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Housing Strategy **Development Control Plan**

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The Plan

Preamble

This development control plan applies to 5 storey residential multi-unit housing development, 5 storey mixed use development, and 8-10 storey mixed use development in Housing Strategy precincts as identified in Figure 1. The plan is called the “Housing Strategy Development Control Plan”. The Plan came into effect on xxxxxxxx.

Purpose

The purpose of the DCP is to provide controls for multi-unit housing, mixed business and residential development as promoted by the Housing Strategy.

Objectives

The objectives of this DCP are:

- To provide planning controls that promote orderly development of Housing Strategy precincts to achieve medium/high density outcomes.
- To provide planning controls that complement State Environmental Planning Policy 65 (Design Quality of Residential Flat Development).
- Enhancement of garden suburb settings within the “bushland Shire” by maintaining existing trees (especially bushland remnants) near front and rear boundaries of sites which provide prominent elements of a precinct’s character, and/or planting new trees to enhance existing neighbourhood tree-corridors.
- Reasonable compatibility with existing detached dwellings in terms of building scale and current levels of residential amenity.
- High levels of energy efficiency for new dwellings in terms of sunlight and summer sunshading for living areas, natural daylighting and cross-ventilation of habitable rooms.
- High levels of internal amenity for new dwellings in terms of privacy, attractive outlooks from living areas, a comfortable indoor climate, effective design of private open spaces and communal areas, and encouragement of positive social interaction together with high levels of safety and security.
- High standards of architectural and landscape design with well-articulated building forms which deliver a combined response to all of the preceding objectives.

Procedures

When is a development application required?

All multi-unit housing and mixed use business and multi-unit housing development requires a development application. Prior to the commencement of a development, formal Council consent is required. Consent can be sought through the submission of a Development Application.

How does Council consider a development application?

In assessing development proposals, Council will have regard to Section 79C of the Environmental Planning and Assessment Act, 1979, how the development satisfies the aims and objectives of the Hornsby Shire Local Environmental Plan 1994 and how the development conforms with the provisions of this DCP.

How does this DCP work?

This DCP complements the requirements of State Environmental Planning Policy 65 (Design Quality of Residential Flat Development) and should be read in conjunction with the SEPP and any other relevant DCPs, including (where relevant) but not limited to the Medium/High Multi-Unit Housing DCP and the Business Lands DCP.

In the case of any inconsistency between the requirements of this DCP and any other DCP, the requirements of this DCP prevail.

The DCP is divided into five parts. The General chapter applies to all development. Part 1 applies to 5 storey residential multi-unit development. Part 2 applies to 5 storey and 8-10 storey mixed use business and residential multi-unit development. Part 3 applies to residential and mixed use development within heritage areas. Part 4 comprises Town Centre linkage diagrams applying to all relevant precincts.

Each part is divided into primary control elements. Control elements comprise desired outcomes and prescriptive measures.

The desired outcomes may be achieved by meeting the prescriptive measures or by implementing innovative solutions that meet the particular characteristics of an individual site.

Prescriptive measures are requirements that Council considers are likely to meet the desired outcomes of the particular control element. Compliance with the prescriptive measures does not guarantee approval of an application, the application must also achieve the desired outcomes.

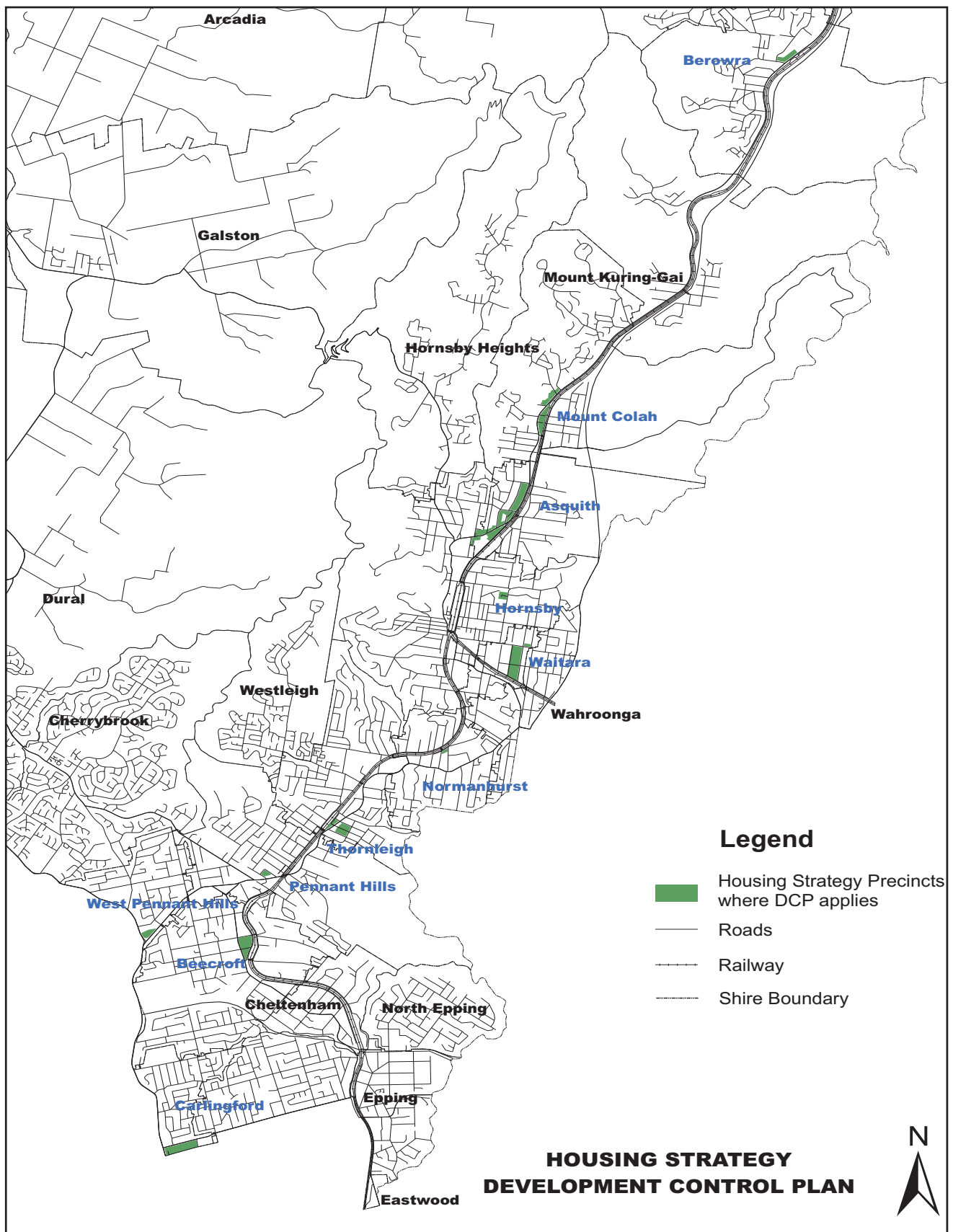


Figure 1 - Housing Strategy Precincts Location Map

General

Public Domain

Desired Outcome

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

Prescriptive Measures

- Development of the public domain should make each precinct an attractive place that encourages development and provides amenity for residents.
- Embellishment of the public domain should include street furniture, new street plantings, and footpath improvements.

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

- Pedestrian linkages shown on the key development principles diagrams and town centre linkage diagrams should be provided and reinforced as safe, accessible and vibrant pedestrian areas.
- 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.
- Where required, ground level walkways between mixed use buildings should be open air, attractive pedestrian thoroughfares which encourage activity.



Open air walkways should encourage pedestrian activity

Traffic Management

Desired Outcome

- Traffic management works which provide for the safe and efficient movement of vehicles to, from and within precincts.

Prescriptive Measures

- Traffic management works should be undertaken in accordance with the traffic improvements identified on the key development principles diagrams and Figure 2 - Traffic Management Improvement Plan.
- Council or the RTA 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.
- Development proposing alternative traffic management solutions should be accompanied by a comprehensive traffic assessment.

- Balconies should not be located on, or overhang the road reservation.
- 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 RTA requirements.

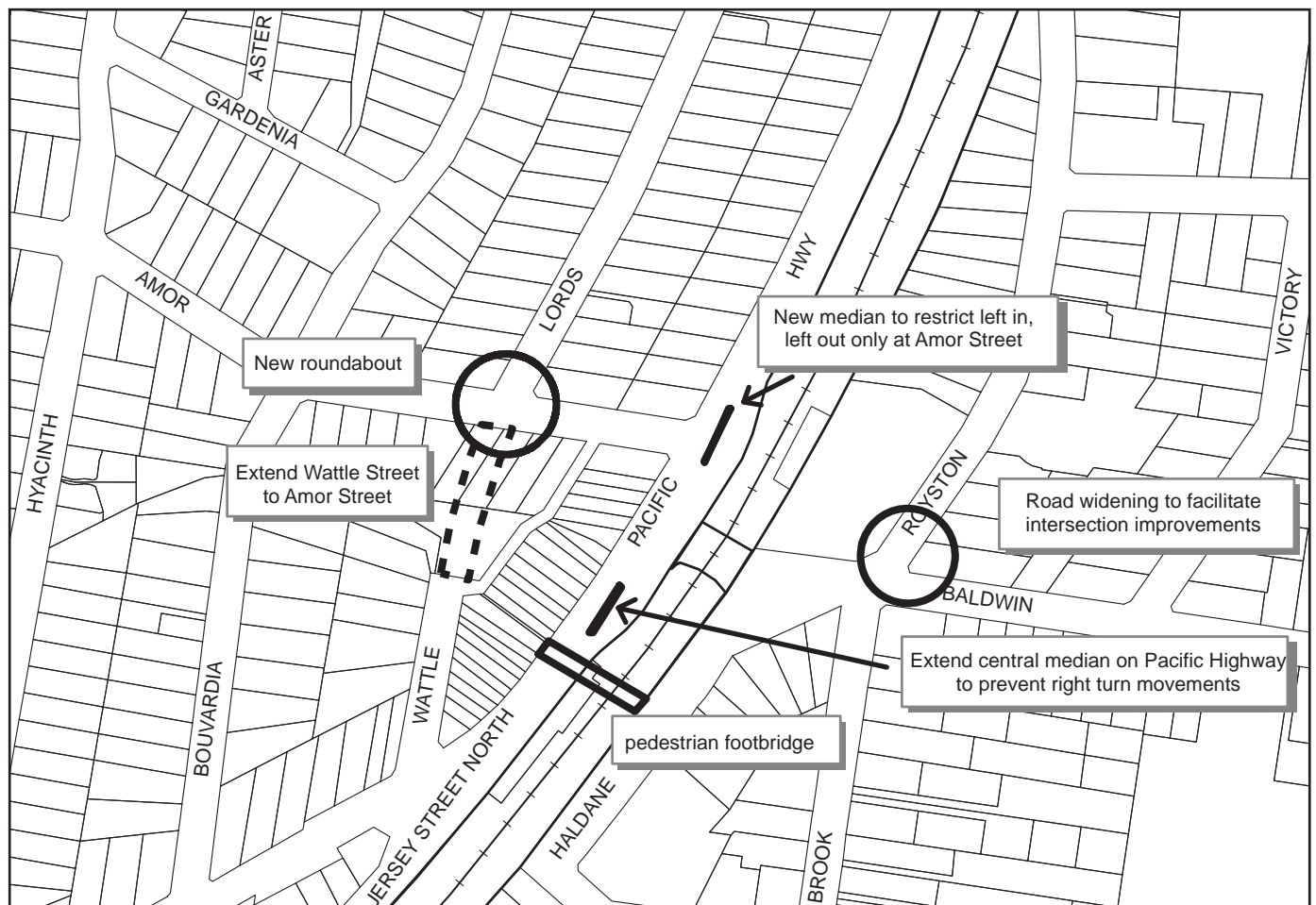


Figure 2 – Traffic Management Improvement Plan – Asquith
(see also key development principles diagrams for each precinct.)