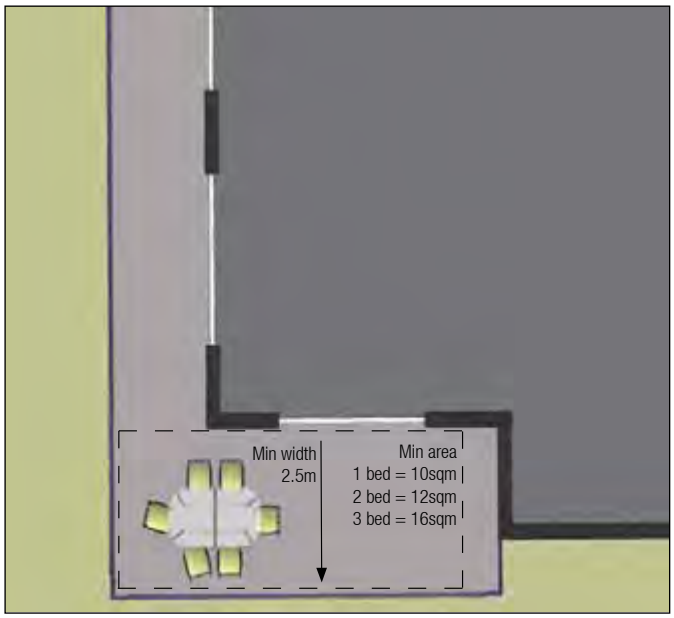


Figure 4.4(f): Private open space in a residential flat.(I)

Clothes Drying Area

c. 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

d. A principal communal open space area should be provided for 8-10 storey developments with more than 10 dwellings as follows:

- be located on a podium,
- have a minimum area of 50m^2,
- have a minimum dimension of 6 metres,
- be landscaped for active and/or passive recreation and encourage social interaction between residents,
- receive at least 2 hours of sunlight during midwinter,
- 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.

4.4.8 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. For development at the interface of a commercial area and a residential zone, development should encourage views from the commercial area to the horizon rather than downward onto residential areas.

b. The commercial and residential component of development should be distinguished in terms of building entries and private, communal and public open space.

c. Orient dwellings living rooms and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.

d. Where communal open space is required, balconies, terraces or bedroom windows near communal areas should be screened or separated from the street and active communal areas by landscaping to protect the privacy of dwelling occupants.

e. Common lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.

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 and communal open spaces on the site.

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 landuses are proposed, separate, secure access should be provided to lift lobbies, basements and communal storage areas.

Notes:

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 1.5 metres high, measured from the floor level, and has no individual opening more than 30 millimetres wide, and has a total of all openings less than 30 percent of the surface area of the screen. A privacy screen required to protect an adjacent residence is to be fixed.

4.4.9 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, public open space areas, plaza areas and footpaths should receive 2 hours of sunlight between 9am and 3pm to at least 50 percent of the area.

b. 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.

c. On 22 June, the active communal open space area should receive at least 2 hours sunlight between 9am and 3pm.

d. 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.

4.4.10 Housing Choice

Desired Outcome

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 30% of proposed dwellings should be adaptable housing, designed to meet the needs of residents as they age.
- At least one third of adaptable units (i.e. 10% of all units) are to be provided with a parking space designed for people with a disability.
- 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.

4.4.11 Landscaping

Desired Outcome

a. Development that contributes to attractive streetscapes by providing shade along pedestrian frontages and screen planting along boundaries and street frontages.

b. Development that preserves significant trees that add to the environmental character of the commercial centre.

Prescriptive Measures

General

a. Landscaping should be included in building setback areas to complement the appearance of the building.

b. Setbacks from sensitive areas should be fully landscaped with a minimum 2 metre wide deep soil verge along the common boundary.

c. 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.

d. Above ground parking areas should be landscaped in accordance with the following:

- Trees should be planted as dual-avenues along laneways, new streets and 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.

Shop Top Housing

e. Residential levels should be landscaped with native or exotic species in planter boxes watered by recycled grey water or stormwater to provide screening.

f. Where communal open space is required, these spaces should include lawn areas surrounded by hedges of shrubs.

Retention of Landscape Features

g. Buildings, driveways and service trenches should have a minimum setback that complies with *AS4970* from trees that have been assessed as significant or which are visually prominent streetscape elements.

Fencing

h. Fencing is discouraged in the primary and secondary front boundary setbacks.

i. Allotments adjoining residential lands should be fenced with appropriate residential style fencing.

j. 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.

Notes:

Sensitive areas include any adjoining residential lands, community uses, educational uses, public open spaces and recreational areas.

The applicant is encouraged to incorporate species from Council's publication *Indigenous Plants for the Bushland Shire* available at Council's website hornsby.nsw.gov.au as part of the development.

4.4.12 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

Vehicular Access

a. Access to garages and storage areas should be confined to side and rear facades, with access from main roads avoided.

b. Vehicle access should be consistent with the servicing strategy depicted in the Key Development Principles diagram.

Parking

c. Resident and visitor parking should be provided within basements.

d. Street level parking for shoppers should be provided in convenient proximity to primary retail frontages.

e. Any undercroft car parking should be screened and should not be located in a facade that faces a primary or secondary street frontage.

f. Parking for service and delivery vehicles should be integrated with the design of driveways and surrounding landscaped verges, and should not visually dominate any street frontage.

Ancillary Fixtures and Facilities

g. 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.

Note:

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

4.4.13 Public Domain and Traffic Management Works

Desired Outcome

a. A public domain that encourages vitality around and within development precincts.

b. Traffic management works that 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 workers, residents and visitors

b. Embellishment of the public domain should include street furniture, new street plantings, and footpath improvements.

c. Pedestrian linkages shown on the Key Development Principles Diagrams and Town Centre Linkage diagrams (see Annexure B) should be provided and reinforced as safe, accessible and vibrant pedestrian areas.

d. 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.

e. Where required, ground level walkways between mixed use buildings should be open air, attractive pedestrian thoroughfares which encourage activity.

f. Balconies should not be located on, or overhang the road reservation.

g. For mixed use development incorporating shopfront awnings, the awnings should be continuous and should be setback from the edge of the kerb in accordance with Council or the Roads and Maritime Services requirements.

Outdoor Dining

h. 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

i. Traffic management works should be undertaken in accordance with the traffic improvements identified in the Key Development Principles Diagrams and Figure 4.4(g) Traffic Management Improvement Plan.

j. Council or Roads and Maritime Services 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.

k. 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.

4.4.14 Key Development Principles

Desired Outcome

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

Prescriptive Measures

a. Key Development Principles Diagrams apply to the following localities:

- Asquith Commercial Centre Precinct,
- Bouvardia Street, Asquith Precinct (mixed use portion),
- Palmerston Road, Waitara Precinct,
- Normanhurst Road, Normanhurst Precinct,
- Pennant Hills Road, Thornleigh Precinct,
- Thompsons Corner, West Pennant Hills Precinct, and
- Carlingford Road, Carlingford Precinct (mixed use portion).

b. Development should be designed to embody the principles of the relevant precinct Key Development Principles Diagram.

c. Pedestrian thoroughfares should be provided in accordance with the principles diagrams and/or Town Centre Linkage diagrams (see Annexure B).

d. All active street frontages in mixed use developments should have fully paved verges.

e. Development in the vicinity of heritage items shown in the precinct diagrams should have regard to the Heritage provisions in Part 9 of this DCP.

f. Development adjoining railway lines and arterial roads should incorporate appropriate measures to reduce the impact of road/rail noise vibration and disturbance.

Note:

The Key Development Principles Diagrams are indicative only and are not to scale. Relevant setback, building form and separation controls are provided in Sections 4.4.5 and 4.4.6 of this DCP.

Legend

The following symbols appear in the Key Development Principles Diagrams:

Significant trees

Prominent streetscape features *or* important bushland remnants which should be retained

Existing trees

Trees located in a development precinct with no special significance and which may be removed *or* trees in surrounding areas

Note: removal of trees may require a permit under Council's *Tree Preservation Order*

New trees

Trees that would enhance shopping streets *or* new laneways *or* residential podiums that are used for communal recreation

Setbacks with deep soil

Significant elements of neighbourhood character which allow the conservation of existing trees or accommodate new trees

Slopes steeper than 20%

Generally not suitable for development, particularly where they occur in conjunction with bushland which results in a severe bushfire risk

Existing buildings

Generally indicating buildings in neighbouring areas or other precincts *or* substantial existing buildings within a precinct

Future buildings

Indicative form of future buildings in commercial + shopping areas *or* higher-intensity residential developments that are taller than eight storeys

Future mixed-use buildings

Depicting the articulated form of apartment storeys above podium levels which display visible activities such as shops facing streets + walkways (shown dark hatched)

Future residential buildings

Depicting the articulated form of buildings with eight or more storeys, above podiums which accommodate communal areas

Heritage items

Typically buildings and sometimes the surrounding garden, as indicated by the *Hornsby Shire Heritage Inventory.* Cross-hatching indicates the *"sensitive interface area"* which is defined by this DCP.

Asquith Commercial Centre Precinct

Key Development Principles Diagram

Strategy

Redevelopment of up to ten storeys should accommodate residential flats, offices, business + / or retail premises, serviced by basement parking.

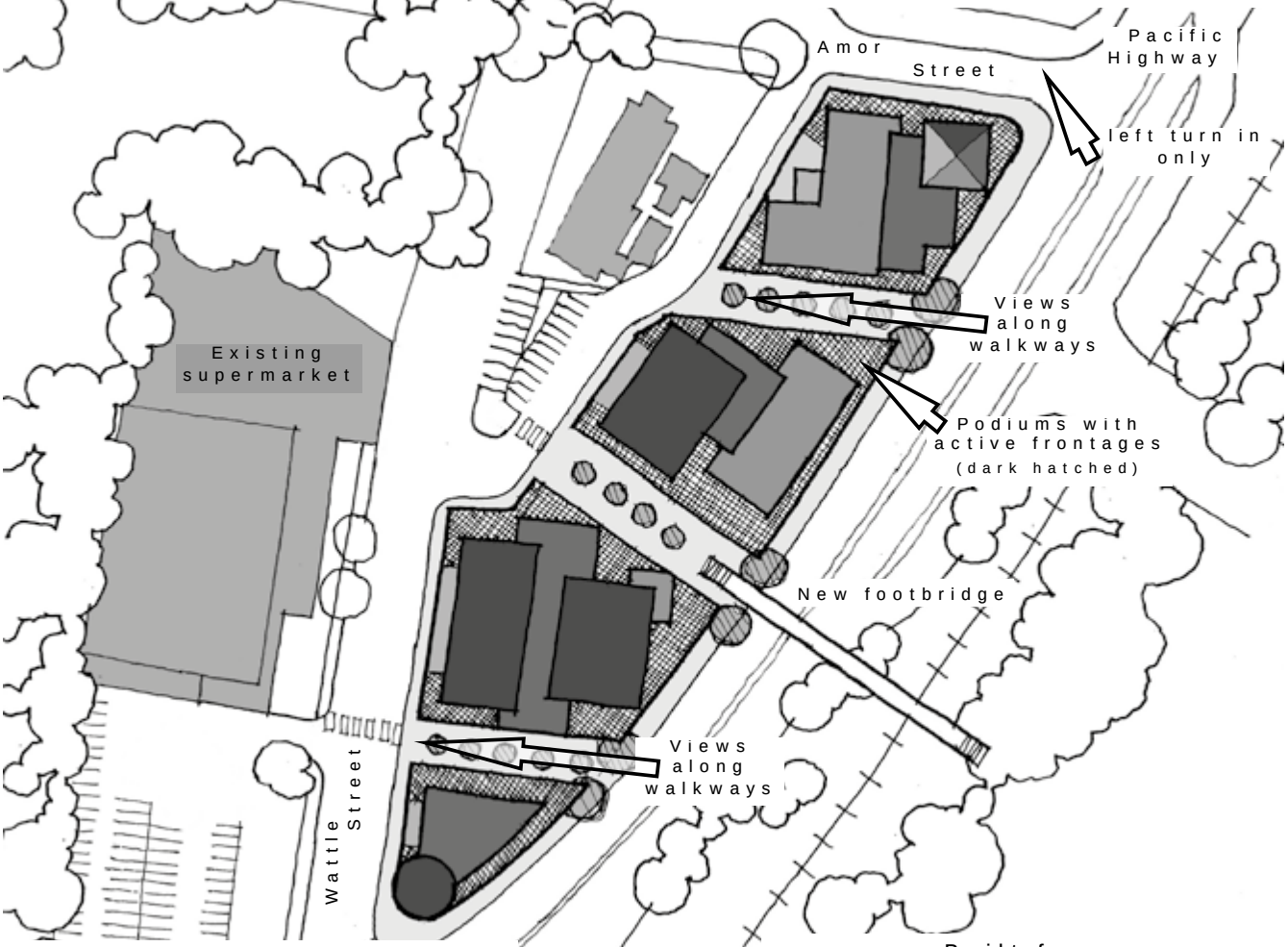
Expand the existing public domain in order to encourage high levels of pedestrian activity plus a variety of new businesses + local employment.

Servicing

Provide access to basements + service areas from Wattle Street or the existing laneway.

Partially-close Amor Street at the Highway + extend the highway median to manage traffic.

Provide a new highway footbridge + pedestrian crossings over Wattle Street.



Public frontages

Divide this street block by broad outdoor walkways that follow pedestrian desire lines (either existing or likely) to encourage new pedestrian + business activities in locations which are commercially-visible, sunny + protected from excessive traffic noise.

Maximise activity facing the Highway + walkways by siting lower storeys without any setback from footpaths and accommodating a nearly-continuous mix of shopfronts, building entrances + balconies.

Consolidate entries to basements + service areas facing Wattle Street + the widened traffic lane to protect desired levels of activity along the highway + new walkways.

Built form

Provide a continuous podium of up to two storeys along the Highway, and shape each podium to address major street corners.

Avoid extensive sheer vertical facades by setting upper storeys back from their podium.

Achieve a varied skyline by providing different heights, profiles + roof forms for successive buildings, and by shaping buildings to address street-corners.

Design quality of facades should consider visibility from all quarters.

Siting and design of apartment storeys should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Bouvardia Street, Asquith Precinct

Key Development Principles Diagram

Strategy

Redevelopment of up to five storeys should accommodate a mix of retail + business premises + residential flats, serviced by ground-level parking for customers + basement parking for residents.

Servicing

Widen the laneway to provide one-way access from Amor Street to Wattle Street, and provide a new roundabout in Amor Street.

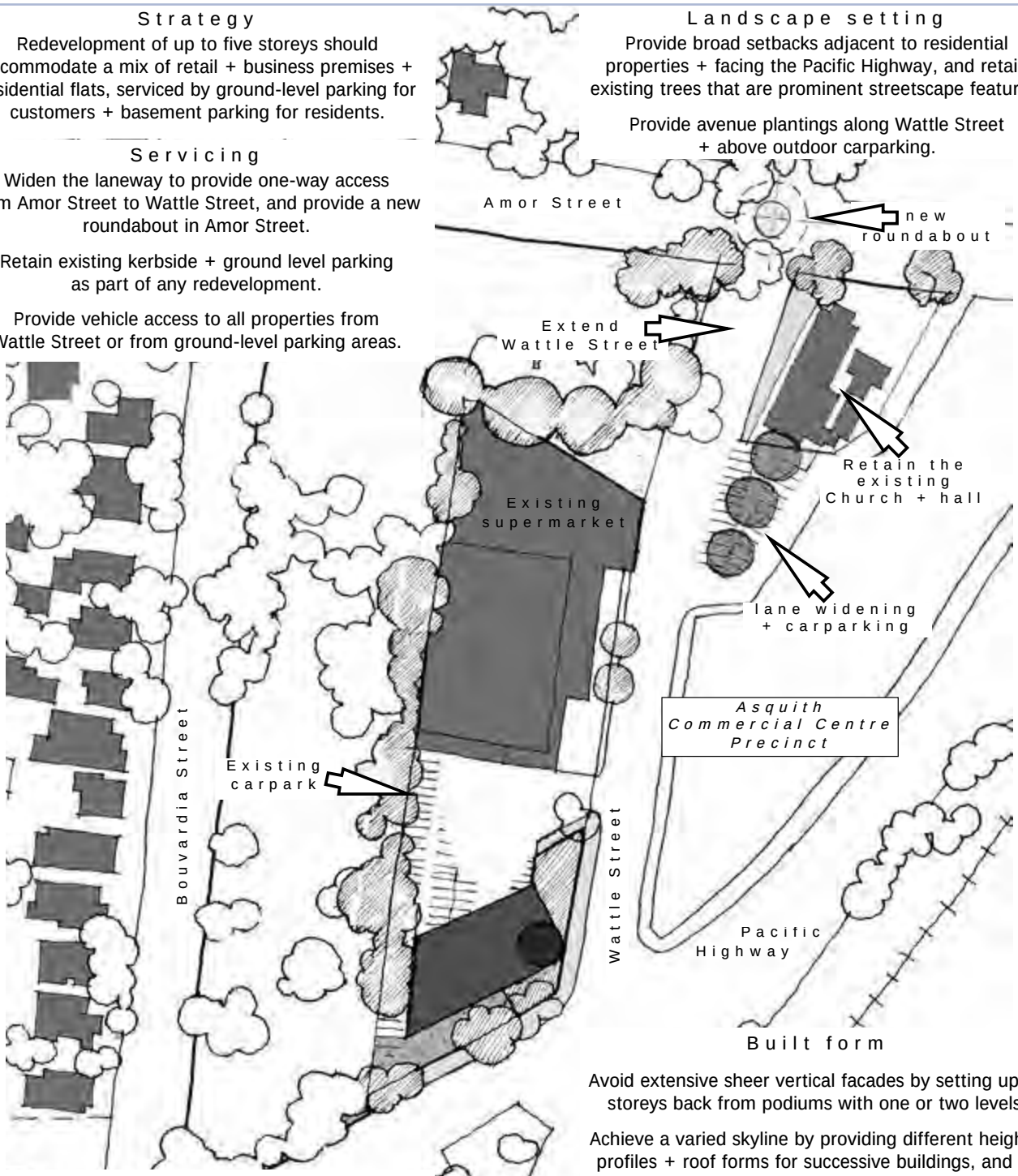
Retain existing kerbside + ground level parking as part of any redevelopment.

Provide vehicle access to all properties from Wattle Street or from ground-level parking areas.

Landscape setting

Provide broad setbacks adjacent to residential properties + facing the Pacific Highway, and retain existing trees that are prominent streetscape features.

Provide avenue plantings along Wattle Street + above outdoor carparking.



Public frontages

Encourage pedestrian activity along Wattle Street + surrounding ground-level carparking by a mix of shopfronts, building entrances + balconies that face these areas.

Consolidate entries to basements + service areas to protect desired levels of activity facing all streets + ground-level parking areas.

Built form

Avoid extensive sheer vertical facades by setting upper storeys back from podiums with one or two levels.

Achieve a varied skyline by providing different heights, profiles + roof forms for successive buildings, and by shaping buildings to address street-corners.

Design quality of facades should consider visibility from all quarters.

Siting and design of apartment storeys should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Traffic Management Plan Improvement Plan, Asquith Precincts

Key Development Principles Diagram

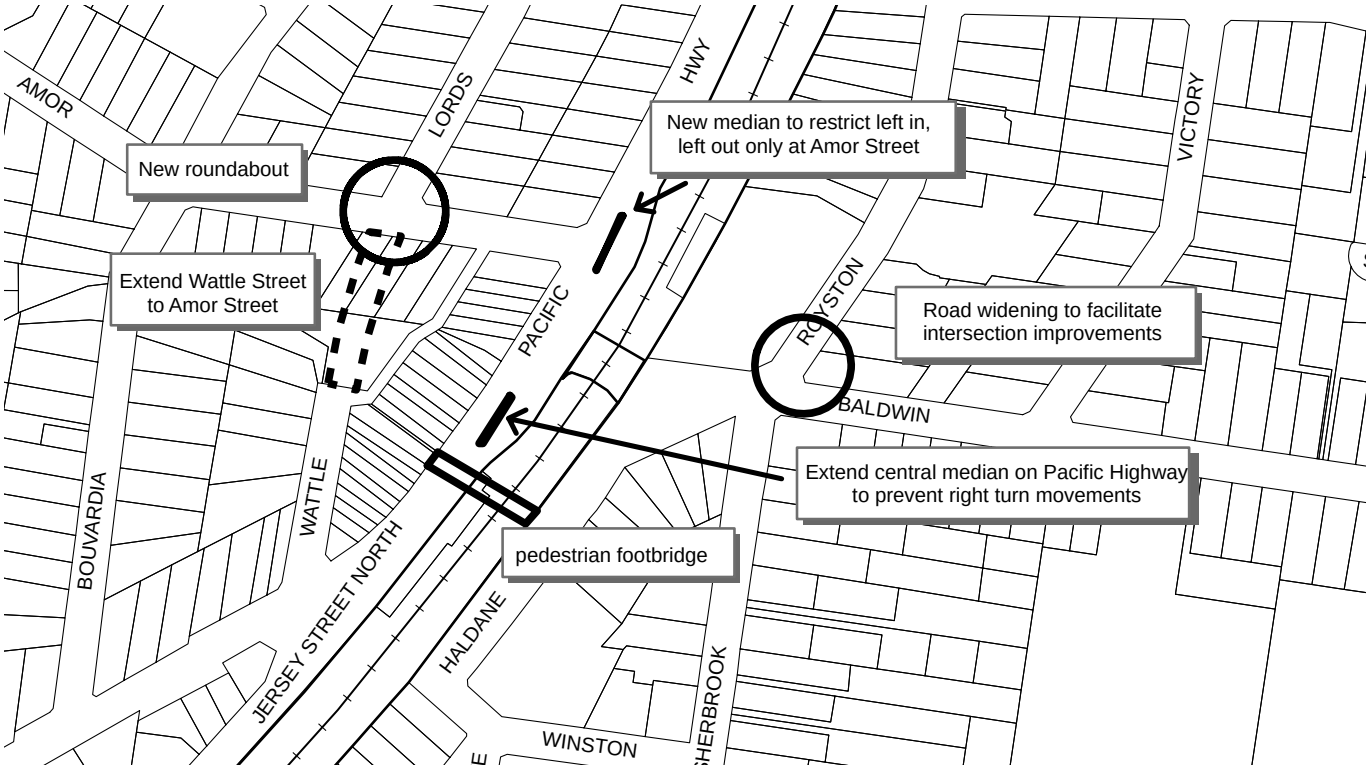


Figure 4.4(f): Traffic Management Improvement Plan - Asquith.

Palmerston Road, Waitara Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly a five storey mix of residential flats + retail premises, serviced by kerbside parking for shoppers + basement parking for residents.

Servicing

Establish a landscaped street linking Balmoral Street + Palmerston Road, separating new buildings from existing neighbours providing kerbside parking for customers + deliveries and access to residential basements.

Install a median strip in Edgeworth David Avenue at Balmoral Street to prevent right turns.

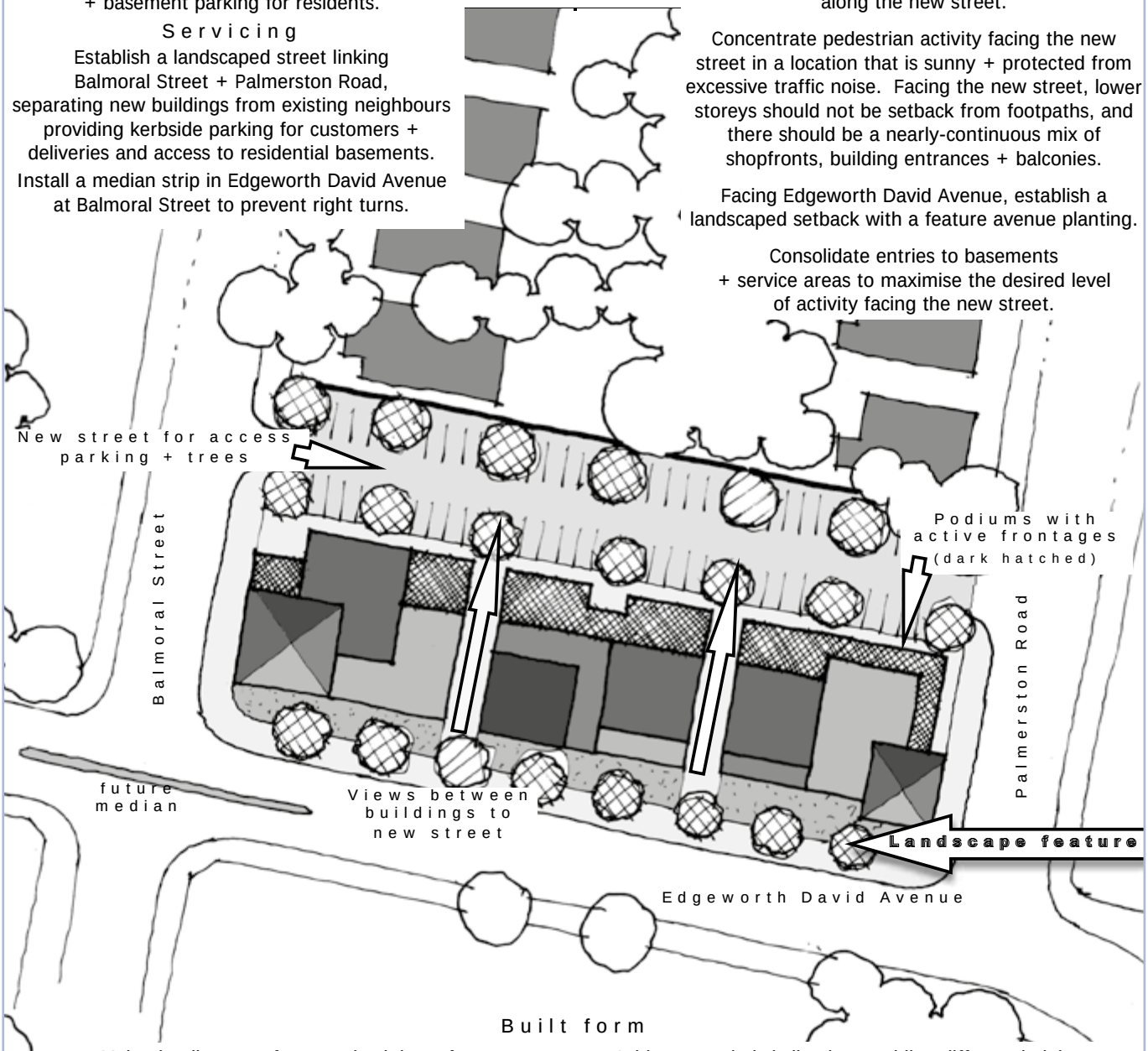
Public frontages

Divide this precinct by at least two landscaped walkways that provide views from Edgeworth David Avenue toward activity along the new street.

Concentrate pedestrian activity facing the new street in a location that is sunny + protected from excessive traffic noise. Facing the new street, lower storeys should not be setback from footpaths, and there should be a nearly-continuous mix of shopfronts, building entrances + balconies.

Facing Edgeworth David Avenue, establish a landscaped setback with a feature avenue planting.

Consolidate entries to basements + service areas to maximise the desired level of activity facing the new street.



Built form

Maintain glimpses of canopy backdrops from Edgeworth David Avenue by limiting the length of buildings and separating adjoining buildings by publicly-accessible walkways or courtyards.

Provide a continuous podium of up to two storeys facing the new street as well as side streets, and shape each podium to address major street corners.

Avoid extensive sheer vertical facades by setting upper storeys back from their podium.

Achieve a varied skyline by providing different heights, profiles + roof forms for successive buildings.

Design quality of facades should consider visibility from all quarters.

Siting and design of apartment storeys should provide at least two hours sunlight daily to living areas in 70% of new dwellings.

Normanhurst Road, Normanhurst Precinct

Key Development Principles Diagram

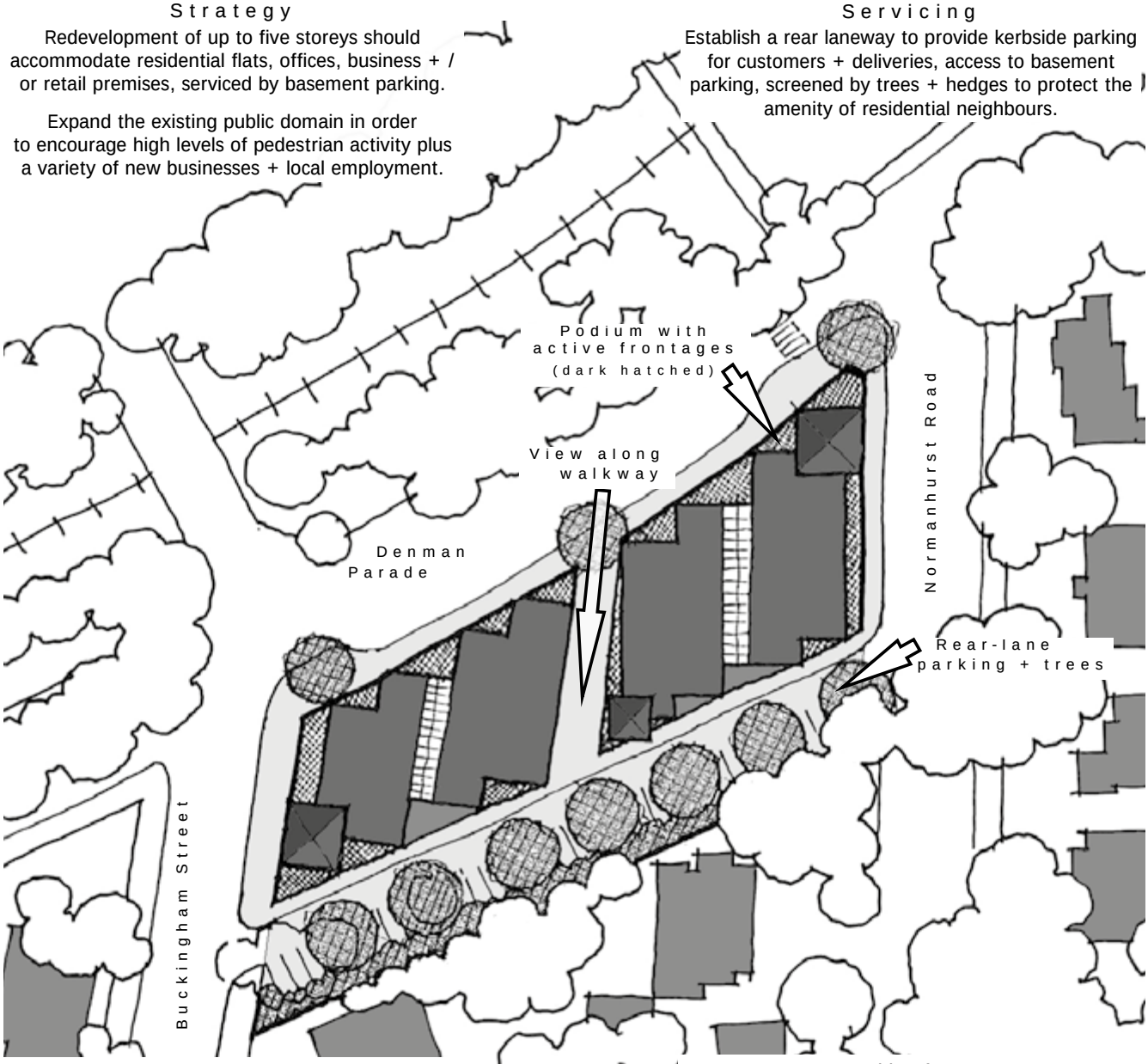
Strategy

Redevelopment of up to five storeys should accommodate residential flats, offices, business + / or retail premises, serviced by basement parking.

Expand the existing public domain in order to encourage high levels of pedestrian activity plus a variety of new businesses + local employment.

Servicing

Establish a rear laneway to provide kerbside parking for customers + deliveries, access to basement parking, screened by trees + hedges to protect the amenity of residential neighbours.



Public frontages

Divide this street block by at least one broad outdoor walkway to encourage new pedestrian + business activities in locations which are commercially-visible + sunny.

Maximise activity facing all streets + walkways by siting lower storeys without any setback from footpaths and accommodating a nearly-continuous mix of shopfronts, building entrances + balconies.

Consolidate entries to basements + service areas via the new rear laneway to protect desired levels of activity facing all streets + new walkways.

Built form

Provide a continuous podium of up to two storeys facing all streets, and shape each podium to address major street corners.

Avoid extensive sheer vertical facades by setting upper storeys back from their podium.

Achieve a varied skyline by providing different heights, profiles + roof forms for successive buildings.

Design quality of facades should consider visibility from all quarters.

Siting and design of apartment storeys should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Pennant Hills Road, Thornleigh Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly buildings of up to ten storeys serviced by basement parking, accommodating residential flats, offices, business + / or retail premises.

Expand the existing public domain in order to encourage high levels of pedestrian activity plus a variety of new businesses + local employment.

Public frontages

Concentrate pedestrian activity along side streets + public footpaths which lead to the station, in locations that are sunny + are protected from excessive traffic noise.

Widen existing pedestrian paths which lead to the station, and provide a broad walkway from the main road frontage to improve public safety.

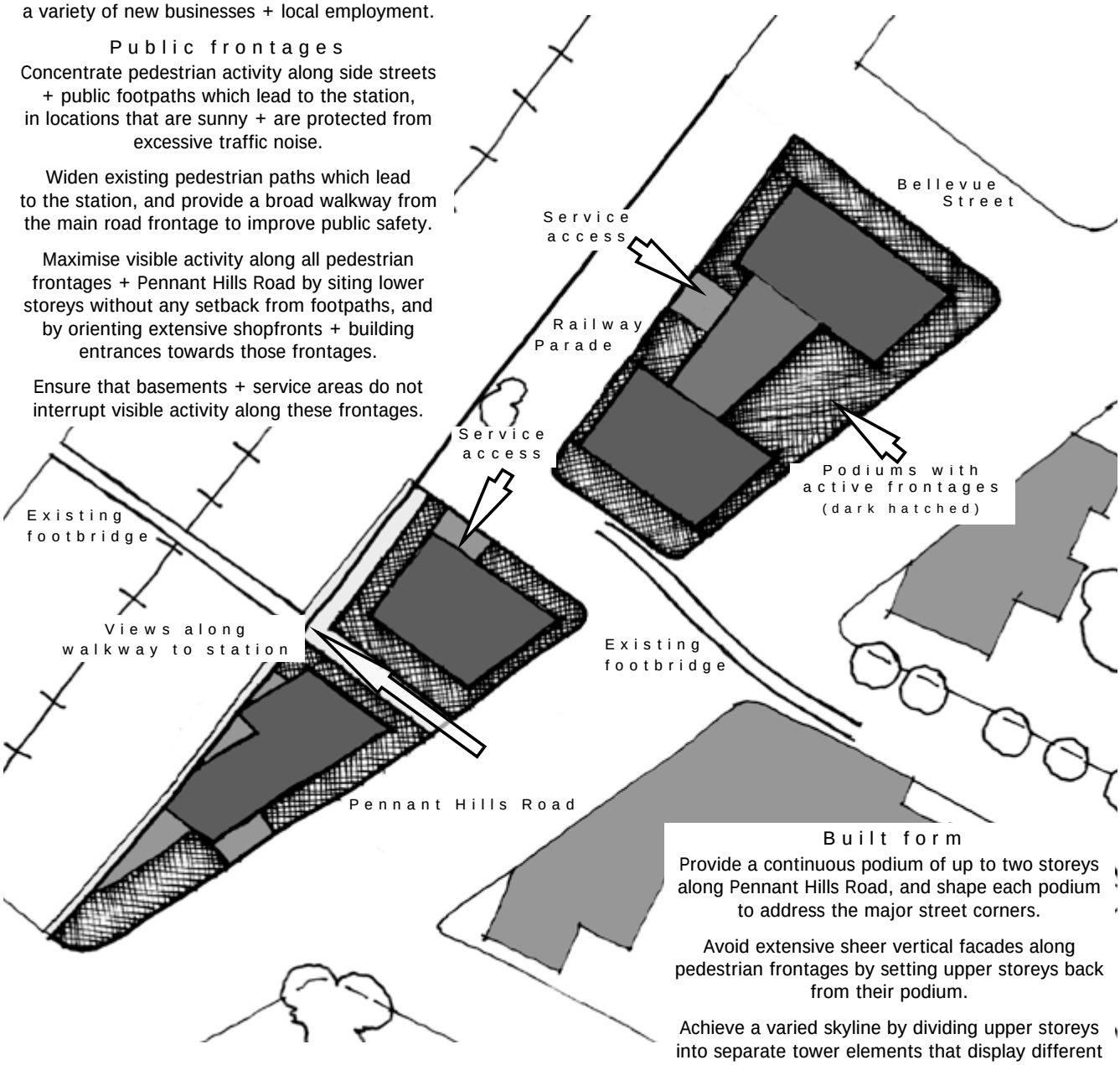
Maximise visible activity along all pedestrian frontages + Pennant Hills Road by siting lower storeys without any setback from footpaths, and by orienting extensive shopfronts + building entrances towards those frontages.

Ensure that basements + service areas do not interrupt visible activity along these frontages.

Servicing

Provide access to basements + service areas from local streets.

If access is not available from local streets, consolidate existing vehicle entrances from Pennant Hills Road.



Built form

Provide a continuous podium of up to two storeys along Pennant Hills Road, and shape each podium to address the major street corners.

Avoid extensive sheer vertical facades along pedestrian frontages by setting upper storeys back from their podium.

Achieve a varied skyline by dividing upper storeys into separate tower elements that display different heights, profiles, orientations + roof forms.

Design quality of facades should respond to visibility from all quarters.

Siting and design of apartment storeys should provide at least two hours sunlight daily to living areas in 70% of new dwellings.

Thompsons Corner, West Pennant Hills Precinct

Key Development Principles Diagram

Strategy

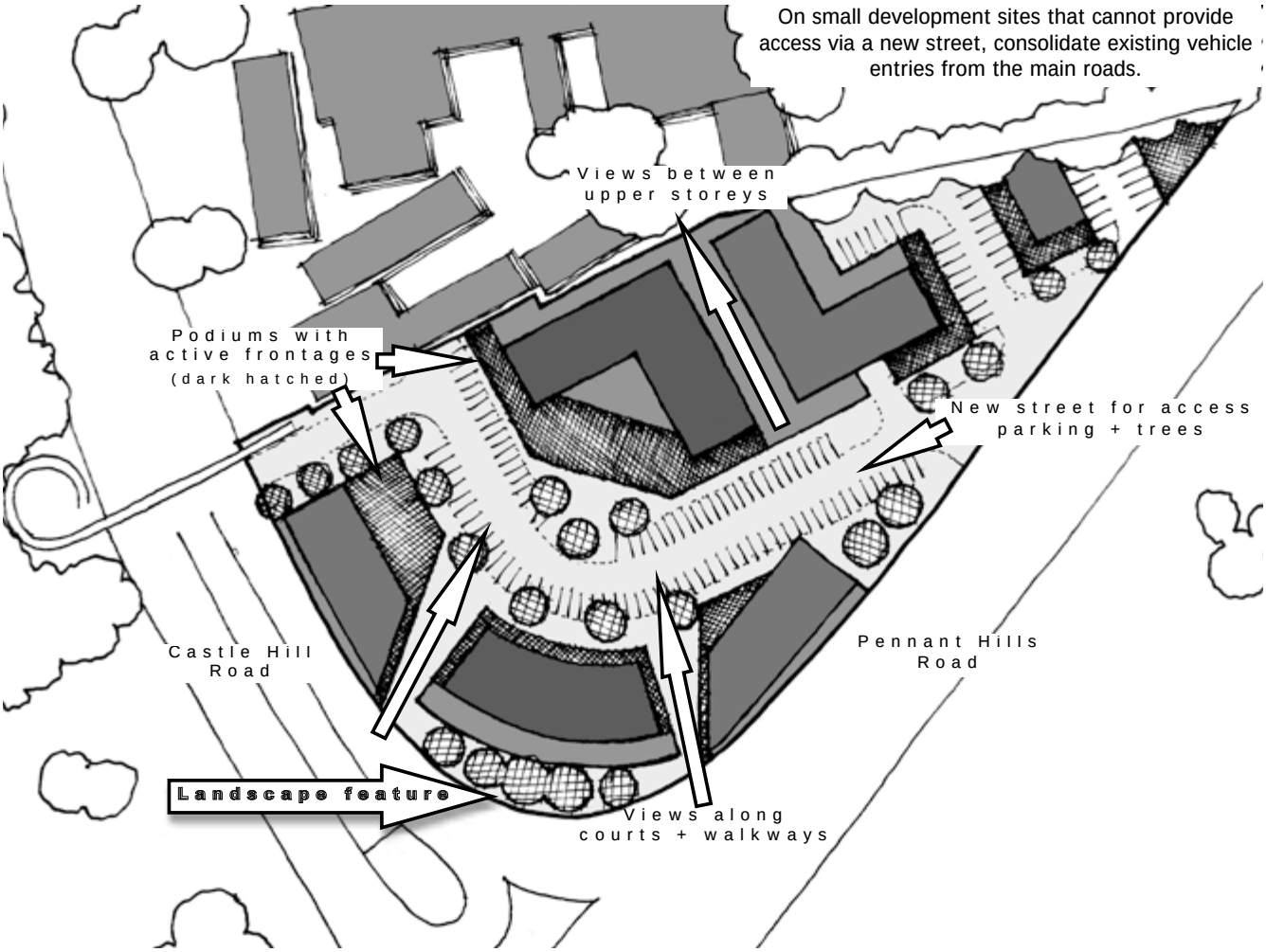
Create a landmark redevelopment that incorporates features of a traditional mainstreet shopping environment + apartments, in buildings up to five storeys which are serviced by a new street + parking structures for shoppers + residents.

Servicing

Establish a landscaped street that provides two way access between Pennant Hills + Castle Hill Roads, with kerbside parking for shoppers + deliveries, and access to parking structures.

Access to the new street should be located as far as possible from the main road intersection.

On small development sites that cannot provide access via a new street, consolidate existing vehicle entries from the main roads.



Public frontages

Divide this Precinct into several “sites” that accommodate commercially-viable floorplates as well as retail exposure.

Separate buildings on each “site” by landscaped courts or outdoor walkway that provide views of mainstreet actvitiy from the main roads.

Maximise activity facing the new street + walkways by siting lower storeys without any setback from footpaths and accommodating a nearly-continuous mix of shopfronts, building entrances + balconies.

Consolidate entries to basements + service areas via the new street to protect desired levels of activity facing all streets + courtyards.

Built form

Provide a continuous podium of up to two storeys facing all streets, and shape each podium to address major street corners.

Avoid extensive sheer vertical facades by setting upper storeys back from their podium.

Achieve a varied skyline by providing different heights, profiles + roof forms for successive buildings.

Design quality of facades should consider visibility from all quarters.

Siting and design of apartment storeys should provide at least two hours sunlight daily for living areas in 70% of new dwellings

Carlingford Road, Carlingford Precinct

Key Development Principles Diagram

Strategy

Redevelopment of up to five storeys should accommodate residential flats, offices, business + / or retail premises, serviced by basement parking.

Expand the existing public domain in order to encourage high levels of pedestrian activity plus a variety of new businesses + local employment.

Refer all development applications to RailCorp to confirm any requirements in relation to the Parramatta – Epping railway.

Servicing

Establish a rear laneway to provide kerbside parking for customers + deliveries, access to basement parking, screened by trees + hedges to protect the amenity of residential neighbours.

Prevent left turns from Keeler Street to Pennant Hills Road.

Public frontages

Divide this street block by at least two broad outdoor walkways to encourage new pedestrian + business activities in locations which are commercially-visible + sunny.

Maximise activity facing all streets + walkways by siting lower storeys without any setback from footpaths and accommodating a nearly-continuous mix of shopfronts, building entrances + balconies.

Consolidate entries to basements + service areas via the new rear laneway to protect desired levels of activity facing all streets + new walkways.

Built form

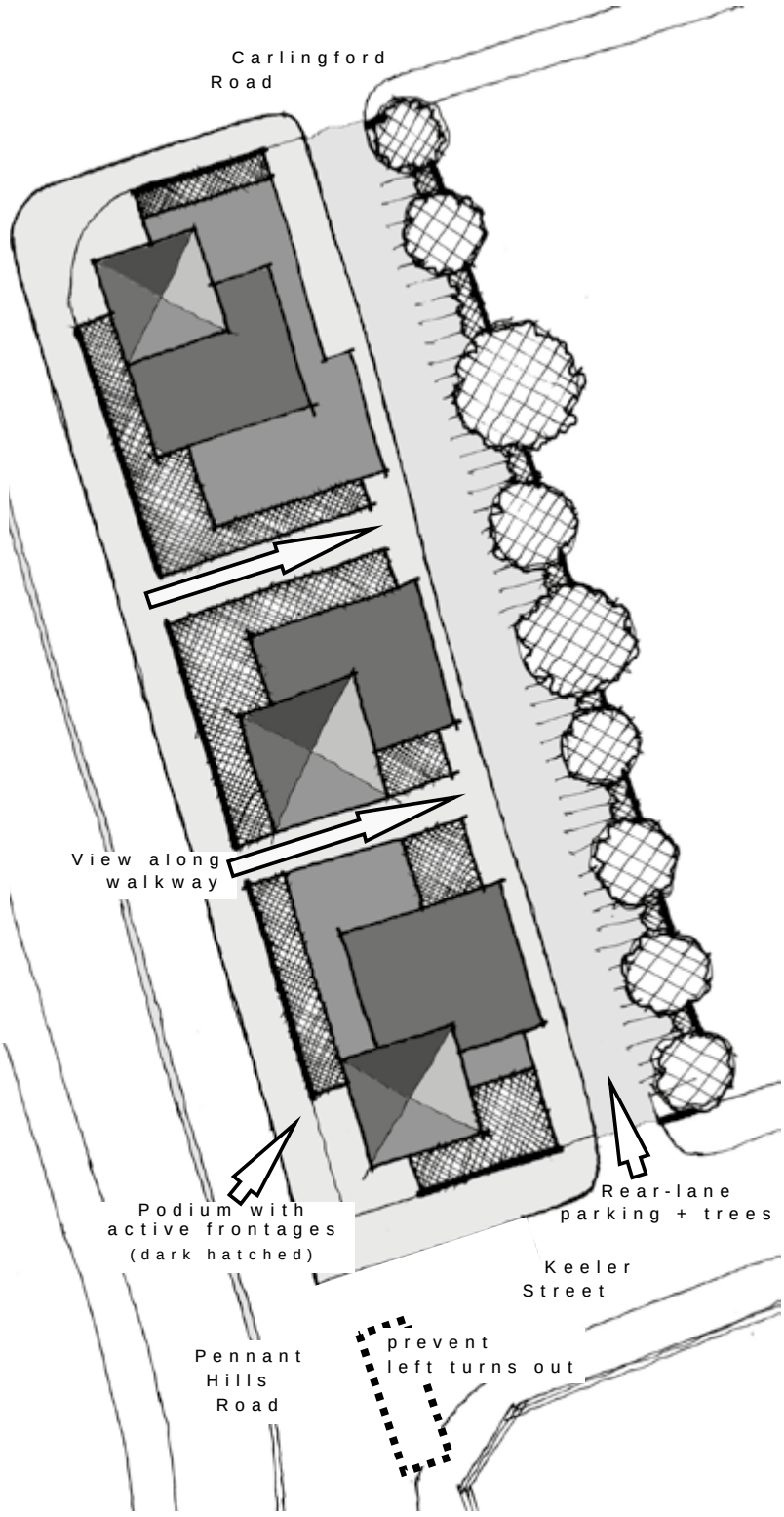
Provide a continuous podium of up to two storeys facing all streets, and shape each podium to address major street corners.

Avoid extensive sheer vertical facades by setting upper storeys back from their podium.

Achieve a varied skyline by providing different heights, profiles + roof forms for successive buildings.

Design quality of facades should consider visibility from all quarters.

Siting and design of apartment storeys should provide at least two hours sunlight daily for living areas in 70% of new dwellings.



4.5 Hornsby Town Centre

The following provides controls for development in the Hornsby Town Centre. The Hornsby Town Centre is divided into three planning precincts. The location of the Hornsby Town Centre and the planning precincts is depicted in Figure 4.5(a) below.

Note: Some land in the Hornsby Town Centre is zoned R4 High Density Residential and is also subject to the applicable built form controls in Part 3 Residential of the DCP.

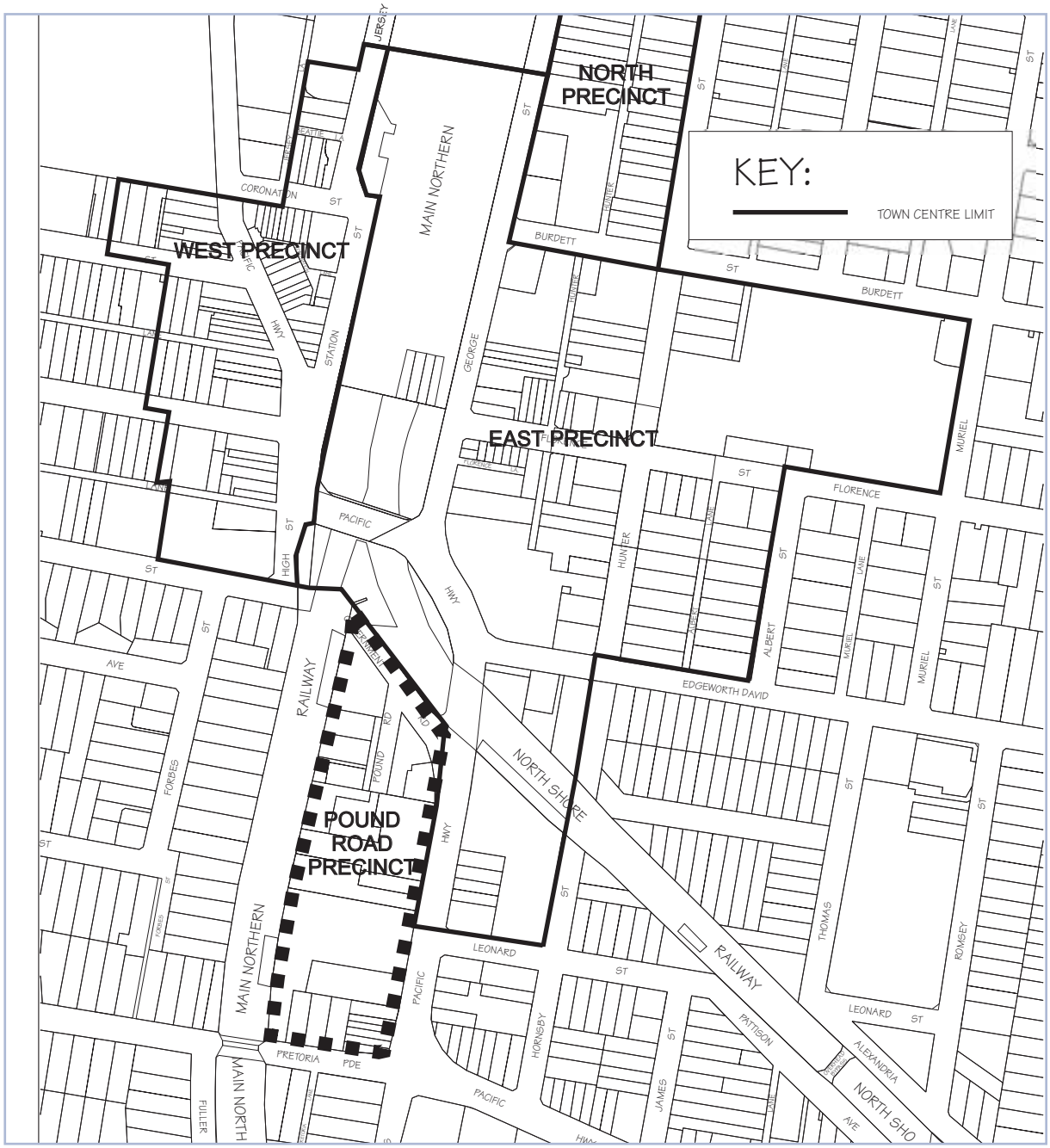


Figure 4.5(a): Hornsby Town Centre and Planning Precinct Boundaries.(C)

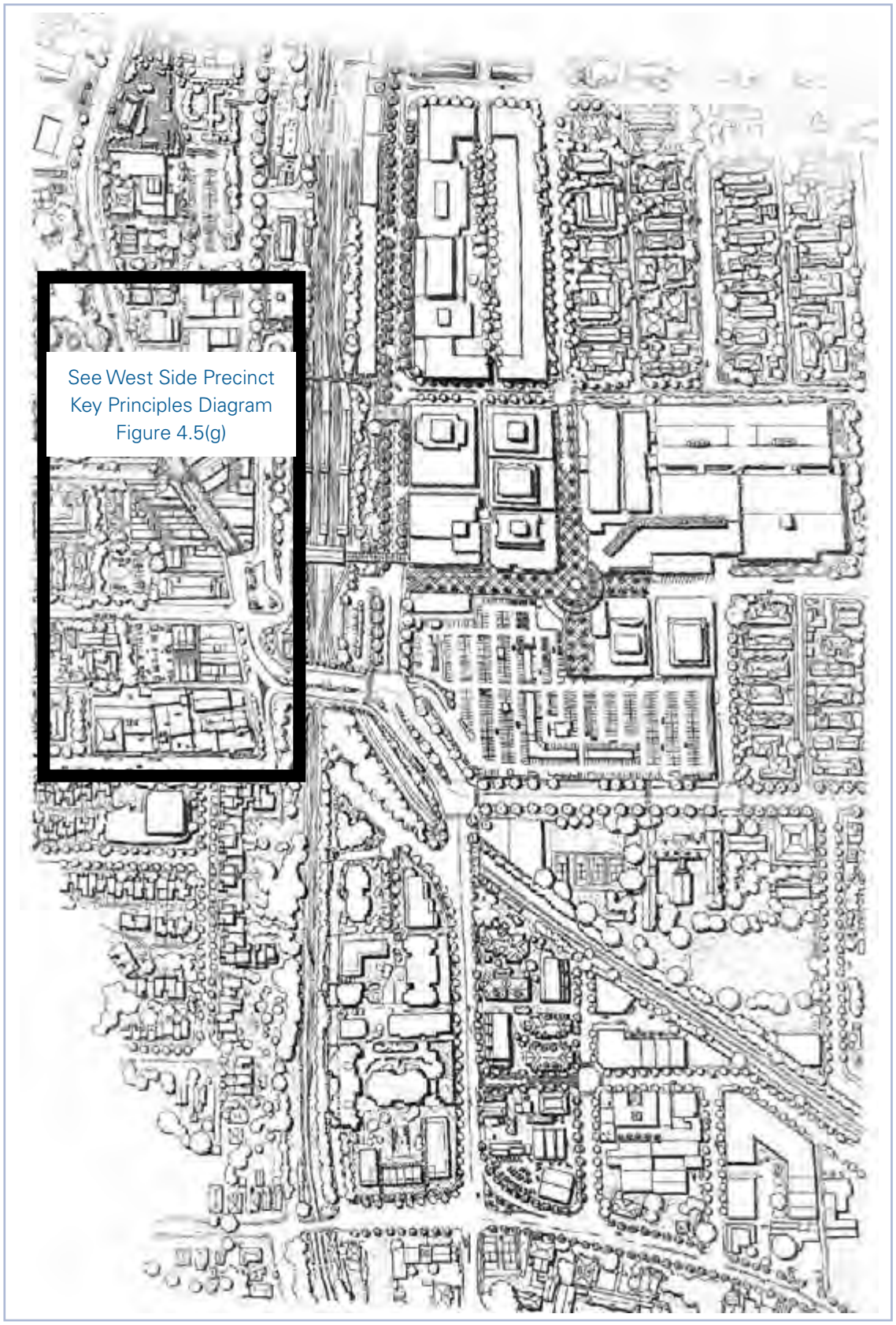


Figure 4.5(b): Hornsby Town Centre Masterplan diagram (aerial view).

4.5.1 Desired Future Character

Desired Outcome

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

Prescriptive Measures

a. Development applications should demonstrate compatibility with the following statements of desired character.

The Hornsby Town Centre will be a vibrant and attractive place to live, shop, work and visit and provide a diversity of goods, services and employment opportunities.

The Town Centre encompasses a commercial core surrounded by light industrial, civic/community and residential development of varying density. Development within and adjacent to the core should provide or support the provision of offices and services of sub regional strategic significance.

Development within the Town Centre will be consistent with the urban form and public domain improvements depicted in the Masterplan Diagram in Figure 4.5(e). The design and use of buildings will incorporate active uses adjacent to public streets and places to contribute to the vibrancy of the area. Building design will promote pedestrian comfort and amenity through the inclusion of building features that enhance a pedestrian scale at the base, shade and shelter, safety and security and access for people with a disability. Development will improve physical connections across the railway line, linking the older, western, and newer, eastern parts of the Town Centre.

Buildings at gateways, arrival points or feature points will incorporate elements that signify the focal point of the Town Centre. Avenues of street trees along the main vehicular and pedestrian links will enhance the visual quality of the area.

The Town Centre has developed into three distinctly identifiable precincts, to the east and west of the Hornsby Transport Interchange and north of the main commercial precinct. Development should be consistent with the individual characteristics of the precincts, as described in the following:

East Precinct

Development in the east precinct will be consistent with the role of much of the precinct as the commercial core, being the major focus of retail and commercial activity within Hornsby Shire and the sub regional area.

Building design will provide a pedestrian scale at the base and incorporate a podium. Upper levels will be set back to maximise solar access to the public domain and reduce the impact of the building bulk on the streetscape.

The lower levels of buildings on the southern side of Burdett Street should incorporate active uses such as cafes, outdoor dining and other retail activities to identify the entrance to the retail core.

Buildings located adjacent to the Florence and Hunter Street Mall will integrate with the Mall. The Town Square at the junction of Florence and Hunter Streets provides a focal point for the public domain. Development adjacent to and within the Town Square should facilitate this role by the provision of seats, shade and performance areas such as steps and terraces. Ground floor uses fronting the Town Square include outdoor dining at cafes and restaurants that encourage longer and more active use of the public domain.

Figure 4.5(c): East Precinct Boundary.(C)

North Precinct

The north precinct will provide an extension of the existing commercial centre and accommodate a wide range of living, employment and recreational activities.

Building bulk and scale will step up from the adjacent residential area (to the east of Hunter Street) to the development along George Street. The ground floor of buildings fronting Hunter Street should incorporate non-residential uses that activate the street frontage. The lower levels of buildings fronting George Street should incorporate active uses such as cafes, outdoor dining and other retail activities. Buildings will incorporate awnings to provide a pedestrian scale and to provide shelter. High density residential development located above the commercial podium should contribute to the function of the Centre and maintain after hours vitality.

Development will facilitate the provision of wide tree lined footpaths, a uniform building edge, awnings and local convenience outlets to create a distinct character and vibrant living and working environment.

Figure 4.5(d): North Precinct Boundary.(C)

West Side Precinct

The West Side precinct is the traditional heart of Hornsby. The precinct will be a mixed use, street based centre that provides a range of housing, retail and commercial offices, food outlets, entertainment and employment opportunities to support the larger centre and service the working and residential populations in the area.

Improvements in the public domain including reconnecting Cenotaph Park to the precinct through a new public plaza that will be a gateway to Hornsby by creating a formal entry from the Rail Station through to the Pacific Highway, pedestrianising parts of Dural Lane, development of new lanes for vehicular access, footpath paving and widening, installation of bollards, provision of seating, installation of street furniture and traffic calming measures.

Development along the Pacific Highway and Coronation Street should strengthen the 'main street' shopping and dining character of the precinct and should preserve high value heritage buildings and facades that enhance the streetscape and contribute to the overall sense of place of the precinct.

New buildings should reinforce the traditional shopping centre character of the precinct though well scaled podium forms, a consistent street wall height, active frontages and continuous awnings to primary streets that together contribute to the pedestrian experience. Tower elements should be set back from the podium and be located at prominent locations to provide focal points and enclosure to the public realm.

West Side Precinct Structure Plan and Key Principles Plan

Figure 4.5(f) illustrates the West Side Precinct Structure Plan. This plans sets out the primary guiding principles for the built form controls and public domain upgrades. The Structure Plan is supported by the Hornsby West Side Precinct Urban Structure Plan and West Side Precinct Urban Design Analysis Reports.

The Structure Plan forms the primary overlay for more specific controls that guide other aspects of development.

Figure 4.5(g) illustrates the Key Principles for the West Side Precinct. These principles illustrate the intent and strategy underpinning the Structure Plan, Public Domain Plan and more specific detailed controls in this document.

Figure 4.5(e): West Precinct Boundary.(C)

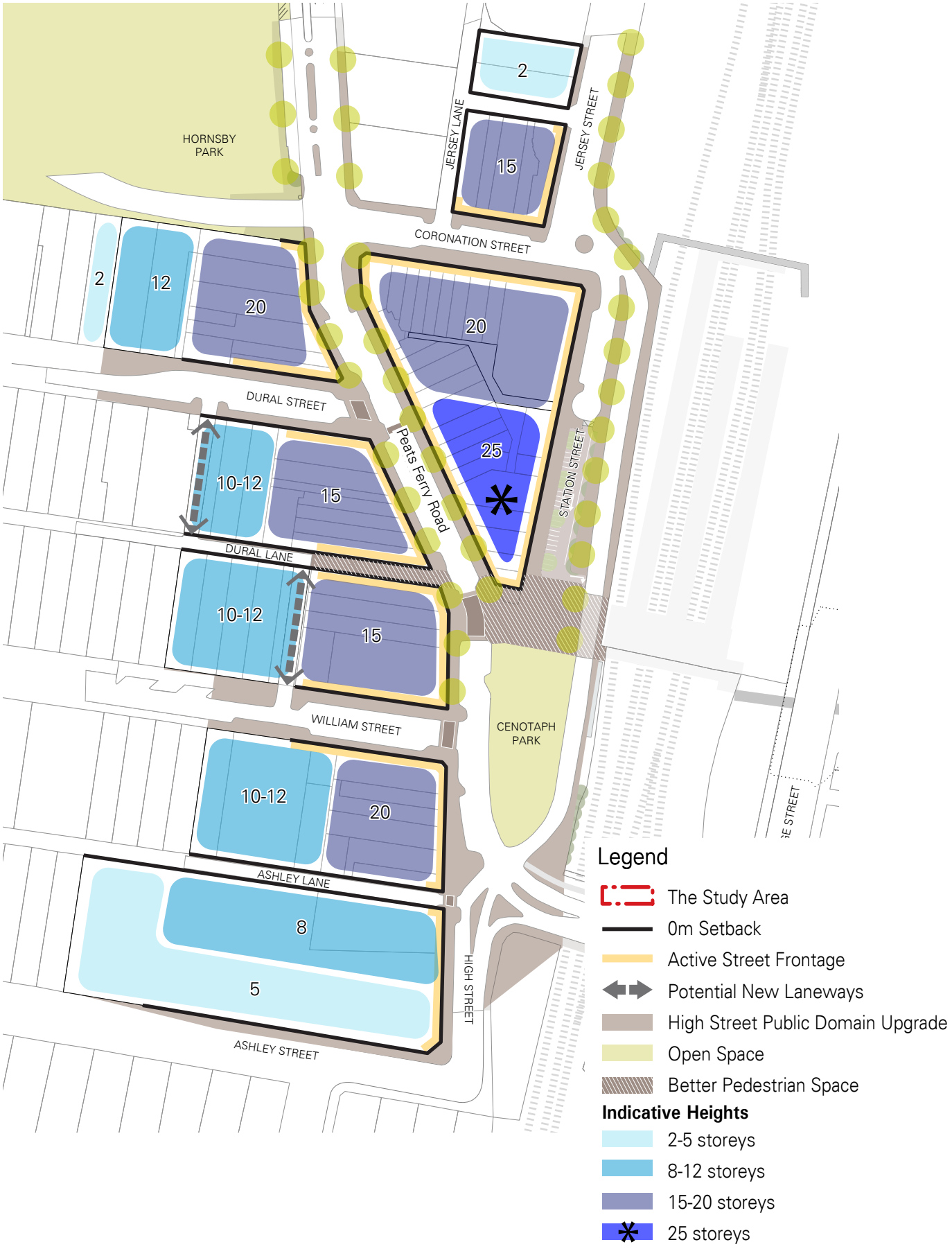


Figure 4.5(f): West Side Precinct - Structure Plan. (C)

Figure 4.5(g): West Side Precinct - Key Principles Diagram. (C)

4.5.2 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 and 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.

4.5.3 Site Requirements

Desired Outcome

a. Buildings located on consolidated development sites that achieve desired urban design outcomes and efficient use of land to avoid the creation of isolated sites.

Prescriptive Measures

General

a. The development site should be consistent with the site amalgamation provisions for the precinct.

b. Where a development proposal results in an adjoining site within the precinct with a primary street frontage that is not consistent with the site amalgamation provisions, 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.

Note:

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

North Precinct

d. George Street properties should amalgamate in accordance with the site amalgamation diagram Figure 4.5(h).

e. Hunter Street properties should amalgamate a minimum of 4 lots or 40 metres measured at the primary street frontage to achieve an FSR of over 2:1.

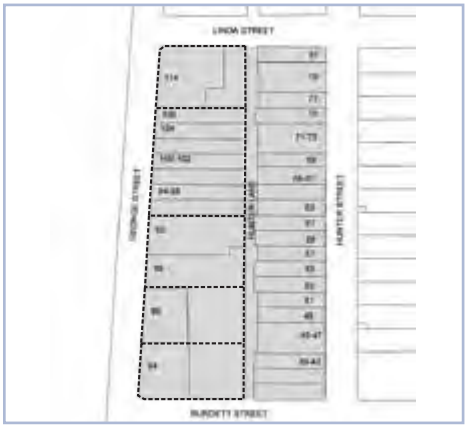


Figure 4.5(h): North Precinct site amalgamations shown dotted.(C)

4.5.4 Scale

Desired Outcome

a. Development with a height, scale and intensity compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Floor Space Ratio

a. The maximum floor space ratio for business lands shall be in accordance with the HLEP *Floor Space Ratio Map* as follows

Table 4.5.3(a): Summary of HLEP FSR Provisions

HLEP Area	Maximum FSR (total)	Maximum FSR (Residential use)
T	2:1	
V	3:1 (+FSR variations for Area 8)	Area 2 - 2:1
Z	5:1	Area 1 - 2:1 Area 3 - 1:1

b. As detailed in Table 4.5.3(a) above, the proportion of any building in Areas 1, 2, and 3 (as identified on the HLEP Floor Space Ratio Map) able to be used for residential accommodation is limited pursuant to the provisions of Clause 4.4(2A) of the HLEP.

c. Within the West Side Precinct, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space variation are provided in Clause 4.4 (2D) of the HLEP.

Notes:

As detailed in Clause 4.5 of the HLEP, the Floor Space Ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of Gross Floor Area.

Floorplates - West and North Precinct

d. Residential floorplates should have a maximum dimension of 18 metres, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point. Balconies and terraces may project beyond this maximum.

e. Commercial floorplates should have a maximum dimension of 35 metres, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point.

Height

f. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.5.3(b) (excluding basement carparking).

Table 4.5.3(b): Translation of Height to Storeys

HLEP Area	Maximum building height (m)	Maximum Storeys - Commercial building	Maximum Storeys Mixed Use building
I	8.5m	2 storeys	2 storeys
O	16m	4 storeys	4 storeys
S	23.5m	6 storeys	7 storeys
T1	26.5m		8 storeys
U	32.5m	8 storeys	10 storeys
V1	35.5m	9 storeys	11 storeys
V2	38.5m		12 storeys
W1	40m	10 storeys	13 storeys
X	48m	12 storeys	15 storeys
AA1	62.5		20 storeys
AA2	77.5		25 storeys

g. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

h. Buildings within the West Precinct are to incorporate a commercial podium with a height of 2 to 5 storeys (8.5-17.5 metres), in accordance with Figure 4.5(i).

i. Mixed use buildings within the North Precinct are to incorporate a commercial podium with a height of 3 storeys (12 metres), in accordance with Figure 4.5(j).

j. Buildings within the East Precinct are to incorporate a commercial podium with a height of 2 to 3 storeys (8-12metres), in accordance with Figure 4.5(l).

k. A transition in building height should be provided at sensitive interface areas adjacent to heritage items and adjacent residential areas outside the precinct boundaries.

Notes:

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 level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

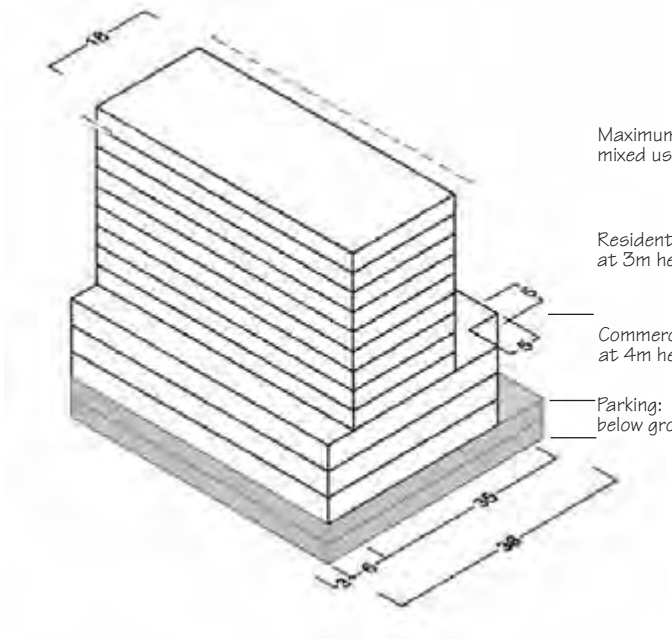
(a) a space that contains only a lift shaft, stairway or meter room, or

(b) a mezzanine, or

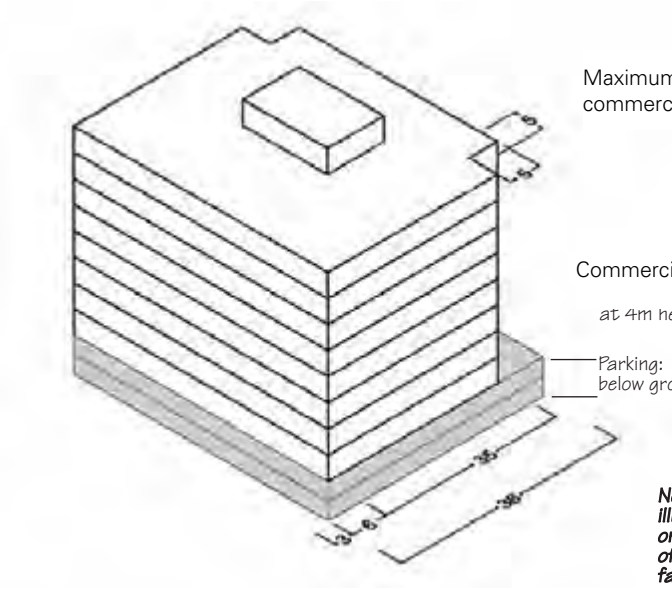
(c) an attic.

A mixed use building described above comprises a building with a commercial podium and residential floors above.

Figure 4.5(i): West Side Precinct - Building Height Plan. (C)



MIXED USE DEVELOPMENT ENVELOPE



Note: These diagrams illustrate building envelopes only and are not indicative of external finishes or facade treatments

COMMERCIAL DEVELOPMENT ENVELOPE

Figure 4.5(j): North Precinct (George Street) building height illustration.(I)

4.5.5 Setbacks

Desired Outcome

a. Well articulated building forms with a pedestrian-friendly scale that encourages commercial activity and provides for landscaping, open space and separation between buildings.

Prescriptive Measures

General

a. Buildings should generally have zero setbacks to property boundaries, except where otherwise indicated in the prescriptive precinct controls.

b. Council may consider a different building setback than specified where it can be shown that new development will integrate with the streetscape, or where it is appropriate to modify the setback and include awnings, or colonnades, for the protection of pedestrians.

c. 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,
- Sunshades and screens, and
- Blade columns which support roofs or sunshades.

d. Where a property adjoins a boundary with a residential landuse, greater setbacks may apply to the upper storeys in accordance with the separation controls in Section 4.5.7 Privacy and Security.

e. A transition in setbacks should be provided at sensitive interface areas adjacent to heritage items.

Notes:

Greater setbacks may apply to the upper residential storeys in accordance with the separation controls in the Residential Flat Design Code.

Refer to Part 9 Heritage of this DCP for additional heritage controls.

North Precinct

f. The setbacks of all buildings and structures to the boundaries of the site are prescribed in Table 4.5.4(a) for the North Precinct and illustrated in Figure 4.5(k).

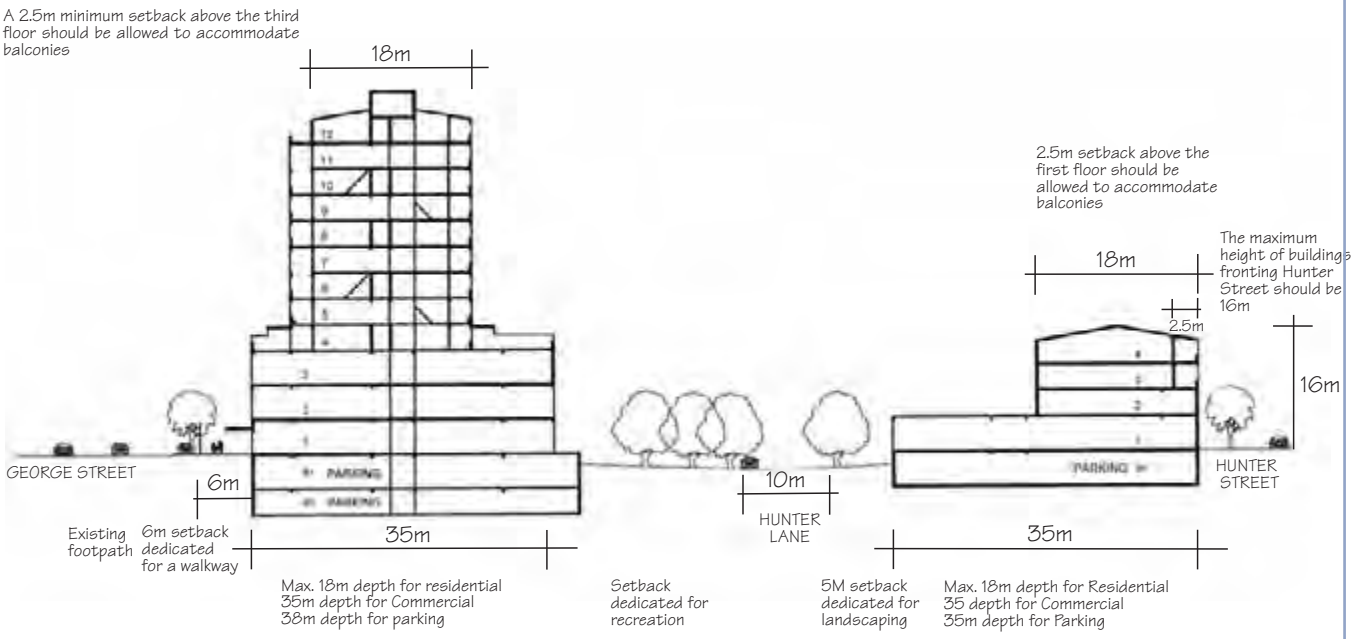
Table 4.5.4(a): Minimum Setbacks - North Precinct

COMMERCIAL FLOORS and BASEMENT PARKING	
Location	Building Setback
George Street	6m
Burdett Street	3m
Linda Street	3m
Hunter Street	0m for buildings up to 8m, thereafter setback a minimum of 2.5m
Hunter Lane (rear)	A maximum rear building line as follows: George St sites - 41m measured from the George Street frontage Hunter St sites - 35m measured from the Hunter Street frontage
Side boundary	0m
Basement parking setback	As per the above, with an encroachment of up to 3m in the rear setback adjacent to Hunter Lane (for George Street properties only)
RESIDENTIAL SETBACKS	
Location	Minimum Building Setback
George Street	8.5m
Burdett Street	5.5m
Linda Street	5.5m
Hunter Street	2.5m
Hunter Lane (rear)	A maximum rear building line as follows: George St sites - 26.5m measured from the George Street frontage Hunter St sites - 18m measured from the Hunter Street frontage
Side boundary	0m

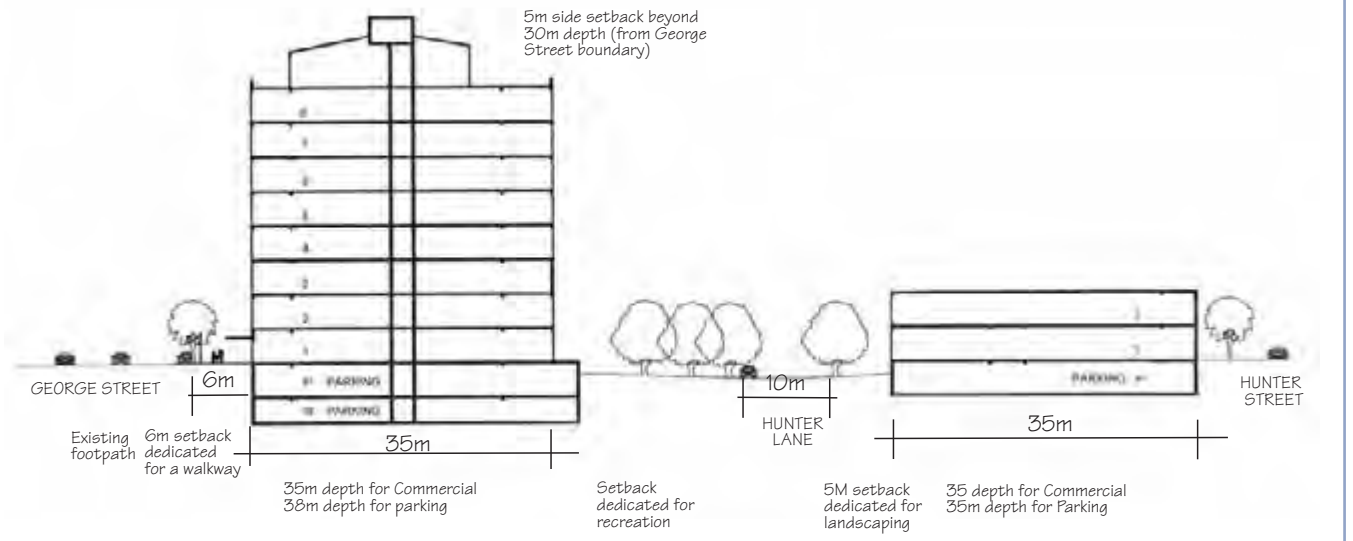
g. Mixed use buildings are to incorporate a commercial podium adjacent to the public domain with upper level residential floors setback in accordance with Figure 4.5(h).

h. Balconies adjacent to the street are able to encroach into the minimum residential building setbacks by 2.5 metres in the following locations:

- On the floor immediately above the 3 storey commercial podium fronting George Street, and
- On residential floors above the ground floor on-sites adjacent to Hunter Street.



MIXED USE DEVELOPMENTS



COMMERCIAL DEVELOPMENTS

Figure 4.5(k): North Precinct setbacks in section.(C)

East Precinct

a. The setbacks of all buildings and structures to the boundaries of the site are prescribed in Table 4.5.4(b) for the East Precinct:

Table 4.5.4(b): Minimum Setbacks - East Precinct

Location	Building Setback
George Street (south Burdett St)	3m
Burdett Street (south)	3m
Hunter Lane (south)	2m
Pacific Highway (south of rail line)	4m
Leonard Street	3m
Side boundary	0m

b. A pedestrian colonnade should be provided in the required building setback area as indicated on Figure 4.5(l).

c. Buildings should incorporate a podium adjacent to the public domain with a height of 2 to 3 storeys (8-12 metres) and in accordance with Figure 4.5(m).

d. The upper levels above the 2 to 3 storey (8-12 metre) podium should be setback in accordance with Figure 4.5(m).

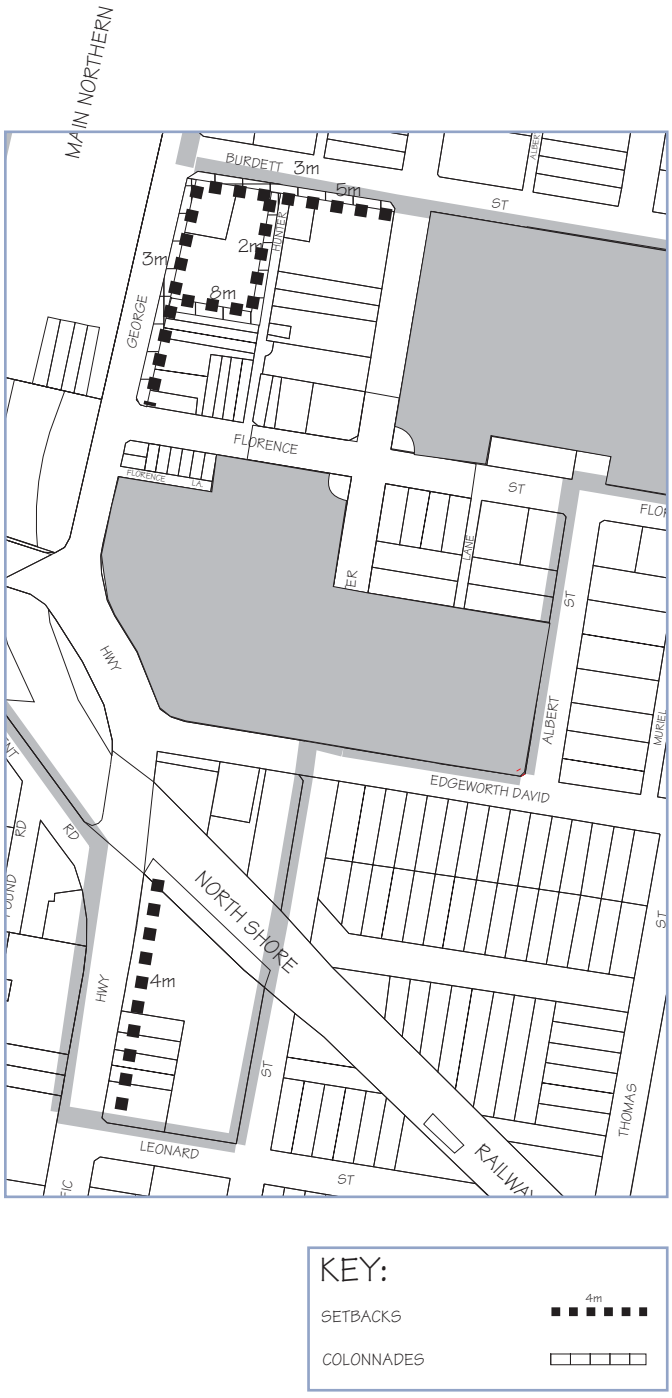


Figure 4.5(l): East Precinct podium setbacks and colonnades.(C)

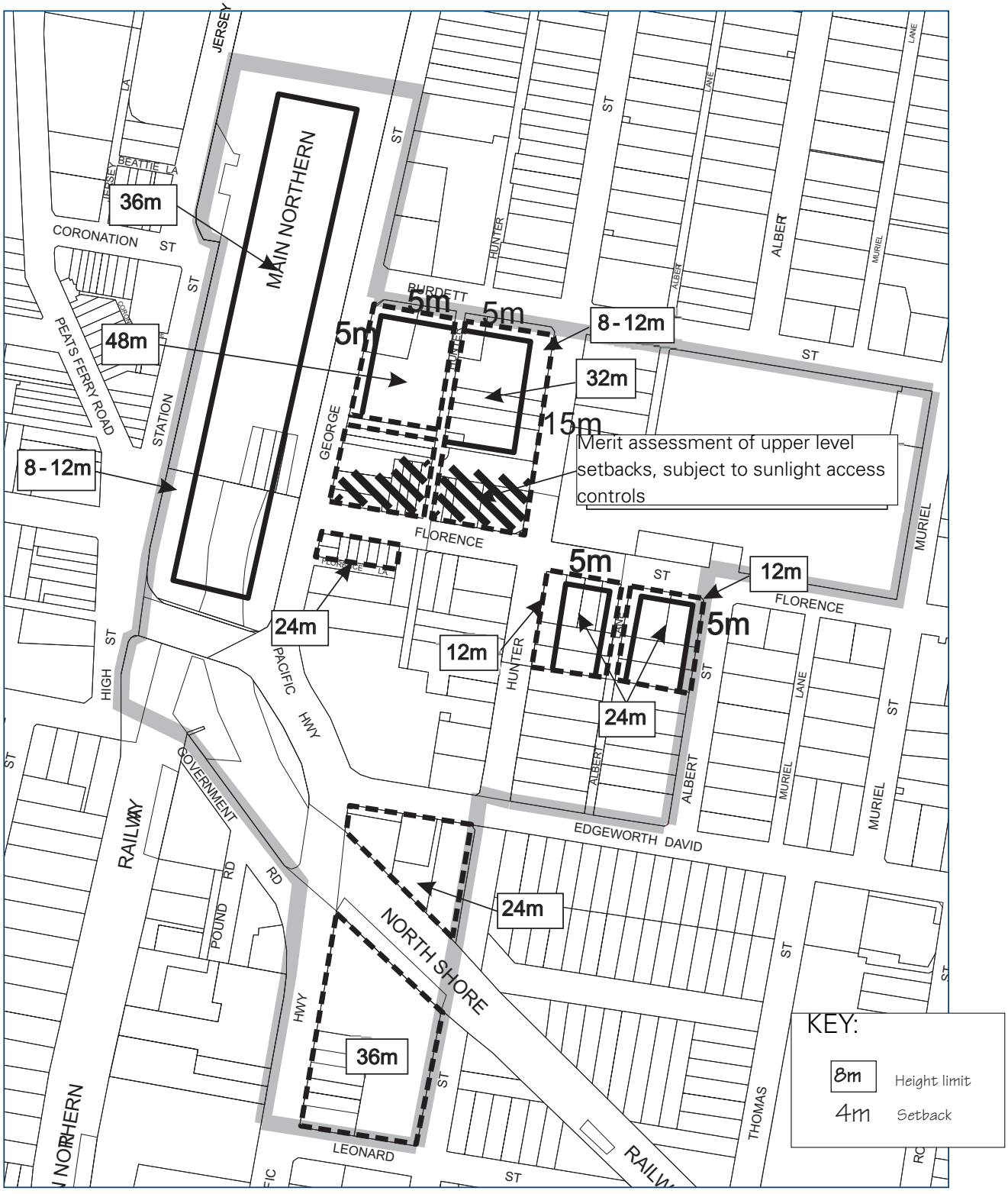


Figure 4.5(m): East Precinct heights and upper level setbacks.(C)

West Precinct

e. The setbacks of all buildings and structures to the boundaries of the site are prescribed in Table 4.5(c) for the West Precinct:

Table 4.5.4(c): Ground Floor Minimum Setbacks - West Precinct

Location	Building Setback
Pacific Highway	0m
Coronation Street	0m
Station Street	0m
Jersey Street	0m
Jersey Lane	0m
Beattie Lane	0m
Dural Street (active frontage)	0m
(other frontage)	3m
Dural Lane (active frontage)	0m
(other frontages)	3m
William Street (active frontage)	0m
(other frontages)	3m
High Street	0m
Ashley Lane (active frontage)	0m
(other frontages)	3m
Ashley Street (active frontage)	0m
(other frontages)	3m
~~(RSL carpark frontage)~~	~~3m~~
Hornsby Park Edge Interface	
(active frontage)	0
(other frontages)	3m
Interface with Residential Zoning	6m
Upper Floor Minimum Setbacks (Figure #.#)	
Location	**Upper Floor Setback**
Pacific Highway	6m
Coronation Street	6m
Station Street	0-3m
Jersey Street	3m
Dural Street	3m
Dural Lane	3m
William Street	3m
High Street	6m
Ashley Lane	0m
Ashley Street	3m
Hornsby Park Edge Interface	3m

f. Despite the above table, car parking stations may be built to the front boundary where a facade is provided that presents a built form consistent with the character of commercial/retail buildings within the precinct.

g. Ground Floor Minimum setbacks are illustrated in Figure 4.5(n).

h. The upper levels above the 2 to 3 ~~5~~-storey (8.5-17.5 metre) podium should be setback in accordance with Figure 4.5(o).

Figure 4.5(n): West Side Precinct - Ground Floor Minimum Setbacks. (C)

Figure 4.5(o): West Side Precinct - Podium Heights and Upper Floor Setbacks (C)

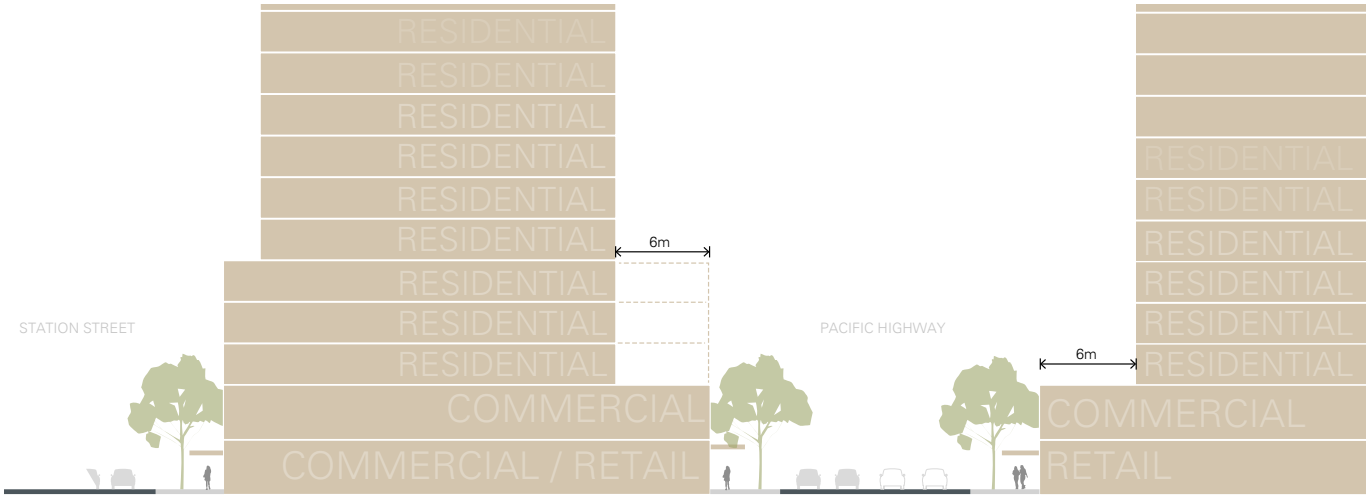


Figure 4.5(p): Upper level setbacks to Peats Ferry Road. (C)

4.5.6 Open Spaces

Desired Outcome

a. Development that incorporates passive and active recreation areas with privacy and access to sunlight.

b. Development that increases the amount and quality of open space available for use by workers and the residential population.

Prescriptive Measures

General

a. Communal and/or public open space should be provided in accordance with the Open Space Plan at Figure 4.5(q).

Hornsby Park

b. Hornsby Park should provide active and passive recreation areas.

c. Development adjacent to the Park should engage with, and preserve and enhance the Park's heritage value.

Note: Refer to the Hornsby Park Masterplan for details regarding its development.

Hunter Lane

d. A central green space should be created which acts as a gathering and recreational area for the residents and workers of the precinct.

Leonard Street and Pound Road Recreation Areas

e. Street closures and passive recreation areas should be provided in Leonard Street and Pound Road. The recreation area should provide appropriate recreational amenities for residents of adjacent high density residential development.

Note: refer to Section 3.5 of the DCP for the Pound Road Precinct.

Cenotaph Plaza and Park

f. Paving, landscaping, street furniture and water features should link rail station & bus interchange to the Pacific Highway through a plaza that connects Station Street to Cenotaph Park and contribute to a sense of arrival to Hornsby.

g. Landscaping in the park should reinforce and enhance the Hornsby War Memorial and Palms.

Note: Refer to Figure 4.5(r) West Side Precinct Landscape and Public Domain Plan

Dural Lane

h. Pedestrianise portion of Dural Lane at the Pacific Highway in a similar paving material as Cenotaph Plaza.

i. Provide low level planting, trees and bollards where necessary.

Note: Refer to Figure 4.5(r) West Side Precinct Landscape and Public Domain Plan

Shop Top Housing

j. Every dwelling should be provided with a principal private open space in accordance with Table 4.5.5(a).

Table 4.5.5(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

k. 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.

l. 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

m. A principal communal open space area should be provided for any development over 8 storeys with more than 10 dwellings as follows:

- be located on a podium;
- have a minimum area of 50m2
- have a minimum dimension of 6 metres;
- be landscaped for active and/or passive recreation and encourage social interaction between residents;
- receive at least 2 hours of sunlight during midwinter;
- be located to provide direct site lines and convenient access from the building lobby; and
- be sited and designed to protect the amenity of adjacent dwellings.

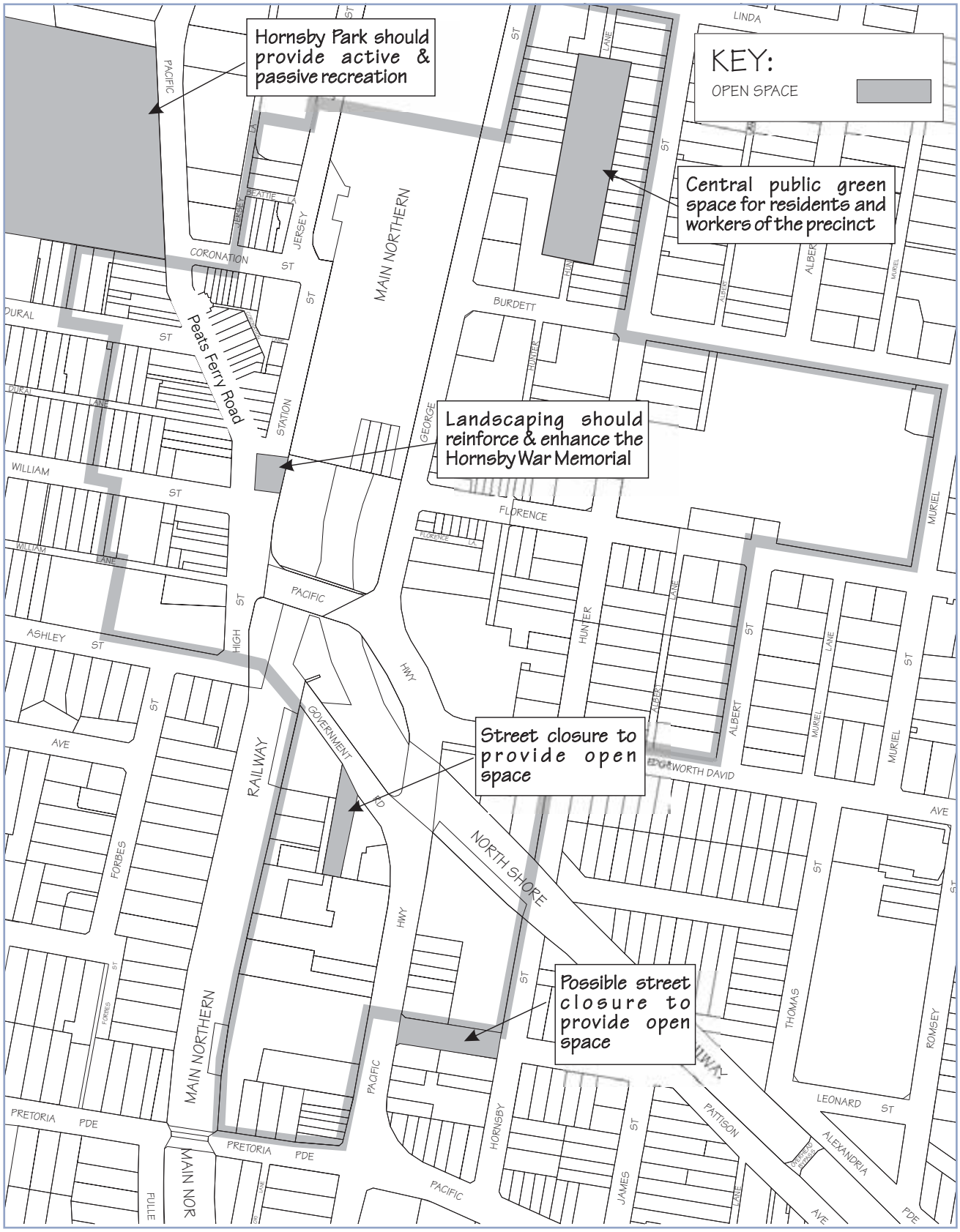


Figure 4.5(q): Open Space Plan.(C)

4.5.7 Landscaping

Desired Outcome

a. Development that contributes to attractive streetscapes by providing shade along pedestrian frontages and screen planting along boundaries.

b. Development that preserves significant trees that add to the environmental character of the commercial centre.

c. Development that incorporates green roofs and walls to improve air quality, amenity, ambient air temperature, building insulation, bird habitat and aesthetic quality of the urban environment.

d. Development that incorporates edible gardens or community vegetable gardens into the design of the proposed open public spaces and/or rooftops.

Prescriptive Measures

General

a. Landscaping should be included in building setback areas to complement the appearance of the building.

b. Setbacks from sensitive areas should be fully landscaped.

c. Green roofs and walls should be incorporated into the design of development where appropriate.

d. Green roofs are to be located in accessible, serviceable and visible parts of the roof, such as the lower parts of a development with varying heights.

e. Habitable green roof areas designed for use as recreation facilities are to have a high standard of finish and design. A detailed desciption and plan of roof top design is to be submitted with the development application as part of the landscape plan.

f. The design of any habitable green roof area is to address:

- visual and acoustic privacy;
- safety;
- security;
- roof maintenance and servicing; and
- wind effects.

g. 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 consistent with the public domain element at Section 4.5.11 of this DCP, 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.

Shop Top Housing

h. Residential levels should be landscaped with native or exotic species in planter boxes watered by recycled grey water or stormwater to provide screening.

i. Where communal open space is required, these spaces should include lawn areas surrounded by hedges of shrubs.

Retention of Landscape Features

j. Buildings, driveways and service trenches should have a minimum setback that complies with AS4970 from trees that have been assessed as significant or which are visually prominent streetscape elements.

Fencing

k. Fencing is discouraged in the primary and secondary street frontage setbacks.

l. Allotments adjoining residential lands should be fenced with appropriate residential style fencing.

m. 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.

Notes:

Sensitive areas include any adjoining residential lands, community uses, educational uses, public open spaces and recreational areas.

The applicant is encouraged to incorporate species from Council's publication *Indigenous Plants for the Bushland Shire* available at Council's website hornsby.nsw.gov.au as part of the development.

Details of street tree planting plans are provided at Section 4.5.11 Public Domain and Traffic Management Works.

Figure 4.5(r): West Side Precinct - Landscape & Public Domain Plan. (C)

4.5.8 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. For development at the interface of a commercial area and a residential zone, development should encourage views from the commercial area to the horizon rather than downward onto residential areas.

b. The commercial and residential component of development should be distinguished in terms of building entries and private, communal and public open space.

c. Orient dwellings living rooms and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.

d. The minimum separation between residential buildings should comply with Table 4.5.7(a).

Table 4.5.7(a): Minimum Separation between buildings

Height	Separation
Up to 4 storeys/12m	12m between unscreened habitable rooms/ balconies/ principal private open space areas
5 to 8 storeys/ up to 25m	18m between unscreened habitable rooms/ balconies/ principal private open space areas
9 storeys and above/ over 25m	24m between unscreened habitable rooms/ balconies/ principal private open space areas
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

e. Where communal open space is required, balconies, terraces or bedroom windows near communal areas should be screened or separated from the street and active communal areas by landscaping to protect the privacy of dwelling occupants.

f. Common residential lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.

Security

g. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.

h. Private open spaces, living room windows, commercial unit windows and lobbies should be designed and oriented to overlook the street and communal open spaces on the site.

i. 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.

j. Where a mix of land uses are proposed, separate, secure access should be provided to lift lobbies, basements and communal storage areas.

Notes:

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 1.5 metres high, measured from the floor level, and has no individual opening more than 30 millimetres wide, and has a total of all openings less than 30 percent of the surface area of the screen. A privacy screen required to protect an adjacent residence is to be fixed.

4.5.9 Sunlight and Ventilation

Desired Outcome

a. Development that maximises solar access to the public domain, pedestrian areas and public open spaces.

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

c. Development that encourages the connection of buildings to available or planned district energy, water and waste systems in urban renewal areas in order to achieve additional energy, water and waste efficiency arising from a precinct-wide approach to infrastructure.

Prescriptive Measures

General

a. On 22 June, public open space areas, and plaza areas should receive 2 hours of sunlight between 9am and 3pm to at least 50 percent of the area.

b. 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.

c. On 22 June, the active communal open space area should receive at least 2 hours sunlight between 9am and 3pm.

d. Development, including new planting, should try to maintain solar access to existing photovoltaic solar panels having regard to the performance of, efficiency, economic viability and reasonableness of their location.

e. Development should be designed and constructed to reduce the need for active heating and cooling by incorporating passive design measures including the design, location and thermal properties of glazing, natural ventilation, appropriate use of thermal mass and external shading (including vegetation).

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.

4.5.10 Housing Choice

Desired Outcome

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. Mixed-use developments 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 30% of proposed dwellings should be adaptable housing, designed to meet the needs of residents as they age.
- At least one third of adaptable units (ie. 10% of all units) are to be provided with a parking space designed for people with a disability.
- 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.

4.5.11 Vehicle Access and Parking

Desired Outcome

a. Development that provides for the safe and efficient movement of vehicles within and through the Town Centre.

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

c. Development that delivers sustainable transport options which benefit residents and/or employees.

d. Development that minimises the rates of private vehicle use and encourages the use of transport choices within the region.

Prescriptive Measures

Vehicular Access

a. Traffic access routes to and from the Town Centre should be promoted in accordance with the Access Routes Strategy Plan at Figure 4.5(u).

b. Primary access routes should be the main access routes for vehicles to and from the Town Centre. Direct vehicular site access to and from primary routes should be discouraged where possible in order to maintain capacity for through traffic movements. However, direct site access may be considered acceptable where it can be provided through a controlled intersection.

c. Secondary access routes should provide a feeder role between the Town Centre and primary access routes. Direct vehicular site access may be considered acceptable subject to appropriate design requirements. Where available, access should be provided via a lower ranked road.

d. Traffic circulation routes should be promoted in accordance with the Circulation Routes Strategy Plan at Figure 4.5(v) and should be considered in determining turning restrictions.

e. New lane ways in the West Side Precinct to provide access and tertiary circulation to Council car parking and properties with restricted vehicular access. Refer to figure 4.5(w) West Side Precinct - Vehicular Access Plan.

f. Vehicular access points should be consistent with Figure 4.5(t) and the following:

- North precinct - vehicular access to development sites should be from Hunter Lane.

g. For intensive traffic generating development, a traffic study may be required.

Note:

Development proposals exceeding a floorspace ratio of 4:1 should be accompanied by a comprehensive traffic assessment including modelling of relevant intersections.

Access Network

h. A Framework Travel Plan should accompany any development application for development within the West Side Precinct.

i. A final Travel Plan should be provided to Council prior to the issue of an occupation certificate.

Note:

A Framework Travel Plan is a travel demand management tool to promote the use of active and public transport to and from an entire development site. The primary purpose of the Framework Travel Plan is to coordinate a site-wide and building wide approach to influence the travel behaviour of employees, residents, clients and visitors away from single-occupancy car use towards more efficient modes of transport, including active transport such as walking and cycling, public transport such as train and bus, and car pooling and car sharing. The Framework Travel Plan is required where the future tenants are unknown.

A Travel Plan (or Final Travel Plan) is a travel management tool that promotes the development, implementation and monitoring of a coordinated transport strategy for an individual business or residential building. The primary purpose of a Travel Plan is to influence the travel behaviour of employers, employees, residents and visitors away from single-occupancy car use towards more efficient and sustainable forms of transport.

Car parking

j. On-site car parking should:

- be provided behind or beneath buildings,
- be accessed via rear laneways or side streets where available,
- share carpark entrances with adjoining properties where possible,
- be screened from the street and other public areas, and
- design the carpark entrance to incorporate other facade elements such as overhanging balconies or side planter boxes in the composition of the facade.

k. Public car parking should be provided via the following:

- the provision of decked parking above the existing Council carpark in William Street and the Hornsby RSL Club carpark as indicated on Figure 4.5(s) and/or
- the redevelopment of Site C in the East Precinct as indicated on Figures 4.5(x) and 4.5(y), which is accessed via Hunter Lane.

l. Constrained sites in the east precinct should provide a portion of required car parking in accordance with Council's Section 94 Contribution and Table 4.5.10(a).

Table 4.5.10(a): Parking Required to be Provided via Section 94 Contribution

Sites (see Figure 4.5(s)	On-site Parking	Parking Via S94 Contribution
Sites with limited vehicular access or site constraints	Tenant Parking at 1 space per 80m^2	Balance of required parking via S94
Sites A, B, E		
Site H	A portion of parking may be provided where access and circulation for vehicles can be achieved.	Balance of required parking via S94

m. Where vehicular access and/or site constraints restrict the ability to provide any parking on-site within a commercial development, all parking should be provided in a public car park (via a Section 94 Contribution) to meet the projected demand.

Note:

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

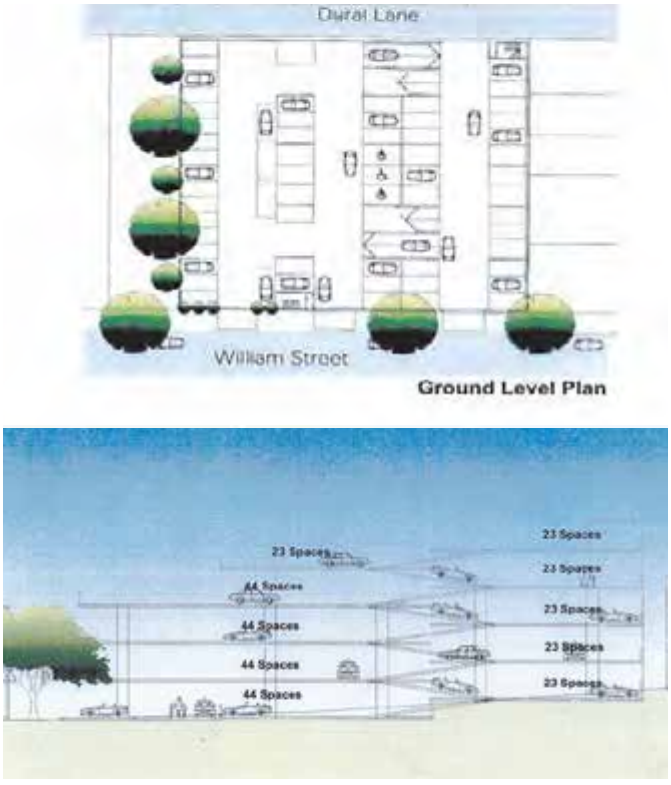


Figure 4.5(s): West Precinct public car parking concept plan.(E)

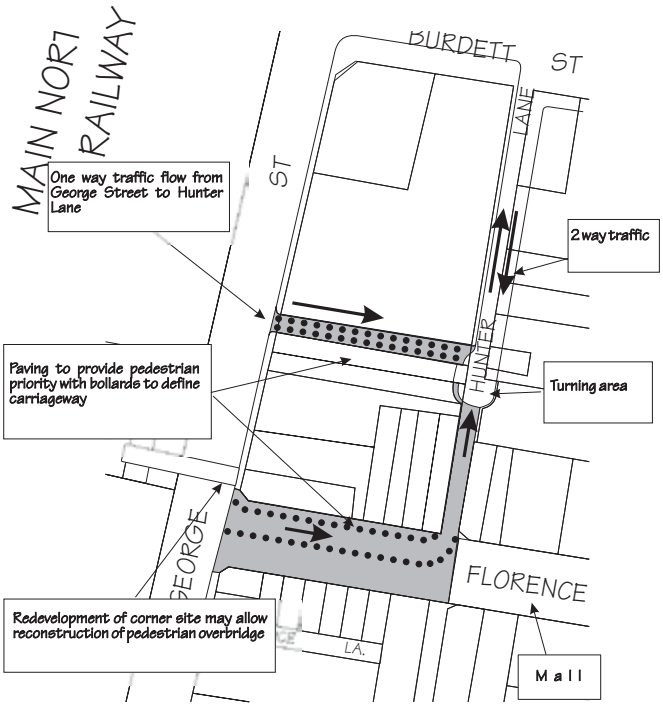


Figure 4.5(t): East Precinct Vehicular Access Plan.(C)

Figure 4.5(u): Traffic Access Routes Strategy Plan.(C)

Figure 4.5(v): Traffic Circulation Routes Strategy Plan.(C)

Figure 4.5(w): West Side Precinct - Vehicular Access Plan. (C)

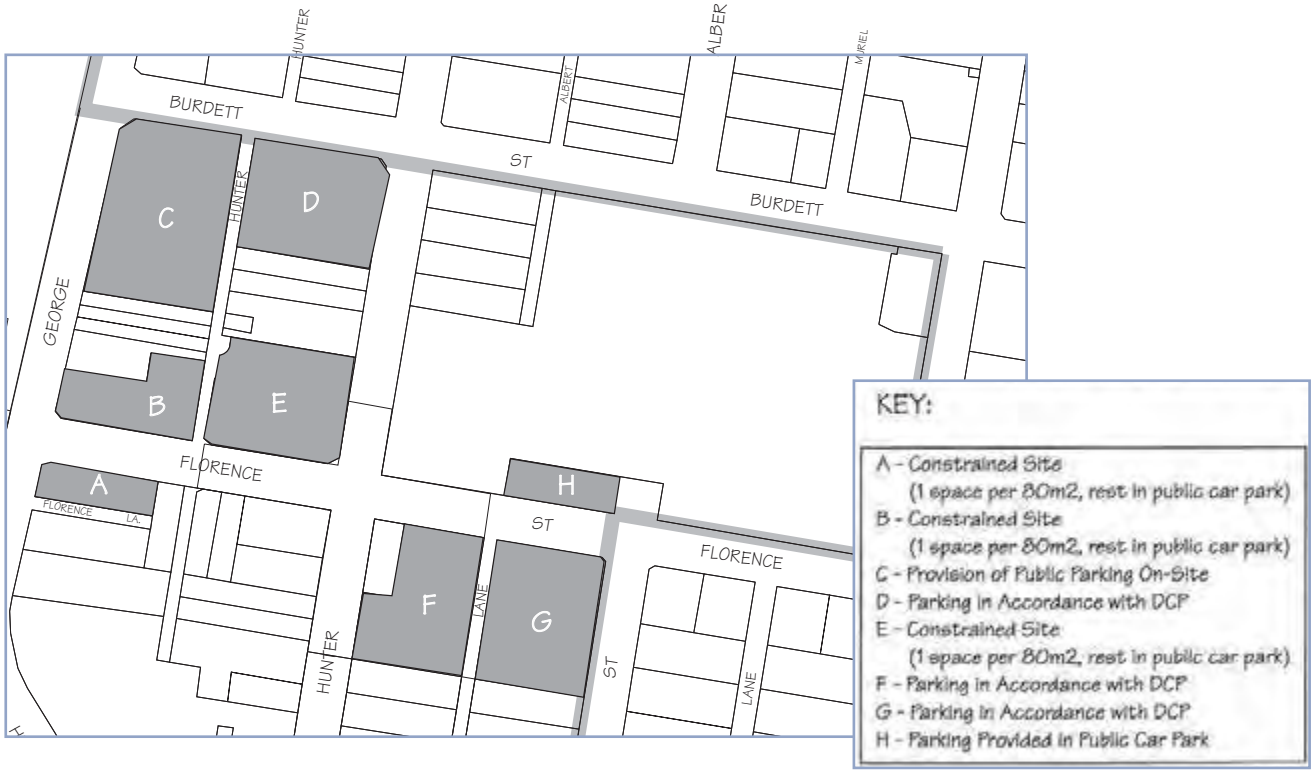


Figure 4.5(x): East Precinct car parking strategy.(C)

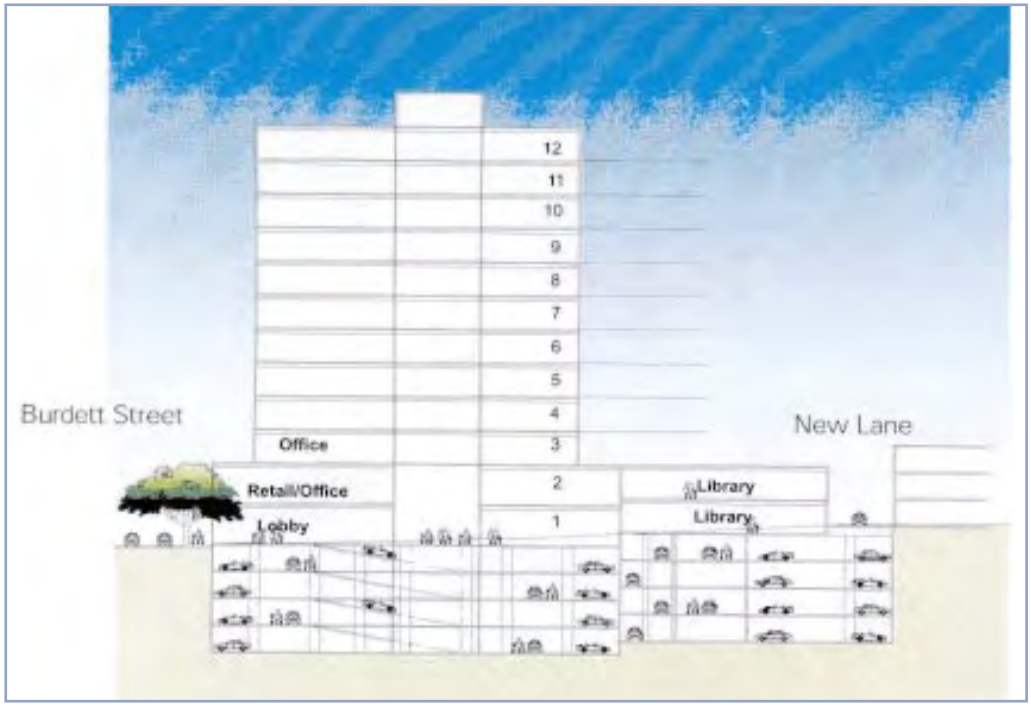


Figure 4.5(y): East Precinct public car parking concept plan - redevelopment of Site C.(E)

4.5.12 Public Domain and Traffic Management Works

Desired Outcome

a. A public domain that encourages vitality around and within development precincts.

b. Traffic management works that provide for the safe and efficient movement of vehicles to, from and within precincts.

Prescriptive Measures

General

a. Development of the public domain should make each precinct an attractive place that encourages development and provides amenity for workers, residents and visitors.

b. Embellishment of the public domain should include street furniture, new street plantings, and footpath improvements.

c. Lighting for streets, parks and any other public domain spaces provided as part of a development should be energy efficient LED lighting.

Street Trees

d. Street tree planting should be provided in accordance with Figure 4.5(z)

e. The road approaches to the Town Centre should be landscaped to provide an extension of Hornsby Shire's bushland quality to present a distinct change in the street treatment within the Central Core.

f. Primary street tree planting should provide formal tree lined avenues of native evergreen species along the main links to the Town Centre, located along George Street, Edgeworth David Avenue and the Pacific Highway.

g. Secondary tree planting should be:

- native evergreen species on streets running north-south, and
- deciduous tree species on streets running east-west.

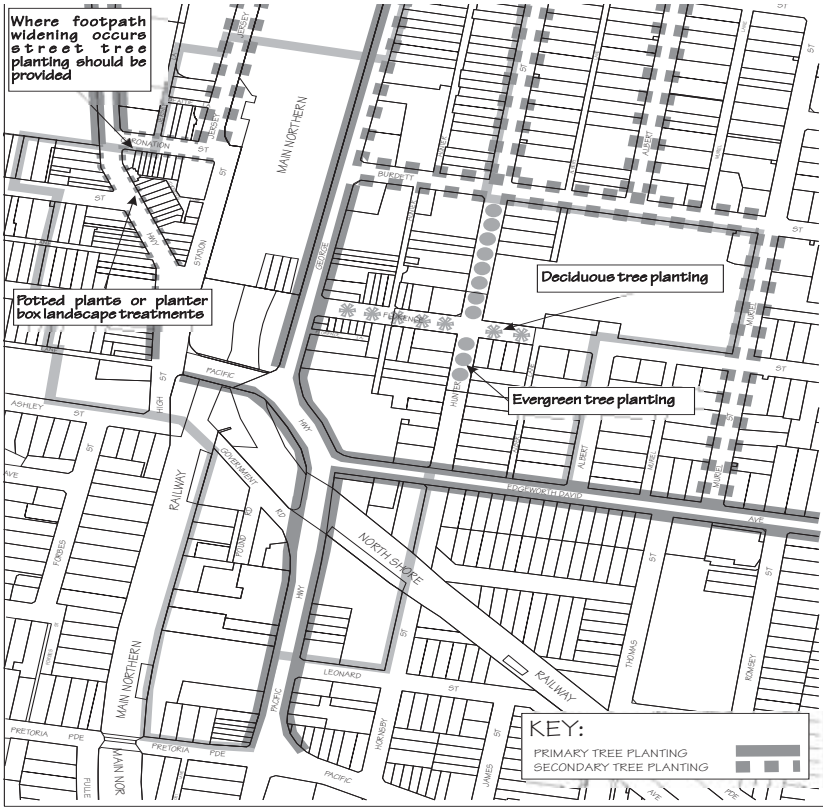


Figure 4.5(z): Street Tree Planting Plan.

Pedestrian Links

h. Pedestrian links should be provided in accordance with the Pedestrian Network Plan at Figure 4.5(aa) and the colonnade plan at Figure 4.5(l).

i. External pedestrian links should provide shelter or shade by trees or covered walkways.

j. 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.

k. Pedestrian links should have a minimum unobstructed width of 3 metres and 4.5 metres minimum height.

l. Colonnades should have a minimum proportion of height to width of 1.5:1, with a preferred proportion of 2:1.

m. Lights, trees, bollards and paving should be used where appropriate to define pedestrian zones and improve the quality of the environment.

n. Seating areas and drinking fountains should be provided in the public domain where appropriate to ensure activity and facilities for pedestrians.

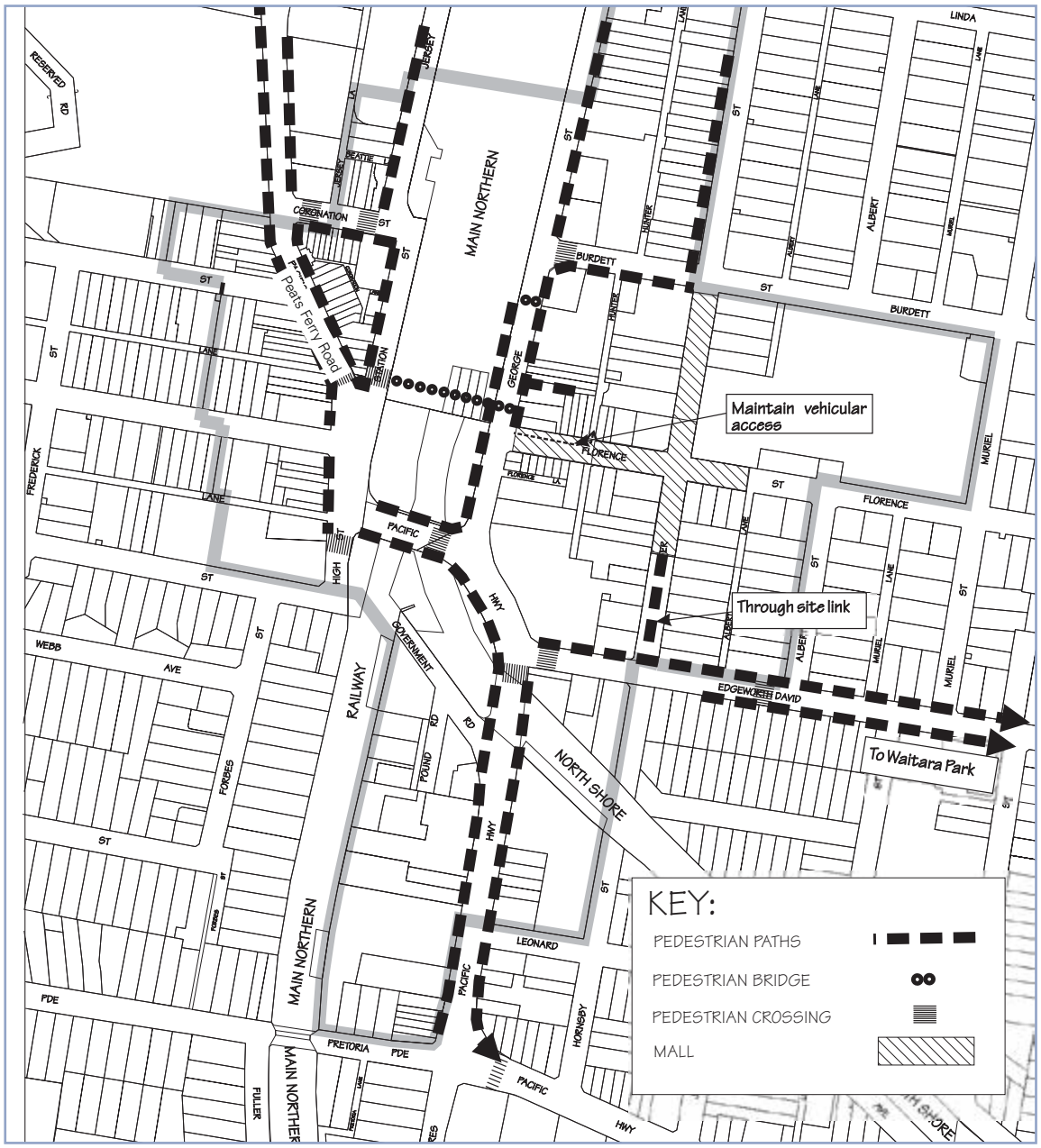


Figure 4.5(aa): Pedestrian Network Plan

Outdoor Dining

o. 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.

East Precinct Additional Controls

p. The redevelopment of the pedestrian overpass into the Florence Street Mall should:

- be incorporated into development on the north-western corner,
- provide for views of the Mall for pedestrians,
- facilitate direct access to the Mall, and
- provide after hour access.

q. A new pedestrian overpass should be provided at the intersection of George and Burdett Streets to link future commercial/retail development on the eastern side of George Street with the railway station on the western side of George Street.

r. Through site pedestrian links should identify the entry to the pedestrian link by:

- the use of architectural features incorporated in the building facade, awning or veranda and/or modulation of the entrance walls,
- provide insets in the paving used to mark the entry and include the name of the path/arcade where appropriate, and
- provide a splayed or widened entry to facilitate pedestrian circulation.

s. Through site pedestrian links should be designed to:

- comply with the minimum dimensions above,
- achieve changes of level by means of ramps suitable for disabled persons (i.e. not greater than a grade of 1:14) or escalators,
- be functional and practical, and
- be well lit, ventilated, cleaned and maintained to standards approved by Council.

West Precinct Additional Controls

t. New Cenotaph Plaza to provide a direct pedestrian connection from the rail station to the Pacific Highway. Paving, trees, water features and street furniture to unify and connect the space to surrounding areas.

u. Dural Lane closure and pedestrianisation at Pacific Highway to provide and active pedestrian route to and from the residential areas to the west.

v. Contrasting paved or raised pedestrian crossing connecting the Cenotaph Plaza to Dural Lane.

w. New pedestrian bridge located along the northern edge of the rail station connecting Coronation Street to George Street.

x. Footpath widening and planting should occur along the Pacific Highway and Coronation Street where possible. Where footpath widening occurs, street tree planting should be provided in front of the existing awning line.

y. Footpath widening along the Pacific Highway and the southern side of Coronation Street should allow for outdoor dining, cafes and restaurants to encourage active use of the public domain.

z. Paved footpaths, paving spaces and pedestrian crossings should be installed to reduce the visual impact of the bitumen road and reinforce the pedestrian scale and character.

aa. The bus and taxi interchange in Station Street should incorporate additional landscaping and screen planting to soften the visual impact of hard paved areas.

Note:

Refer to figure 4.5(r) West Side Precinct - Landscape & Public Domain Plan and Figure 4.5(ad) Street Network Plan

Traffic Management Work

ab. Traffic management works should be undertaken in accordance with the Traffic Management Improvement Plan Figures 4.5(ab) and 4.5(ac).

ac. Buildings adjacent to Hunter Lane (between Burdett Street and Linda Street) should provide for a 4 metre widening of Hunter Lane to provide a minimum road reserve of 10 metres. The widening of Hunter Lane should provide for drainage upgrade works, two-way traffic flow and turning paths for vehicles entering and exiting sites.

ad. Buildings on the eastern side of Hunter Lane (to the south of Burdett Street) should provide for Hunter Lane to be widened to 6.6 metres to permit two way flow.

ae. A shared pedestrian and vehicular zone should be provided in Florence Street (west). The carriageway should provide for vehicle movements, loading/ unloading and be defined with bollards and paving to provide pedestrian priority.

af. Drop-off facilities, turning area and taxi stand should be provided at the northern end of the Hunter Street Mall.

ag. As a future option, Hunter Street Mall should be extended to Burdett Street where drop-off facilities, turning area and a taxi stand are relocated to Florence Street (east).

ah. Provision should be made for disabled parking and loading zones in Florence Street (east).

ai. Closure of Dural Lane at the Pacific Highway.

aj. New formalised lane network connecting Dural Street, Dural Lane to William Street utilising the Council carpark sites.

ak. Closure of the intersection of Station Street and the Pacific Highway

al. New four way intersection at High Street

am. Station Street reconfiguration to provide for turning head, 90 degree parking and to allow traffic to enter from Coronation Street

an. Realign the bus and taxi exit at the southern end of the station to become a four way signalised intersection with High Street and the Pacific Highway

ao. Closure of Beattie Lane

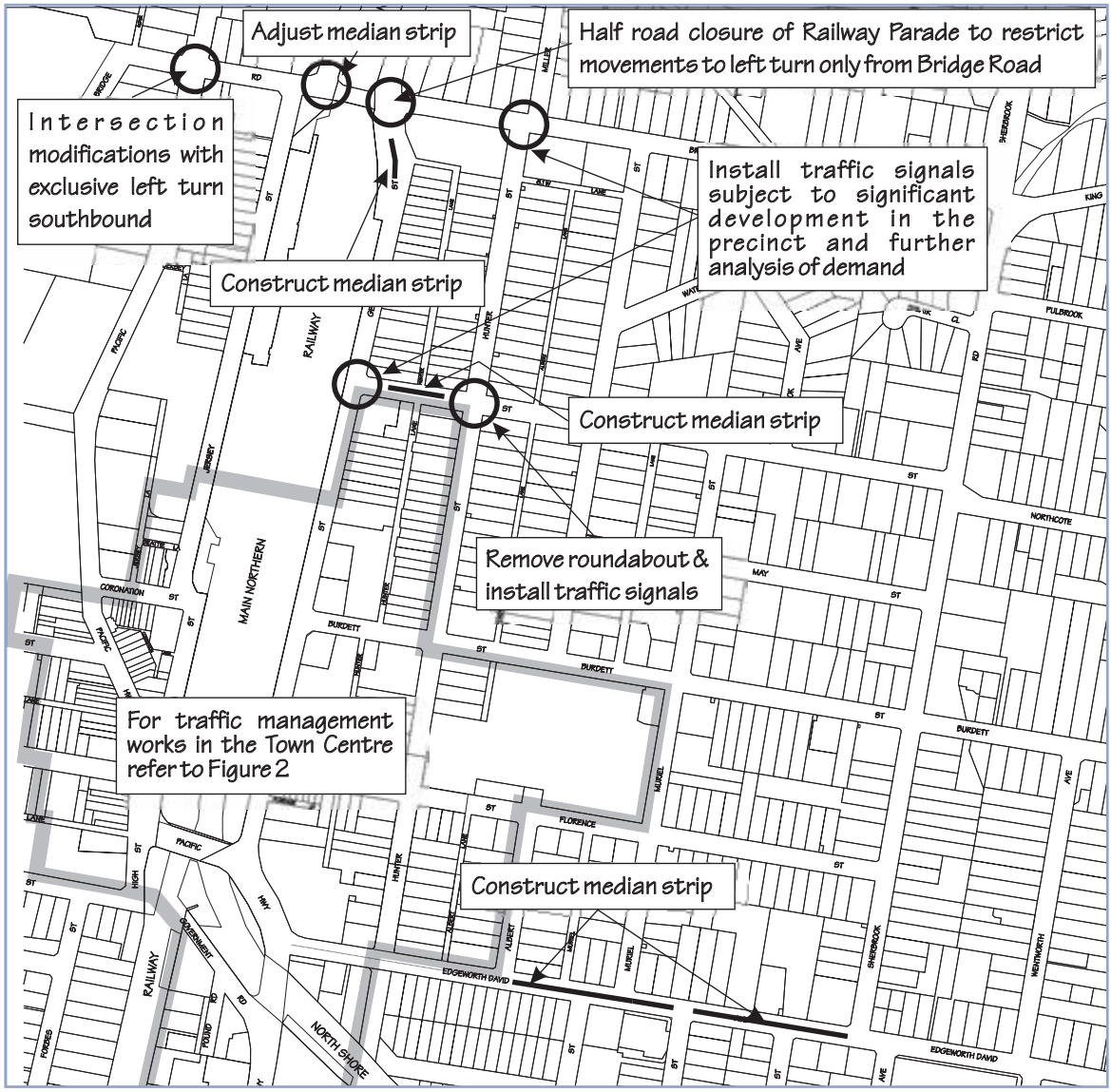


Figure 4.5(ab): Traffic Management Improvement Plan - Figure 1. (C)

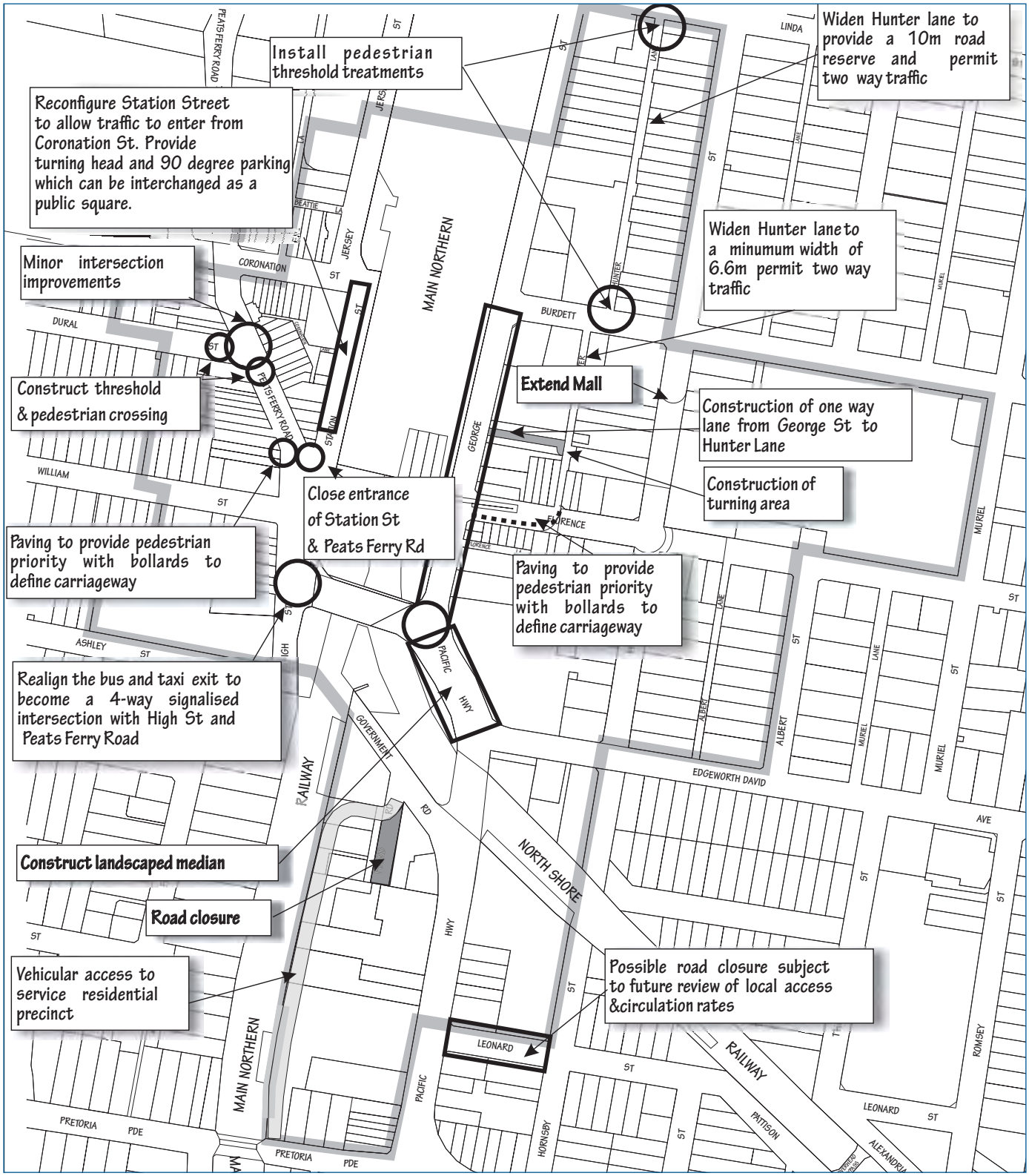


Figure 4.5(ac): Traffic Management Improvement Plan - Figure 2.(C)

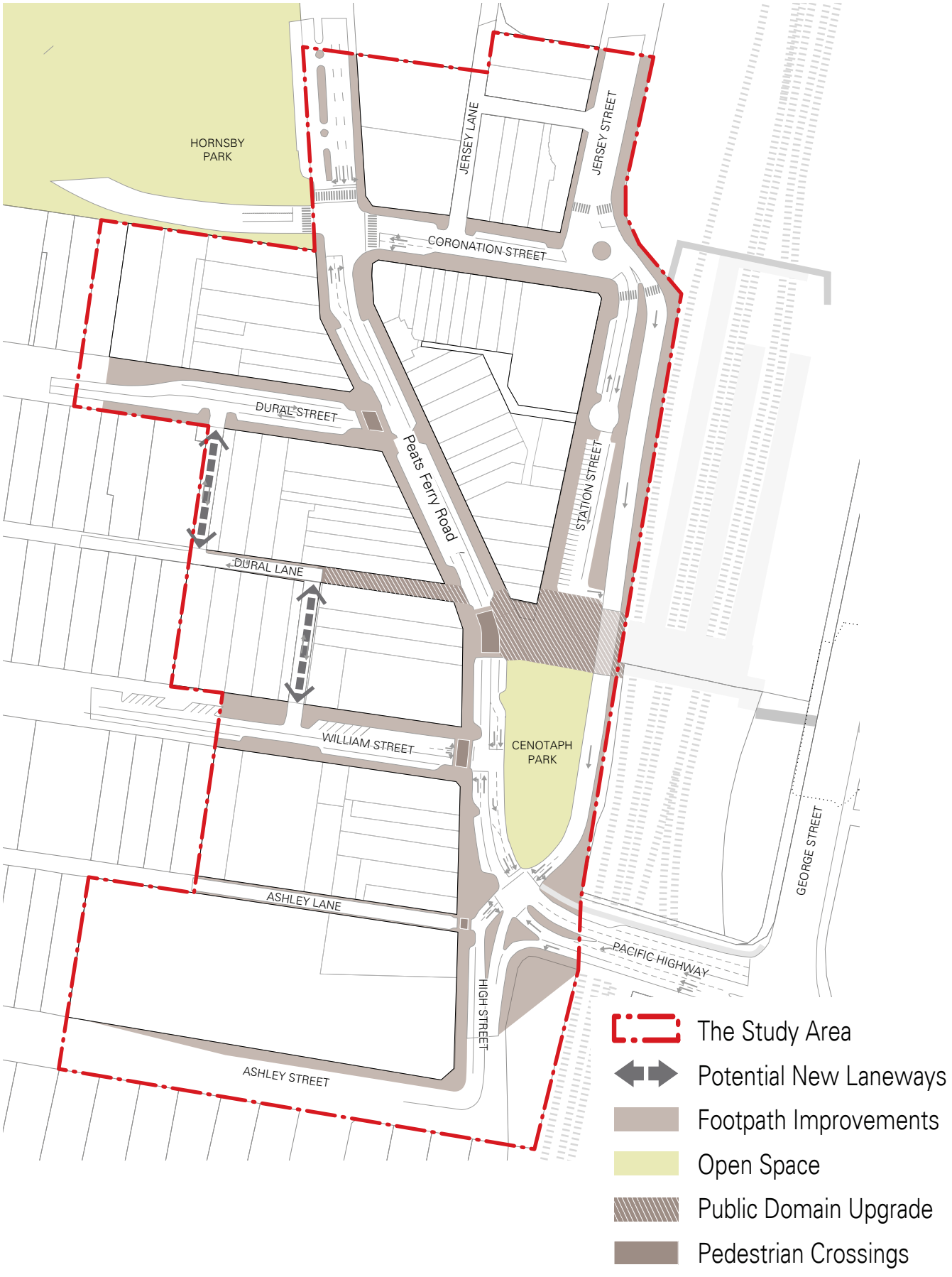


Figure 4.5(ad): West Side Precinct - Street Network Plan. (C)

4.5.13 Design Details

Desired Outcome

a. Development that contributes positively to the streetscape and the creation of a vibrant active precinct.

Prescriptive Measures

General

a. Buildings should be designed with external appearances that provide for a distinctive base, middle and a top.

b. Tower forms should appear simple yet elegant and contribute to the overall skyline composition of the West Side Precinct.

c. If a development site has more than one tower, they should be complementary and employ the same architectural design approach.

d. Tower forms must have a delineated top to visually terminate the building.

e. Towers should taper towards the sky to appear thinnest at the top.

f. When commercial podiums are required, the podiums should have minimal gaps in the street wall and maintain a consistent building line.

g. A balance between horizontal and vertical elements should be provided through careful placement of windows, colour patterns and building materials.

h. Continuous awnings should be provided to provide shelter for pedestrians. Awnings should be consistent with the general alignment of awnings in the street and the desired future character of the area.

i. Buildings should embody active living principles.

j. Corner buildings should be designed to:

- address its neighbouring buildings, dual frontage and its turning of the corner,
- step up at the corner,
- incorporate distinctive features to enhance the streetscape, (such as stepped parapet turrets, towers, clocks etc.), and
- incorporate a splayed or square recess treatment to give form to the intersection and provide more circulation space for pedestrians at the corner.

k. 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.

l. Materials should relate to the context of buildings within the precinct to achieve continuity and harmony.

m. Security shutters should be transparent or open grill design.

Active Frontages

n. The design and use of buildings should encourage active uses fronting public streets and places to contribute to the creation of a vibrant precinct. Entrances to buildings should be clear, well lit and well defined.

o. Active and semi active frontages and awning locations for the West Side precinct are shown in Figure 4.5(ag) West Side Precinct - Active Frontages and Awning Locations.

Wind Effects

p. A wind effects report is to be submitted with a development application for buildings higher than 40m. The report is to be prepared by a suitably qualified engineer and is to:

- be based on wind tunnel testing, which compares and analyses the current and proposed wind conditions;
- report the impacts of wind on the pedestrian environment within the site and the public domain; and
- provide design solutions to minimise the impact of wind on the public and private domain.

q. Wind effects caused by development should not exceed:

- 10 metres per second for active frontages as shown on the Frontage Map at Figure 4.5(ag)
- 16 metres per second for all other streets.

r. New development should incorporate design features that will ameliorate existing adverse wind conditions.

s. New development should minimise adverse wind impacts on recreation facilities and open space areas within development and within public domain areas.

Facades - West Precinct

t. Building facades should reinforce the continuity of the streetscape by:

u. maintaining a generally consistent street wall height and podium level,

v. incorporating a podium adjacent to the public domain with a height of 2 to 5 storeys (8.5m to 17.5m) in accordance with Figure 4.5(o),

w. maintaining consistent horizontal building elements and vertical rhythm to merge existing and heritage facades with new development, and

x. incorporating horizontal features that relate to the features on neighbouring buildings. Where these vary, an infill building should relate to and create a transition between the two buildings.

y. Articulation of facades in the west precinct should relate to the established rhythm of the streetscape and incorporate appropriate vertical features such as party walls, projecting or recessed planes, columns, down pipes, changes in materials, textures or colours.

z. Materials should relate to the context of buildings within the precinct to achieve continuity and harmony. Contrasting materials may be used to provide diversity. However, material and colour should not dominate the streetscape.

Notes:

Active Frontages require 90% of the frontage to be shop and office windows and building entrances at street level.

Semi active Frontages require 30% of the frontage to be shop and office windows and building entrances at street level.

To achieve active living principles development should have regard to NSW Health's *Healthy Urban Development Checklist* and the National Heart Foundation's *Blueprint for an Active Australia*.

Horizontal features include window heads and sills, verandas, balconies, balustrades, parapets, changes in materials, textures or colours and sun hoods.

Heritage Considerations - West Precinct

aa. Retain or incorporate heritage buildings and high quality facades where possible according to Figure 4.5(ah) West Side Precinct - Heritage and Facade Retention Plan

Note:

See Part 9: Heritage of this DCP

Gateway Areas

ab. The following areas represent the gateway to the Town Centre and require special treatment (see Figure 4.5(ae).

- The Pacific Highway adjacent to the Council Chambers and the TAFE College,
- Intersection of Burdett and George Streets,
- Intersection of the Pacific Highway with Edgeworth David Avenue, and
- Intersection of the Pacific Highway with Pretoria Parade and College Crescent.
- Cenotaph Plaza and entry to the Hornsby Rail Station

a. Buildings on or adjacent to gateway areas should:

- Incorporate landmark features including a tower, or other vertical element or emphasis in the design, and/or
- Form a pair with another building to enhance the perception of entry.

b. Where overhead bridges are proposed in accordance with the Public Domain element, the bridges should be designed to promote a gateway or arrival point.

Arrival Points

c. The following areas represent arrival points within the Town Centre and require special treatment:

- Intersection of the Pacific Highway with Coronation Street.
- Intersection of the Pacific Highway with High Street.
- George Street adjacent to Hornsby Railway Station and the Florence Street Mall.
- Cenotaph Plaza

d. Arrival points should be identified by one or more of the following elements: graphics, sculpture, architecture, urban or landscape design elements.

e. The pedestrian overpass into Florence Street Mall should be relocated to open views into the Town Square.

Feature Points

f. Hornsby Junction at the intersection of the Pacific Highway, George Street and Edgeworth David Avenue represents a feature point and requires special treatment, including the provision of distinct features (i.e. a landscaped medium strip, planting, paving and/or flag poles).

g. The site fronting Cenotaph Plaza and the Pacific Highway is in a prominent position to provide a focal point and iconic structure to contribute to the over all place making of the West Side Precinct and Hornsy Town Centre.

Views and Vistas

h. Development should improve or maintain views within the Town Centre, consistent with Figure 4.5(af).

i. Open spaces, low rise podium's or spaces between tall buildings should align with the key vistas to and from the Town Centre depicted in Figure 4.5(af).

j. Development should maintain and enhance views into the Florence and Hunter Street Malls

k. Where vistas are terminated by built form, such as 'T' intersections or where a change of direction occurs in the street, placing emphasis on a section of built form, the building should acknowledge the vista with special emphasis given to the axis.

l.

m. The Town Centre from afar should present a cohesive form. Buildings should conform to the overall concept for the built form of the Town Centre profile.

n. The design of taller buildings should maximise views of surrounding bushland as well as contribute to the achievement of a distinctive image for the Town Centre.

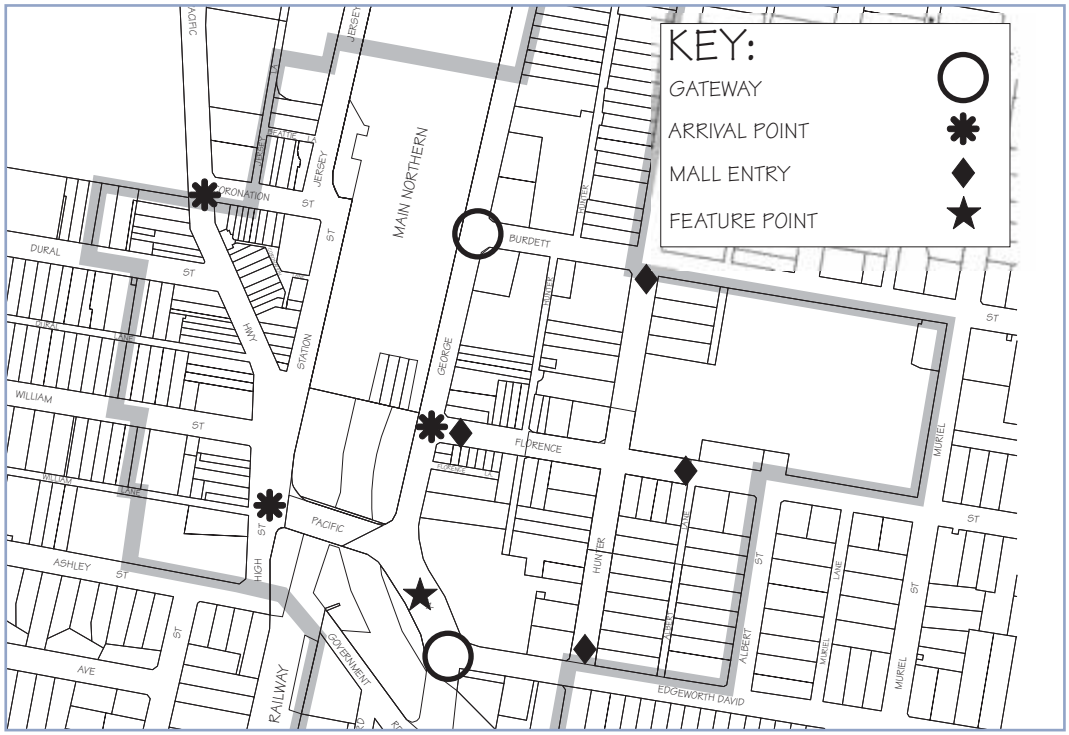


Figure 4.5(ae): Gateways, Arrivals and Feature Points. (l)

Figure 4.5(af): Views and Vistas.(C)

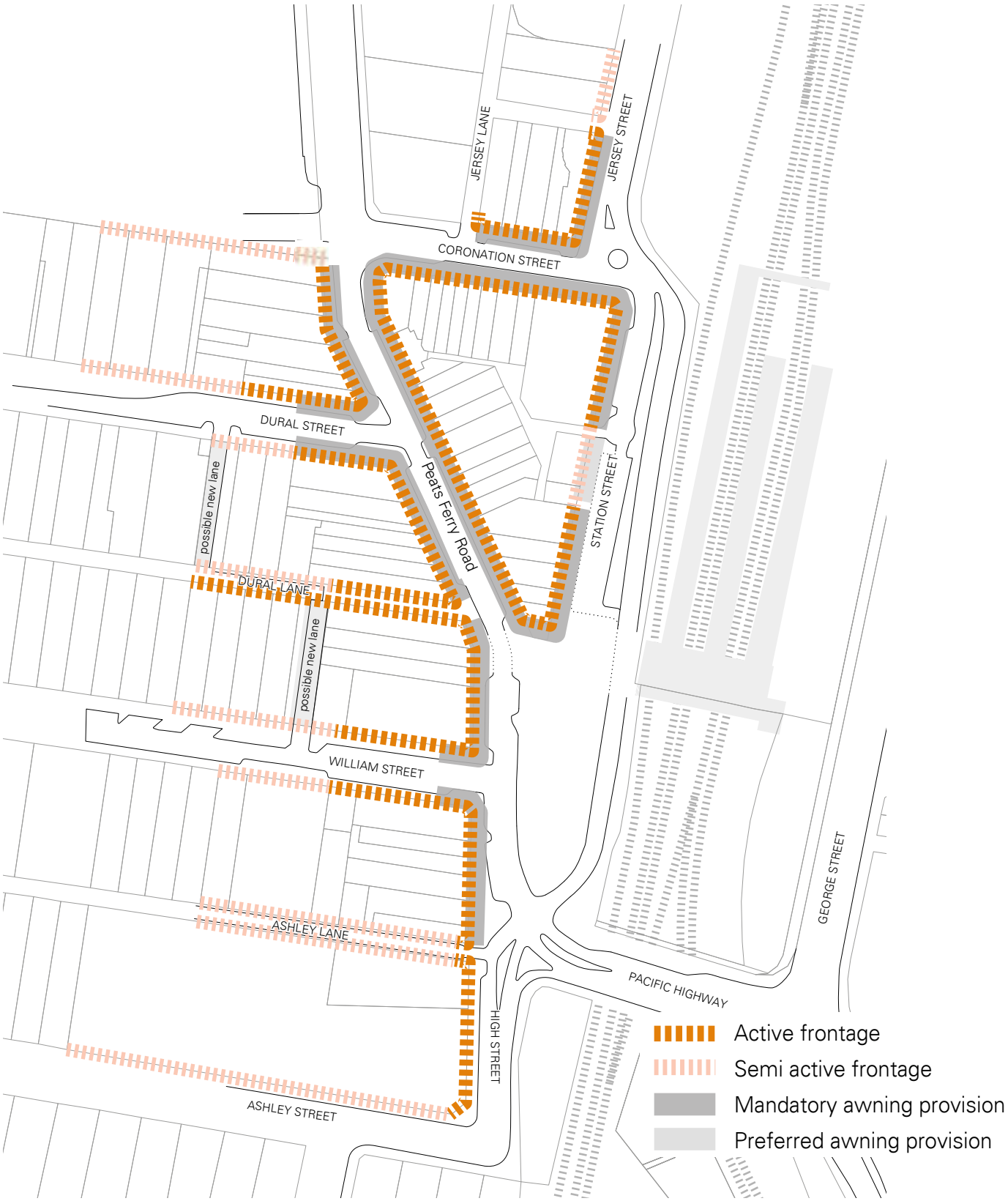


Figure 4.5(ag) West Side Precinct - Active Frontages and Awning

Figure 4.5(ah): West Side Precinct - Heritage and Facade Retention Plan. (C)

4.6 Epping Town Centre

Epping Town Centre straddles the boundaries of the Hornsby and Parramatta local government areas. The HLEP was amended by the NSW State Government in 2014 to facilitate the Epping Urban Activation Precinct (UAP).

The Epping Town Centre Core is located around the Epping Railway Station and has good access to public transport. The Epping Town Centre Core is divided into two planning precincts - East Precinct and West Precinct.

The location of the Town Centre Core Planning Precincts is depicted in Figure 4.6(a) below. The following provides controls for development of land which is zoned B2 Local Centre and located within the East and West Precincts within the Epping Town Centre Core.

Note:

Controls for development of land within the Epping Town Centre Core which is zoned R4 High Density Residential is subject to the applicable built form controls in Part 3 Residential of the DCP.

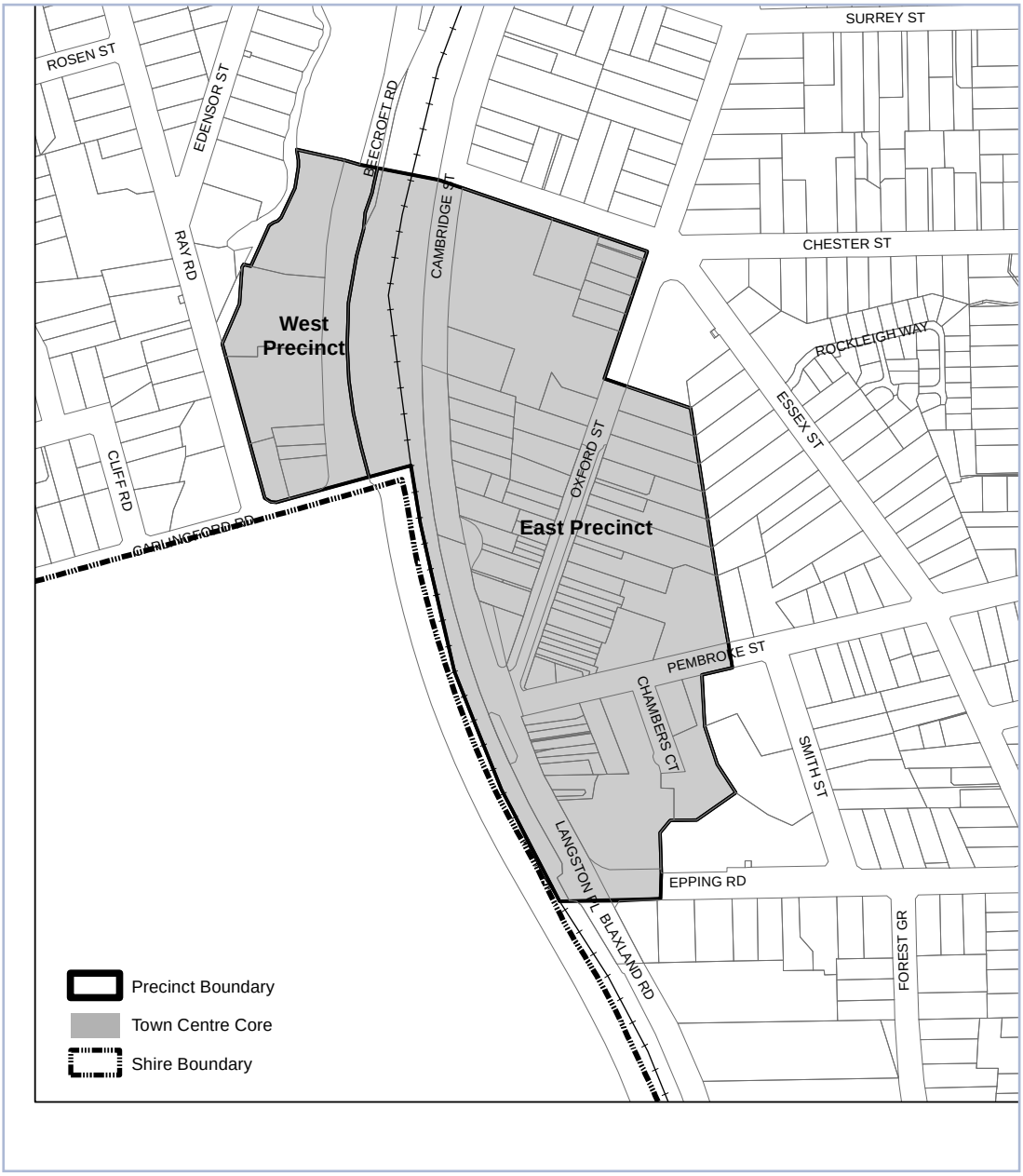


Figure 4.6(a): Epping Town Centre Core Planning Precinct Boundaries.(C)

4.6.1 Desired Future Character

Desired Outcome

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

Prescriptive Measures

b. Development applications should demonstrate compatibility with the following statement of desired character.

Epping Town Centre Core

Epping Town Centre is a compact and vibrant town centre in an important strategic location. The town centre has grown and developed either side of Epping Railway Station and benefits from excellent rail access to most major employment locations in the Sydney metropolitan region through the main North Line, the Epping to Chatswood Link and the future North West Rail Link.

The Epping Town Centre Core encompasses main street retail/commercial activity, dispersed with civic/community uses and surrounded by residential development of varying density.

Responsive scale and built form

Epping Town Centre will grow and develop as the retail, commercial, residential and cultural heart of Epping. The town centre will build upon its compact character and increased activity will occur in the Town Centre Core, being areas located with good access to the rail station. The majority of new residential dwellings will be developed in the Town Centre Core along with a range of retail, commercial and cultural activities at the lower levels that can meet the needs of the local population.

Higher density commercial, retail and residential development will be achieved in the form of high quality towers located in the Town Centre Core. Tower buildings will be setback from street alignments at upper levels so that they do not visually dominate the street, allow a pedestrian scale to be maintained at street level and reduce overshadowing impacts on the public domain.

Better streets and local connections

New development within the Town Centre Core will contribute to creating better quality streets, new and improved local connections, especially for pedestrians and cyclists and a revitalised public domain.

A finer grain structure of local connections reinforced by active and continuous ground level uses and clearer and safer connections can reinforce the role of the main streets as the core retail/commercial area, provide good pedestrian amenity and assist pedestrian safety.

Epping Town Centre's streets will be defined and characterised by 2-3 storey podium development at the edge of the street, providing a range of easily accessible retail, commercial and other activities at the local level.

Improvements to local connections that can benefit the town centre include more effective and high quality pedestrian links across the railway line, new through site vehicular connections, better cycleway connections and new/improved pedestrian connections. Development will improve physical connections across the railway line, linking the western and eastern parts of the town centre. Avenues of street trees along the main vehicular and pedestrian links will enhance the visual quality of the area.

Better spaces and places

New development within the Town Centre Core will contribute to creating better local parks, plazas, spaces and places that form part of a revitalised public domain.

Opportunities include a potential new civic space located on Pembroke Street to the north of Epping Branch Library.

Development along Oxford Street and other key streets should strengthen the 'main street' shopping and dining character of the precinct. New buildings should reinforce the traditional shopping centre character of the precinct through well scaled podium forms, a consistent street wall height, active frontages and continuous awnings to primary and secondary streets that together contribute to the pedestrian experience and create a distinct character. Tower elements should be set back from the podium and be located at prominent locations to provide focal points and enclosure to the public realm.

Building design will provide a pedestrian scale at the base and incorporate a podium. Upper levels will be setback to maximise solar access to the public domain and reduce the impact of the building bulk on the streetscape.

Epping will be a vibrant and attractive place to live, shop, work and visit and provide a range of goods, services and employment opportunities.

The Epping Town Centre Core will continue to be developed into two identifiable high density mixed use commercial/residential areas to the south, east and west of the Epping Transport Interchange and a high density residential precinct to the south and south east. Mixed use development should be consistent with the individual characteristics of the areas as described in the following statements of desired character.

Epping Town Centre Core - East Precinct

The East Precinct will continue to provide traditional main street activities for Epping Town Centre. The Precinct will provide a range of housing, retail and commercial offices, food outlets and entertainment and employment opportunities to support the larger centre and service the working and residential populations in the area.

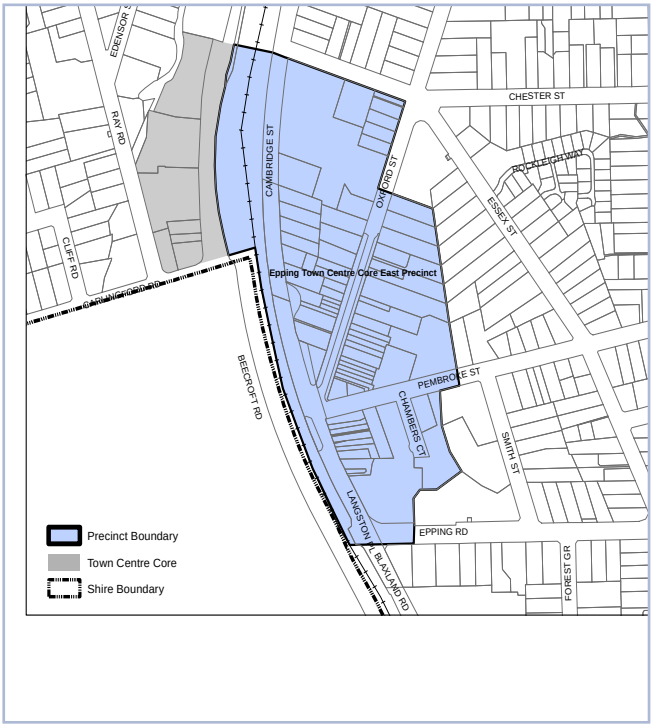


Figure 4.6(b): East Precinct Boundary

Development should promote and enhance connections through the core and improve physical connections across the railway line, linking the western and eastern parts of the town centre.

Buildings within the East Precinct should reinforce the traditional shopping centre character of the precinct though well scaled podium forms, a consistent street wall height, active frontages and continuous awnings to primary and secondary streets that together contribute to the pedestrian experience and create a distinct character.

The lower levels of development along Oxford Street, and parts of Langston Place, Pembroke Place and Cambridge Street should incorporate active uses such as cafes, outdoor dining and other retail activities. Development should strengthen the main street shopping and dining character of the precinct and should preserve high value heritage buildings and facades that enhance the streetscape and contribute to the over sense of place of the precinct.

Buildings adjacent the intersection of Langston Place, Pembroke Street, Oxford Street and Cambridge Place should incorporate architectural elements that signify the focal point of the town centre.

Buildings adjacent to the proposed village green, plaza and library in Pembroke Place and Chambers Court should integrate with the adjacent public domain. Development adjacent this areas should facilitate this role by the provision of seats, shade and performance areas such as steps and terraces. Ground floor uses fronting the town square should include outdoor dining at cafes and restaurants that encourage longer and more active use of the public domain outside core business hours.

Epping Town Centre Core - West Precinct

The West Precinct is a mixed use precinct separated from the 'main street' functions of the Town Centre Core by busy arterial roads and the railway line and station. The West Precinct will support edge of centre functions and should provide a transition into the adjoining lower density residential areas. Building bulk and scale will step down from Carlingford Road and Beecroft Road to the adjacent residential area to the north in terms of built form, scale and setting.

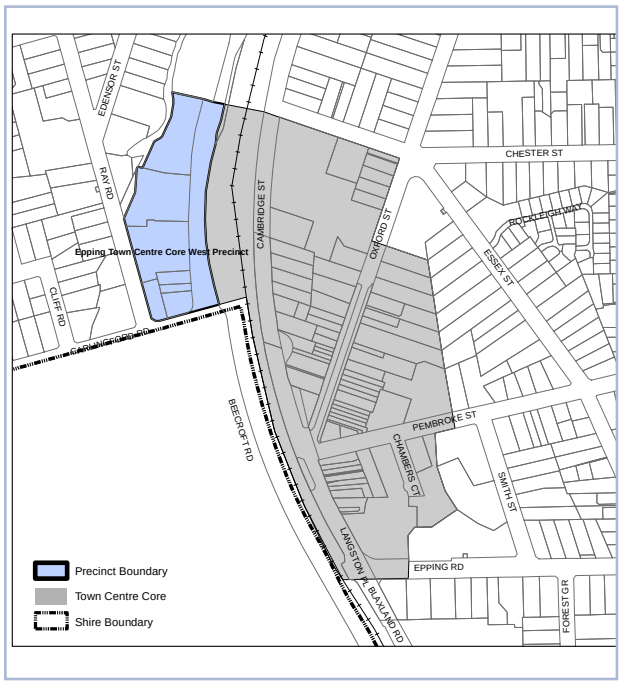


Figure 4.6(c): West Precinct Boundary

Setbacks to Beecroft Road should provide for retention of existing trees and facilitate additional landscaping to screen development from Beecroft Road and the Railway Line.

4.6.2 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 and 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.

4.6.3 Site Requirements

Desired Outcome

a. Encourage amalgamation of lots to achieve desired urban design outcomes and the efficient use of land to avoid the creation of isolated sites.

Prescriptive Measures

a. Development sites should have a minimum lot width of 30 metres measured at the street frontage.

b. Where a development proposal results in an adjoining site within the precinct with a primary street frontage or minimum allotment size that is not consistent with the minimum site requirements or with the minimum street frontage as above, 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 the isolated site based on a fair market value.

Notes:

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

4.6.4 Scale

Desired Outcome

a. Development with a scale compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Floor Space Ratio

a. The maximum floor space ratio for business lands shall be in accordance with the HLEP Floor Space Ratio Map as follows:

Table 4.6.4(a): Summary of HLEP FSR Provisions

HLEP Area	Maximum FSR (total)
Y	4.5
AA	6:1

Notes:

As detailed in Clause 4.5 of the HLEP, the Floor Space Ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of Gross Floor Area.

Floorplates

b. Residential floorplates should have a maximum dimension of 18 metres, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point. Balconies and terraces may project beyond this maximum.

c. Commercial floorplates should have a maximum dimension of 35 metres, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point.

Height

d. Business zoned sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.6.4(b) (excluding basement carparking).

Table 4.6.4(b): Translation of Height to Storeys

HLEP Area	Maximum building height (m)	Maximum Storeys Commercial building	Maximum Storeys Mixed Use building
X	48m	12 storeys	15 storeys
AA	72m	18 storeys	22 storeys

e. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

f. A podium should be provided in accordance with figure 4.6 (f). Buildings should incorporate a podium that:

- presents a human scale at the street frontage,
- incorporates commercial floor space, and
- has an active frontage to the public domain.

g. The podiums of buildings facing the junction of Langston Place, Pembroke Street, Oxford Street and Cambridge Street should be 2-3 storeys in height. Elsewhere, podiums should be 2 storeys in height.

h. A transition in building heights should be provided at sensitive interface areas adjacent to heritage items and adjacent residential areas outside the precinct.

Notes:

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 level 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.

A **mixed use building** described above comprises a building with a commercial podium and residential floors above.

4.6.5 Setbacks

Desired Outcome

a. Well articulated building forms with a "pedestrian-friendly" scale that encourages commercial activity along active frontages and provides for landscaping, open space and separation between buildings.

Prescriptive Measures

Street setbacks

a. Ground floor minimum setbacks are illustrated on Figure 4.6.(e). Buildings should incorporate a podium adjacent to the public domain setback in accordance with Figure 4.6.(e).

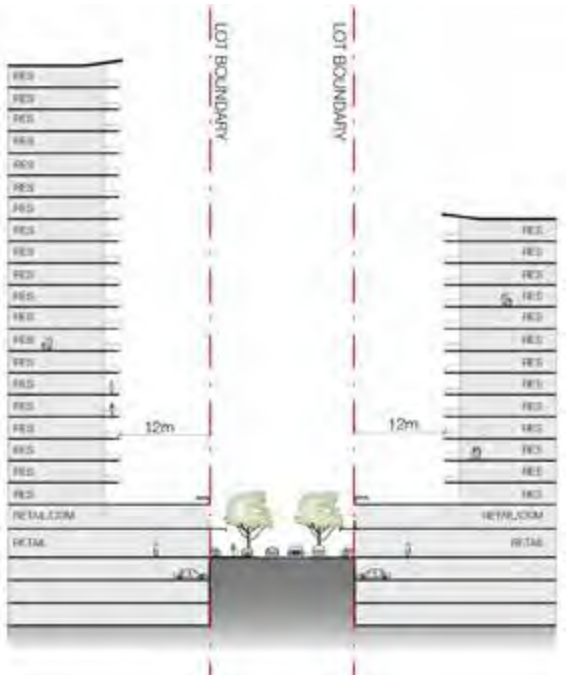


Figure 4.6 (d): East Precinct - Building Height (Oxford Street) illustration (I)

b. Basements should be located under the building footprint and setback in accordance with the prescribed building setbacks in Figure 4.6(e).

c. Buildings should incorporate a tower element above the 2 to 3 storey (8-12 metre) podium and setback in accordance with the Setbacks Map at Figure 4.6.(e).

d. Council may consider a different building setback than specified where it can be shown that new development will integrate with the setback and include awnings, or colonnades for the protection of pedestrians.

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,
- roof eaves and awnings,
- sunshades and screens, and
- blade columns which support roofs or sunshades.

f. An awning over the footpath should be provided in the locations nominated on the Frontages Map at Figure 4.6 (f).

g. Where the building alignment is setback from the street alignment, balconies may project up to 600mm into the front building setback, provided the cumulative width of all balconies at that particular level totals no more than 50% of the horizontal width of the building facade.

h. Where landscape setbacks are identified in the Setbacks Map at Figure 4.6 (e), a 3 metre setback between the boundary and the front building alignment is required. The landscape setback should include planting, large trees and turf. Car parking (including basement parking) and hard surfaces areas (excluding driveways and access paths) are not permitted within the setback.

Rear and Side Setback

i. Zero side and rear setbacks for podiums are permissible where a commercial development adjoins another non residential or mixed use development. In other instances, and above the podium height, development should be setback at least 6 metres from the rear and side boundary.

j. Where a property adjoins a boundary with a residential landuse, greater setbacks may apply to the upper storeys in accordance with the separation controls in Section 4.6.9 Privacy and Security.

Notes:

Greater setbacks may apply to the upper residential storeys in accordance with the separation controls in the *Residential Flat Design Code*.

Refer to Part 9 Heritage of this DCP for additional heritage controls.

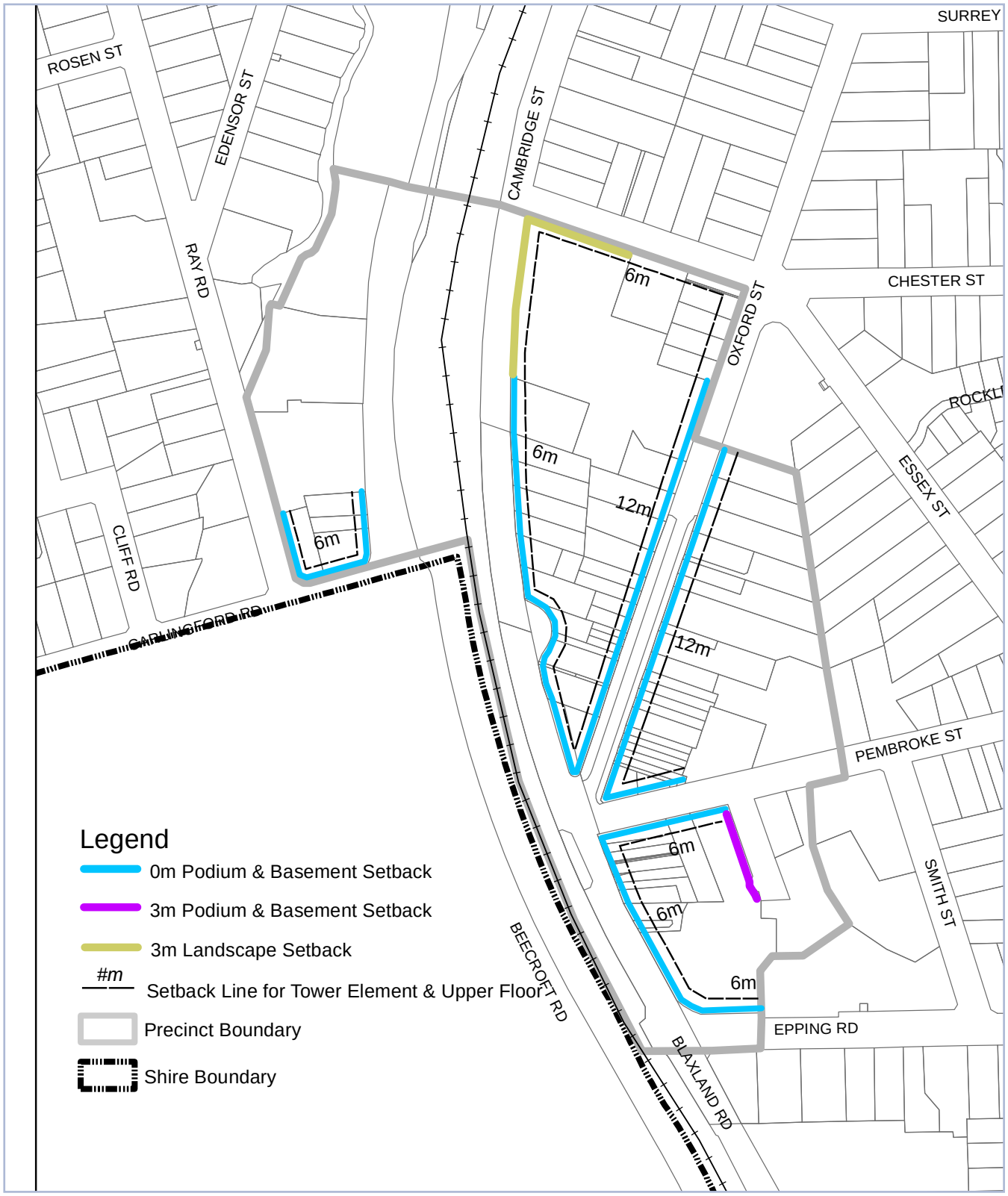


Figure 4.6 (e): Epping Town Centre Setbacks

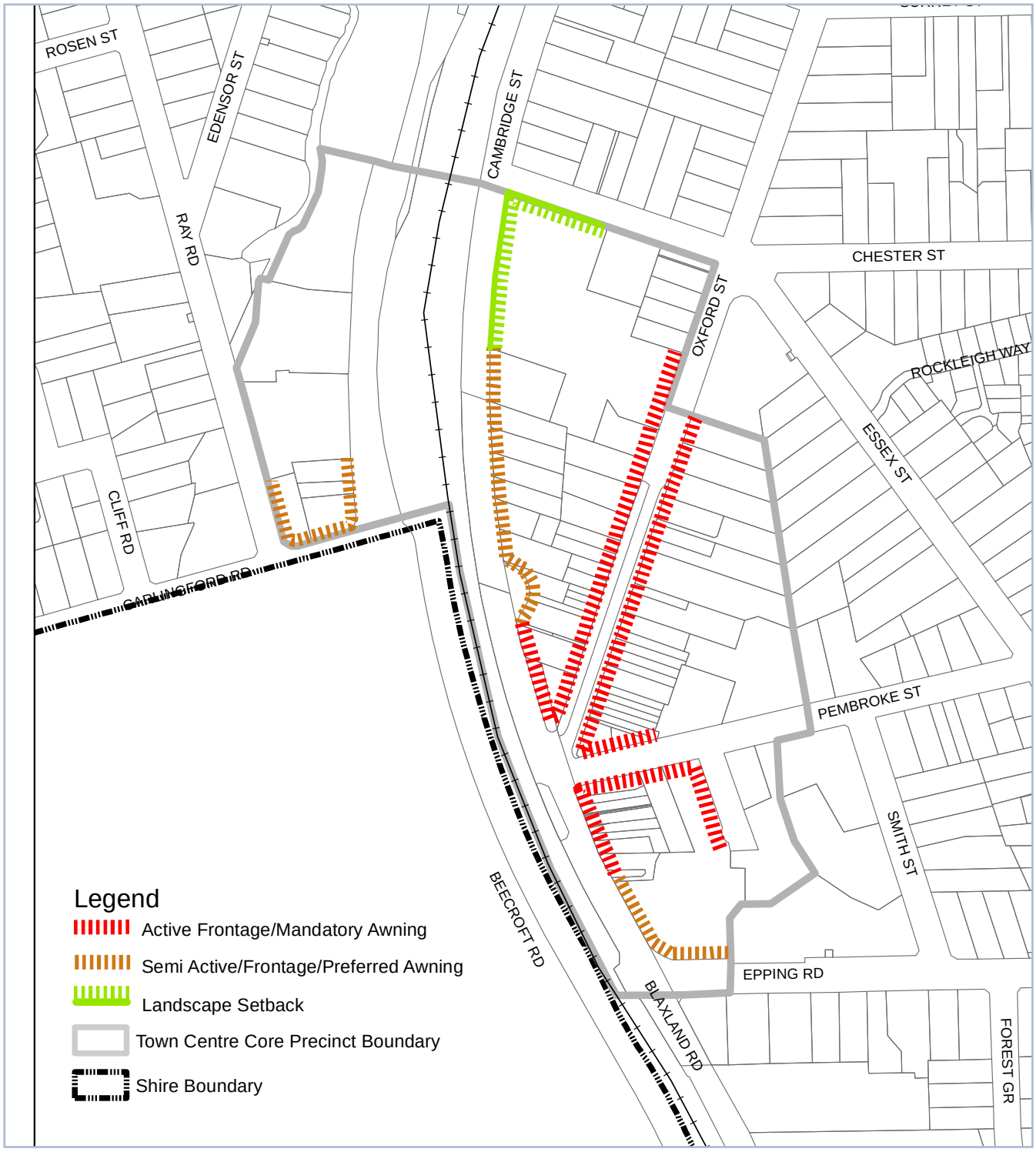


Figure 4.6 (f): Epping Town Centre Frontages

4.6.6 Design Details

Desired Outcome

a. Development that contributes positively to the streetscape and the creation of a vibrant active precinct.

Prescriptive Measures

General

a. Buildings should be designed with external appearances that provide for a distinctive base, middle and a top.

b. Tower forms should have a delineated top to visually terminate the building.

c. Towers should taper towards the sky to appear thinnest at the top.

d. When commercial podiums are provided, the podiums should have minimal gaps in the street wall and maintain a consistent building line.

e. A balance between horizontal and vertical elements should be provided through careful placement of windows, colour patterns and building materials.

f. Continuous awnings should be provided to provide shelter for pedestrians. Awnings should be consistent with the general alignment of awnings in the street and the desired future character of the area.

g. Corner buildings should be designed to:

- address its neighbouring buildings, dual frontage and its turning of the corner,
- step up at the corner,
- incorporate distinctive features to enhance the streetscape, (such as stepped parapet turrets, towers, clocks etc.), and
- incorporate a splayed or square recess treatment to give form to the intersection and provide more circulation space for pedestrians at the corner.

h. 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.

i. Materials should relate to the context of buildings within the precinct to achieve continuity and harmony.

j. Security shutters should be transparent or open grill design.

Active Frontages

k. The design and use of buildings should encourage active uses fronting public streets and places to contribute to the creation of a vibrant precinct. Entrances to buildings should be clear, well lit and well defined.

l. Buildings should embody active living principles.

m. Active and semi active frontages should be provided in the locations nominated on the Frontage Map at Figure 4.6(f).

n. Active frontages are to contribute to the liveliness and vitality of streets by:

- maximising entries or display windows to shops and/or food and drink premises or other uses, customer service areas and activities which provide pedestrian interest and interaction,
- minimising fire escapes, service doors, plant and basement entries,
- providing elements of visual interest, such as display cases, or creative use of materials and architectural detailing where fire escapes, service doors and equipment hatches cannot be avoided, and
- providing a high standard of finish for shop fronts.

o. Driveways and service entries are not permitted on active frontages, unless it is demonstrated that there is no alternative.

p. Security grilles may only be fitted internally behind shop fronts and are to be fully retractable and at least 50% transparent when closed.

Notes:

Active frontages require 90% of the frontage to be shop and office windows and building entrances at street level.

Semi active frontages require 30% of the frontage to be shop and office windows and building entrances at street level.

Facades

q. Building facades should reinforce the continuity of the streetscape by:

- maintaining consistent building heights,
- maintaining consistent horizontal and vertical lines, and
- incorporating horizontal features that relate to the features on neighbouring buildings. Where these vary, an infill building should relate to and create a transition between the two buildings.

r. Materials should relate to the context of buildings within the precinct to achieve continuity and harmony. Contrasting materials should be used to provide diversity. However, material and colour should not dominate the streetscape.

s. Building materials and features may include:

- face brickwork or decorative brickwork,
- contrasting trim and details,
- rendered masonry or concrete,
- parapets incorporating decorative brickwork or render, and
- cantilevered steel, suspended awnings.

Notes:

To achieve active living principles development should have regard to NSW Health's *Healthy Urban Development Checklist* and the National Heart Foundation's *Blueprint for an Active Australia*.

Horizontal features include window heads and sills, verandas, balconies, balustrades, parapets, changes in materials, textures or colours and sun hoods.

Wind Effects

t. A wind effects reports is to submitted with a development application for buildings higher than 40m. The report is to be prepared by a suitable qualified engineer and is to:

- be based on wind tunnel testing, which compares and analyse the current and proposed wind conditions,
- report the impacts of wind on the pedestrian environment within the site and the public domain, and
- provide design solutions to minimise the impact of wind on the public and private domain.

u. Wind effects caused by development should not exceed:

- 10 metres per second for active frontages as shown on the Frontage Map at Figure 4.6(f).
- 16 metres per second for all other streets.

v. New development should incorporate design features that will ameliorate existing adverse wind conditions.

w. New development should minimise adverse wind impacts effects on recreation faculties and open space areas within development and within public domain areas.

Reflectivity

x. A Reflectivity Report that analyses potential solar glare from the proposed building design may be required for taller buildings.

y. Generally, light reflectivity from building materials used on facades should not exceed 20%.

External lighting

z. External light fixtures should be integrated with the Architecture of the building.

aa. External lighting should not disturb the amenity of residents in the locality.

ab. External lighting should minimise the light spill into the night sky.

4.6.7 Open Spaces

Desired Outcome

a. Development that incorporates passive and active recreation areas with privacy and access to sunlight.

b. Development that increases the amount and quality of open space available for use by workers, visitors and the residential population.

Prescriptive Measures

Pembroke Street Civic Park

c. A central green space should be created which acts as a gathering and recreational area for the residents and workers of the precinct.

Shop Top Housing

d. Every dwelling should be provided with a principal private open space in accordance with Table 4.6.7(a).

Table 4.6.7(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
0-1 bed unit	10m2	2.5m
2 bed unit	12m2	2.5m
3+ bed unit	16m2	2.5m

e. 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.

f. 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

g. A principal communal open space area should be provided for any developments over 8 storeys with more than 10 dwellings as follows:

- be located on a podium,
- have a minimum area of 50m^2,
- have a minimum dimension of 6 metres,
- be landscaped for active and/or passive recreation and encourage social interaction between residents,
- receive at least 2 hours of sunlight during midwinter,
- 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.

4.6.8 Landscaping

Desired Outcome

a. Development that contributes to attractive streetscapes by providing shade along pedestrian frontages and screen planting along boundaries.

b. Development that preserves significant trees that add to the environmental character of the commercial centre.

Prescriptive Measures

General

a. Landscaping should be included in building setback areas to complement the appearance of the building.

b. Setbacks from sensitive areas should be fully landscaped.

c. 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, and
- Pavements within the Town Centre Core 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.

Shop Top Housing

d. Residential levels should be landscaped with native or exotic species in planter boxes watered by recycled grey water or stormwater to provide screening.

e. Where communal open space is provided, these spaces should include lawn areas surrounded by hedges of shrubs.

Retention of Landscape Features

f. Buildings, driveways and service trenches should have a minimum setback that complies with *AS4970* from trees that have been assessed as significant or which are visually prominent streetscape elements.

Fencing

g. Fencing is discouraged in the primary and secondary street frontage setbacks.

h. Allotments adjoining residential lands should be fenced with appropriate residential style fencing.

i. 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.

Notes:

Sensitive areas include any adjoining residential lands, community uses, educational uses, public open spaces and recreational areas.

The applicant is encouraged to incorporate species from Council's publication *Indigenous Plants for the Bushland Shire* available at Council's website hornsby.nsw.gov.au as part of the development.

4.6.9 Privacy and Security

Desired Outcome

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

Prescriptive Measures

Privacy

a. For development at the interface of a commercial area and a residential zone, development should encourage views from the commercial area to the horizon rather than downward onto residential areas.

b. The commercial and residential component of development should be distinguished in terms of building entries and private, communal and public open space.

c. Orient dwellings living rooms and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.

d. The minimum separation between residential buildings should comply with Table 4.6.9(a).

Table 4.6.9(a): Minimum Separation between buildings

Height	Separation
3 storeys/Up to 12m	12m between unscreened habitable rooms/ balconies/ principal private open space areas
4 to 8 storeys/ up to 25m	18m between unscreened habitable rooms/ balconies/ principal private open space areas
9 storeys and above/ over 25m	24m between unscreened habitable rooms/ balconies/ principal private open space areas
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*

e. Where communal open space is required, balconies, terraces or bedroom windows near communal areas should be screened or separated from the street and active communal areas by landscaping to protect the privacy of dwelling occupants.

f. Common residential lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.

Security

g. Identify safe, clear and direct pedestrian and cyclist entrance to the building from the primary street frontage.

h. Private open spaces, living room windows, commercial unit windows and lobbies should be designed and oriented to overlook the street and communal open spaces on the site.

i. 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.

j. Where a mix of land uses are proposed, separate, secure access should be provided to lift lobbies, basements and communal storage areas.

Notes:

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 1.5 metres high, measured from the floor level, and has no individual opening more than 30 millimetres wide, and has a total of all openings less than 30 percent of the surface area of the screen. A privacy screen required to protect an adjacent residence is to be fixed.

4.6.10 Sunlight and Ventilation

Desired Outcome

a. Development that maximises solar access to the public domain, pedestrian areas and public open spaces.

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

Prescriptive Measures

a. On 22 June, public open space areas and plaza areas should receive 2 hours of sunlight between 9am and 3pm to at least 50 percent of the area.

b. 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.

c. On 22 June, the active communal open space area should receive at least 2 hours sunlight between 9am and 3pm.

d. 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.

4.6.11 Housing Choice

Desired Outcome

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. Mixed-use developments 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 30% of proposed dwellings should be adaptable housing, designed to meet the needs of residents as they age.
- At least one third of adaptable units (i.e. 10% of all units) are to be provided with a parking space designed for people with a disability.
- 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.

4.6.12 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

Vehicular Access

a. Access to garages and storage areas should be confined to side and rear facades, with access from main roads avoided.

b. Vehicle access should be consistent with the servicing strategy depicted in the Key Development Principles diagram.

Parking

c. Resident and visitor parking should be provided within basements.

d. Street level parking for shoppers should be provided in convenient proximity to primary retail frontages.

e. Any undercroft car parking should be screened and should not be located in a facade that faces a primary or secondary street frontage.

f. Parking for service and delivery vehicles should be integrated with the design of driveways and surrounding landscaped verges, and should not visually dominate any street frontage.

Ancillary Fixtures and Facilities

g. 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.

Public Domain

h. Car parking areas at ground level should be screened by active uses from the street.

i. Basement parking areas and structures should not protrude above the level of the adjacent street or public domain. Where they are visible, basement structures and vent grills should be integrated into the building and landscape design. Ventilation grills are to block views into basement areas and, in inappropriate locations, be screened by landscaping in garden beds with a minimum soil depth of 1m.

Note:

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

4.6.13 Public Domain and Traffic Management Works

Desired Outcome

a. A public domain that encourages vitality around and within development precincts.

b. Traffic management works that provide for the safe and efficient movement of vehicles to, from and within precincts.

Prescriptive Measures

Addressing the street and public domain

a. Buildings should include high quality finishes and public art to enhance the public domain.

b. Align breaks between buildings with the location of nearby streets, lanes and pedestrian links where possible.

Outdoor Dining

c. 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

d. Traffic Management Works should be undertaken in accordance with the Traffic Management Improvement Plan Figure 4.6 (g).

e. Council or the State Government will undertake the necessary traffic management improvement located on public land and roads. Development should be designed to accommodate and complement the proposed traffic improvements or offer alternative traffic management solutions.

4.6.14 Key Development Principles

The following provides more detailed controls for some particular precincts within the Epping Town Centre Core.

Desired Outcome

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

Prescriptive Measures

b. Key Development Principles Diagrams apply to the following precincts:

- Langston Place, Epping Precinct;
- Cambridge Street, Epping Precinct.
- Ray Road, Epping Precinct; and
- Pembroke Street, Epping Precinct.

c. Development should be designed to embody the principles of the relevant precinct Key Development Principles Diagram.

d. Pedestrian thoroughfares should be provided in accordance with the Key Development Principles Diagrams and Town Centre Linkage diagrams (see Annexure B).

e. Development in the vicinity of heritage items and Heritage Conservation Areas shown in the precinct diagrams should have regard to the Heritage provisions in Part 9 of this DCP.

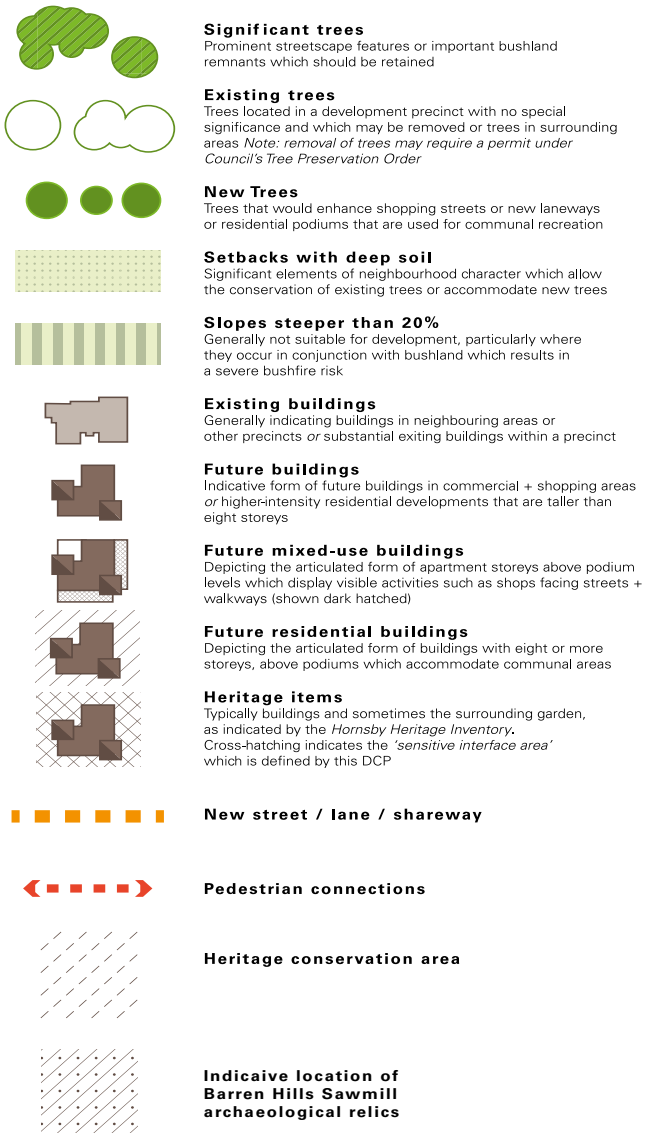
f. Development adjoining railway lines and arterial roads should incorporate appropriate measures to reduce the impact of road/rail noise vibration and disturbance.

Note:

The Key Development Principles Diagrams are indicative only and are not to scale. Relevant scale, setback and landscaping controls are provided in Sections 4.6.3, 4.6.4 and 4.6.7 of this DCP.

Legend

The following symbols appear in the Key Development Principles Diagrams



Langston Place, Epping precinct

Key Development Principles Diagram

Strategy

Redevelopment of up to twenty two storeys should accommodate residential flats, offices, business + / or retail premises, serviced by basement parking.

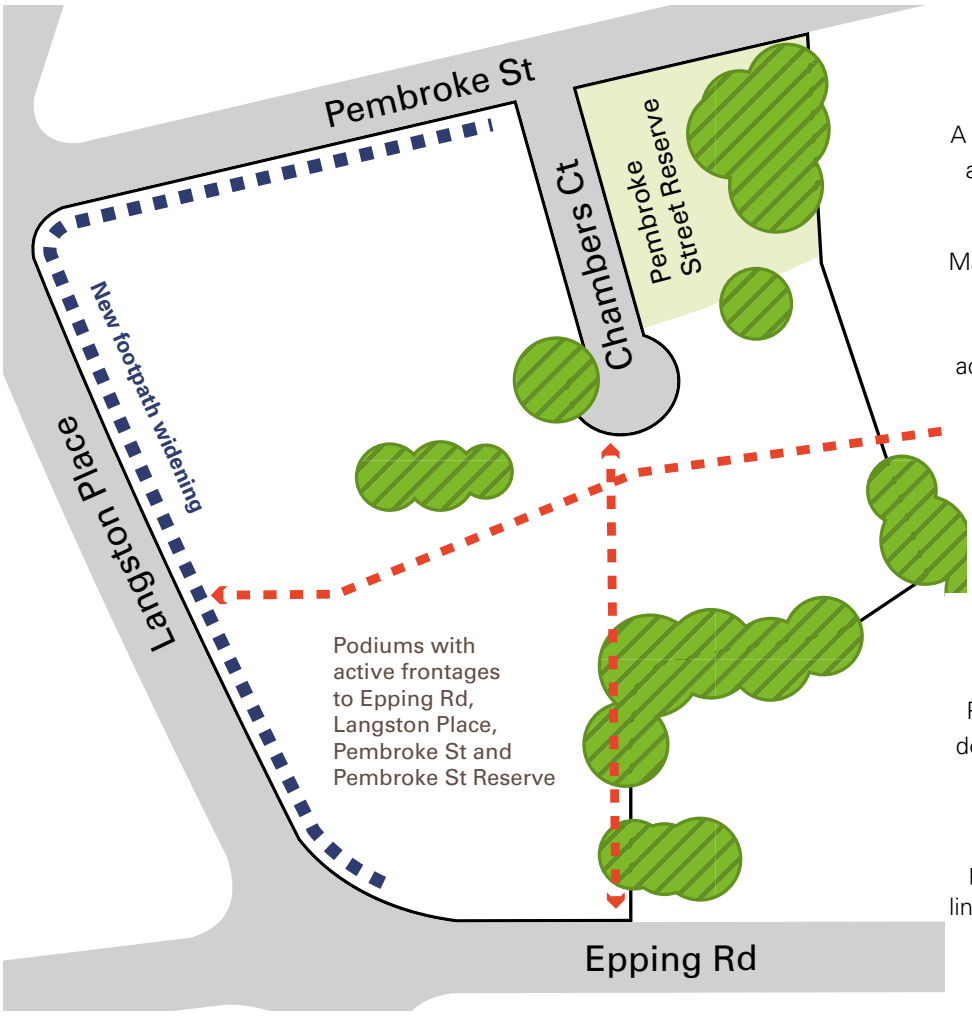
Servicing

Provide access to basements + service areas from Pembroke Street/ Chambers Court. Limit vehicle access from Langston Place.

No vehicle access to be provided from Epping Road.

Chambers Court may be relocated to form a contiguous open space and should be redeisgned as a shared space.

Street level retail + business premises to be serviced by kerbside parking.



Public frontages

A widened footpath is to be provided along Langston Place + Pembroke Street.

Maximise activity facing all streets by siting lower storeys without any setback from footpaths + accommodating a nearly-continuous mix of shopfronts and building entrances.

Landscape setting

Retain significant trees.

Provide a landscaped plaza / public domain space adjacent to Chambers Court with active frontages.

Pedestrian connections should be provided north-south + east-west, linking Pembroke Street, Epping Road + Langston Place.

Built form

Provide a continuous podium of up to three storeys facing all streets, and shape each podium to address major street corners.

Avoid extensive sheer vertical facades by setting upper storeys back from their podium.

Achieve a varied skyline by providing different heights, profiles + roof forms for successive buildings.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Cambridge Street, Epping precinct

Key Development Principles Diagram

Strategy

Redevelopment of up to twenty two storeys should accommodate residential flats, offices, business + / or retail premises, serviced by basement parking.

Public frontages

Maximise activity along Oxford Street + Cambridge Street (south of the new shareway) + both sides of the new east-west shareway by siting lower storeys without any setback from the footpath + accommodating a nearly-continuous mix of shop fronts and building entrances.

Consolidate entries to basement + service areas to protect desired levels of activity facing all active streets + new shareway.

Servicing

Provide a new east-west shareway for access linking Oxford Street and Cambridge Street as part of any future redevelopment of 41 Oxford Street (existing Cambridge Business Park). The detailed design of the street including the width, direction + intersection treatments are to be determined in consultation with Council and supported by a Traffic Impact Assessment.

Provide access to basements + service areas from the shareway or Chester Street. If access is not available from these streets, consolidate vehicle entrances from Oxford Street.

Built form

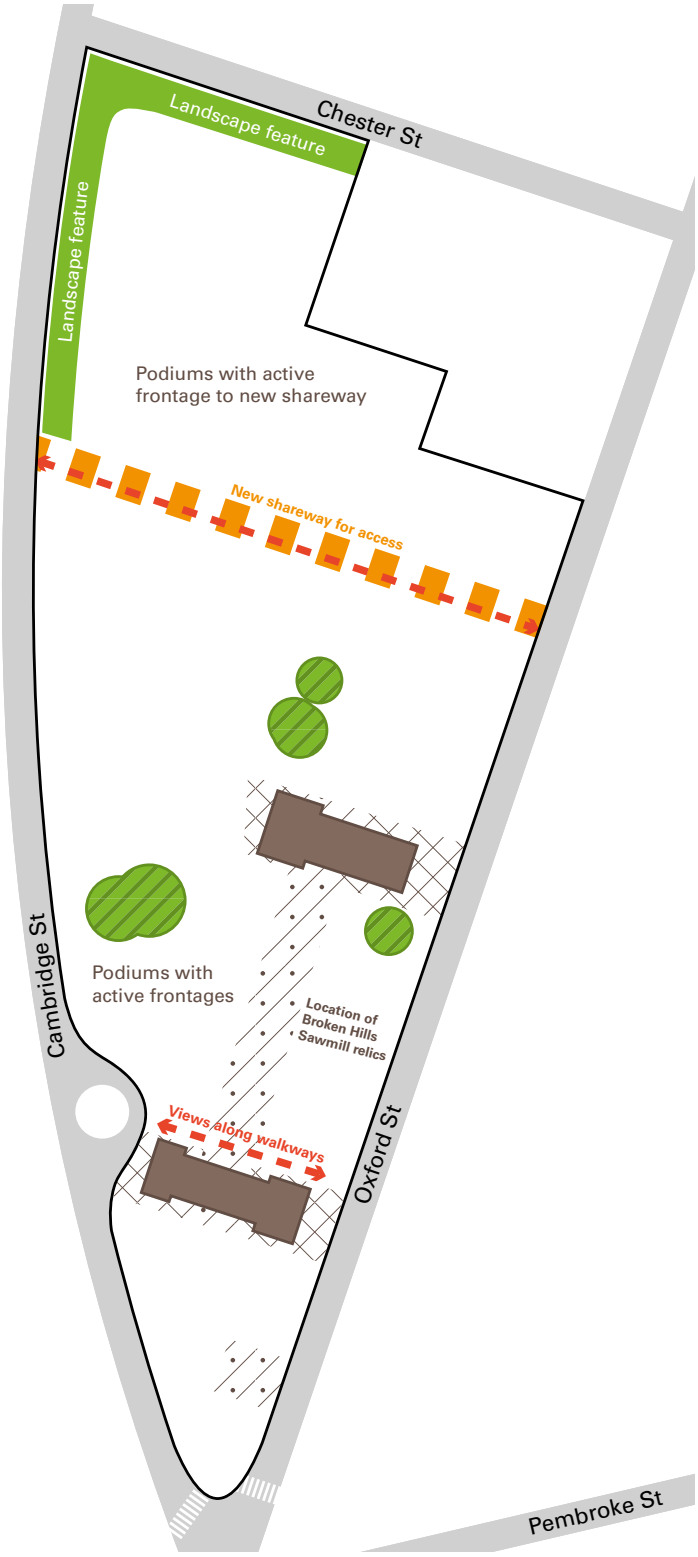
Provide a continuous podium of up to three storeys facing all streets, and shape each podium to address major street corners.

Achieve a varied skyline by providing different heights, profiles + roof forms for successive buildings.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Landscape setting

Retain significant trees.
Establish landscaped setbacks along non-active frontages.
Investigate location of Barren Hills archaeological relics.



Ray Road, Epping precinct

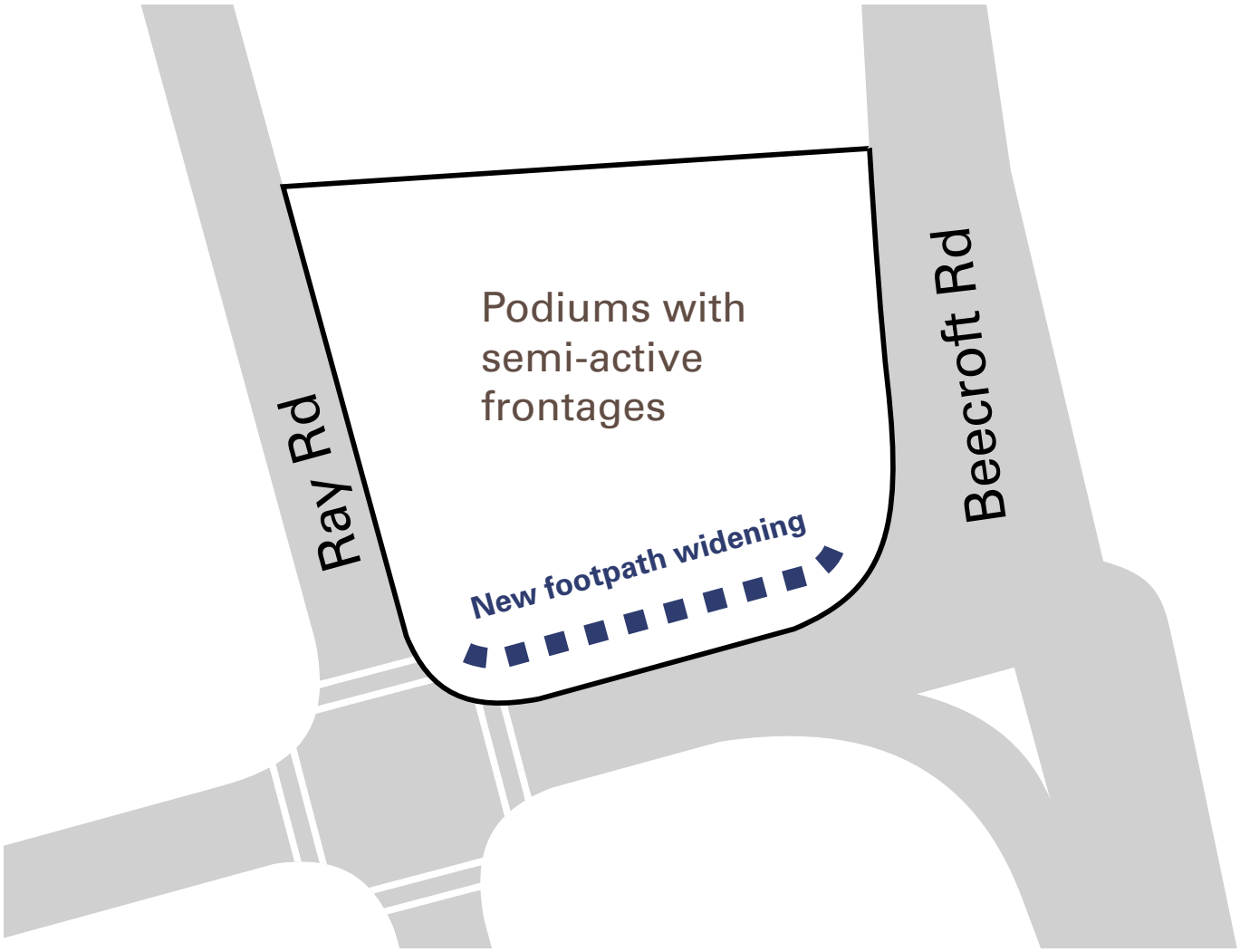
Key Development Principles Diagram

Strategy

Redevelopment of up to fifteen storeys should accommodate residential flats, offices, business + / or retail premises, serviced by basement parking.

Servicing

Provide access to basements + service areas from Beecroft Road or Ray Road.



Public frontages

Maximise activity facing all streets by siting lower storeys without any setback from footpaths + accommodating a nearly-continuous mix of shopfronts and building entrances.

Provide a pedestrian connection between Ray Road + Beecroft Road.

Consolidate entries to basements + service areas to protect desired levels of activity facing all active streets.

Built form

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

Pembroke Street,Epping precinct

Strategy

Key Development Principles Diagram

Redevelopment of up to fifteen storeys should accommodate residential flats, offices, business + / or retail premises, serviced by basement parking.

Redevelopment should accommodate existing community + education facilities + heritage items.

Public frontages

Maximise activity along Oxford Street + Pembroke Street by siting lower storeys without any setback from the footpath + accommodating a continuous mix of shop fronts and building entrances.

Consolidate entries to basement + service areas to protect desired levels of activity facing all active streets.

Landscape setting

Retain significant trees.
Landscaped setbacks should be maintained around St Alban's Anglican Church.
Investigate location of Barren Hills archaeological relics

Servicing

Provide a new laneway linking Oxford Street and Pembroke Street as part of the redevelopment of the site in order to provide additional street frontages. The detailed design of the street including the width, direction + intersection treatments are to be determined in consultation with Council and supported by a Traffic Impact Assessment.

Provide access to basements + retail service areas from the shareway and Pembroke Street. Limit vehicle access from Oxford Street.

Built form

Provide a continuous podium of up to three storeys facing al streets, and shape each podium to address major street corners.

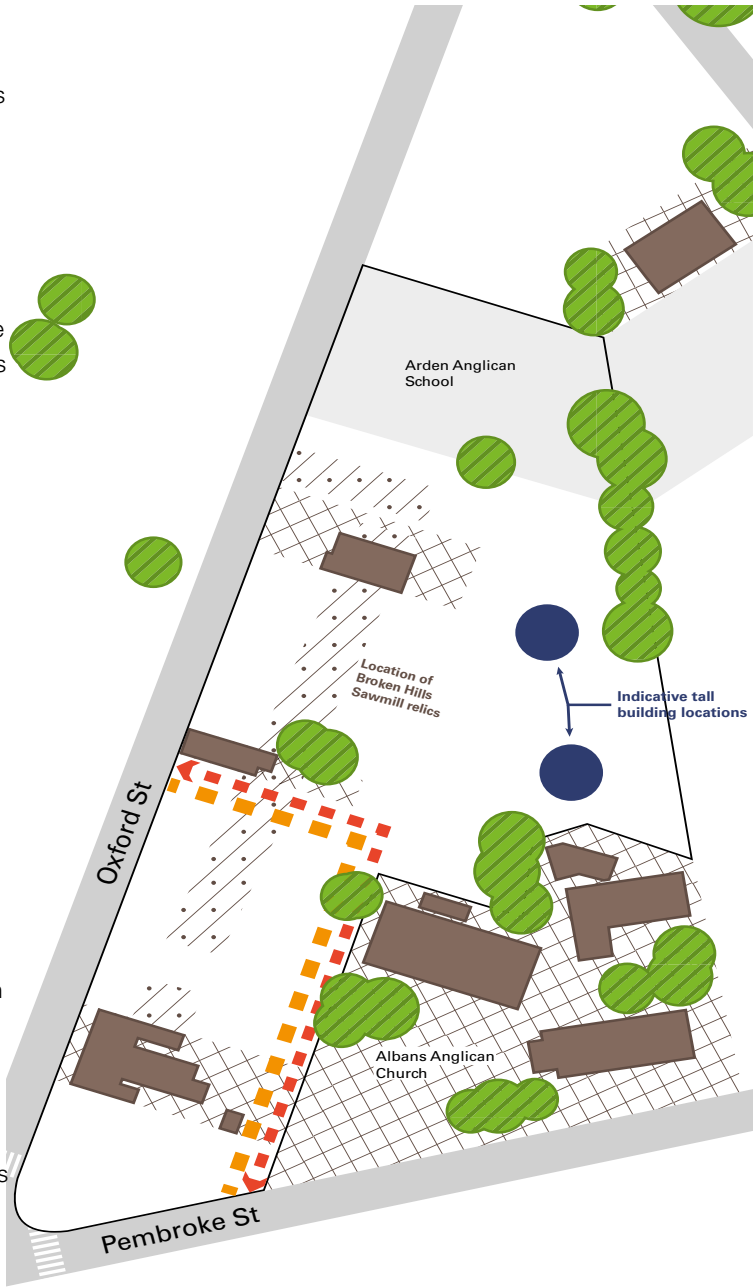
Avoid extensive sheer vertical facades by setting upper storeys back from their podium. Towers should generally be aligned in an east-west direction.

Maintain heritage curtilage setbacks from St Alban's Anglican Church.

Maintain heritage shop fronts facades along Oxford Street with infill development behind.

Achieve a varied skyline by providing different heights, profiles + roof forms for successive buildings.

Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.



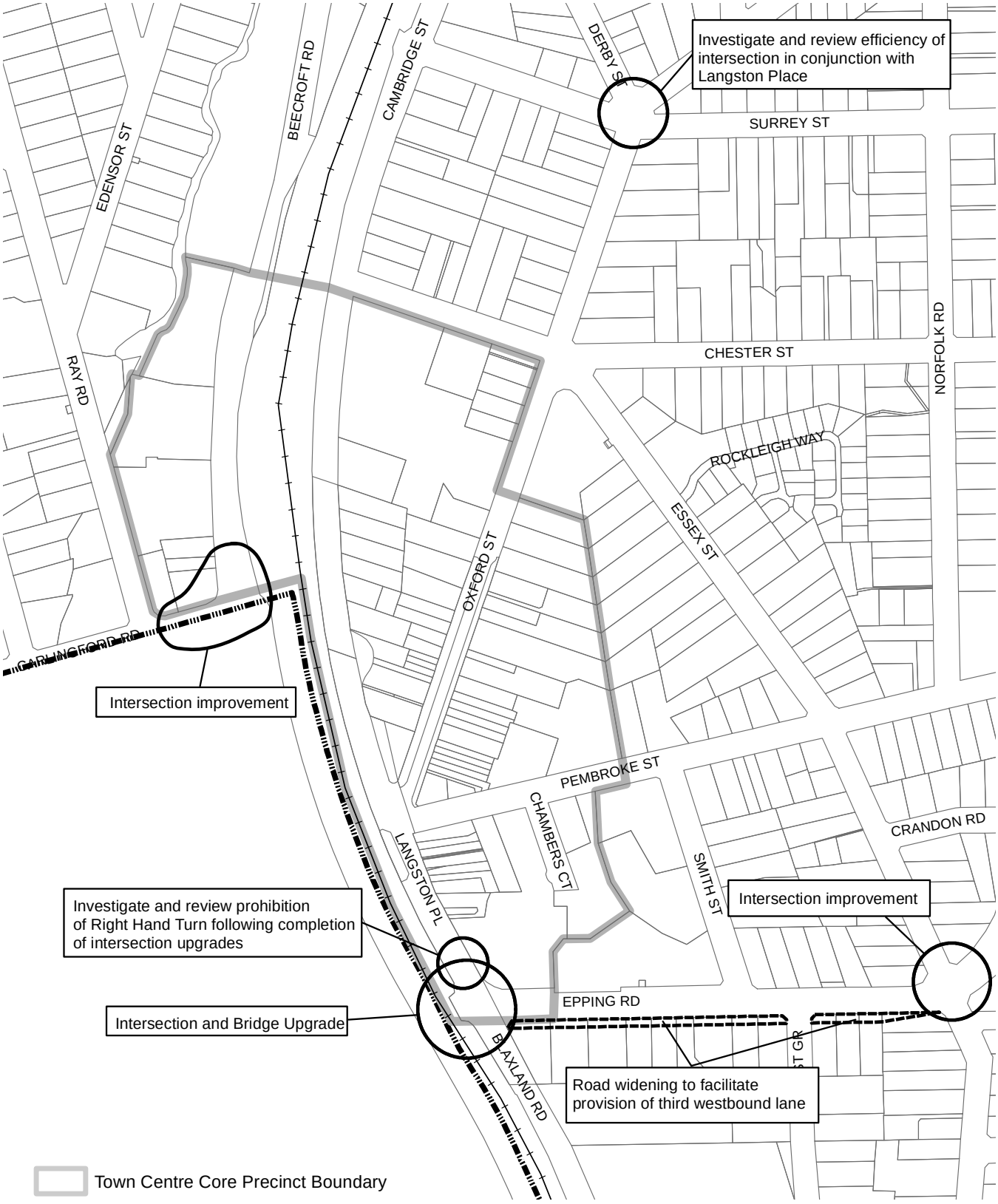


Figure 4.6 (g) : Traffic Management Improvement Plan (d