

PART 1

5 storey residential multi-unit development

applies to:

- Pacific Highway, Mount Colah precinct
- Mount Colah Commercial Centre precinct (residential portion)
- Lords Avenue, Asquith precinct
- Jersey Street Nth, Asquith precinct
- Bouvardia Street, Asquith precinct (residential portion)
- 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 (residential portion)

Desired Future Character

Desired Outcome

- Development which contributes to the desired future character of the area.

Prescriptive Measures

- Development applications must demonstrate compatibility with the following statement of desired character for the:
 - * Mt Colah Commercial Centre precinct (residential portion);
 - * Pacific Highway, Mount Colah precinct;
 - * Lords Avenue, Asquith precinct;
 - * Jersey Street North, Asquith precinct;
 - * Hyacinth Street, Asquith precinct;
 - * Bouvardia Street, Asquith precinct (residential portion);
 - * Pacific Highway, Asquith precinct;
 - * Belair Close, Hornsby precinct;
 - * Balmoral Street, Waitara precinct;
 - * Station Street, Thornleigh precinct;
 - * Fisher Avenue, Pennant Hills precinct; and
 - * Carlingford Road, Carlingford precinct (residential portion):

Desired future Character statement

These Housing Strategy precincts will be characterised by 5 storey residential flat buildings in landscaped settings with underground car parking.

Development footprints will maintain landscape corridors around and through development sites. The established tree canopy will be complemented by new trees and shrubs throughout all gardens. Facade widths will be limited, avoiding the appearance of a continuous wall of development.

Masonry walls will be confined to low level facades. Mid level and upper-storey building facades will incorporate walls of windows, steel framed balconies with balustrades of steel or glass and operable louvres for privacy, shade and glare control.

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

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

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



Example of desired character – residential development

Design Quality - SEPP 65

Desired Outcome

- 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

- 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, and
 - * 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.
- Development applications should be accompanied by a statement of environmental effects which includes the following:
 - * an explanation of how the design addresses the design quality principles set out in Part 2 of *State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development*, namely:
 - Context
 - Scale
 - Built form
 - Density
 - Resource, energy and water efficiency
 - Landscape
 - Amenity
 - Safety and security
 - Social dimensions and housing affordability
 - Aesthetics
 - * 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.

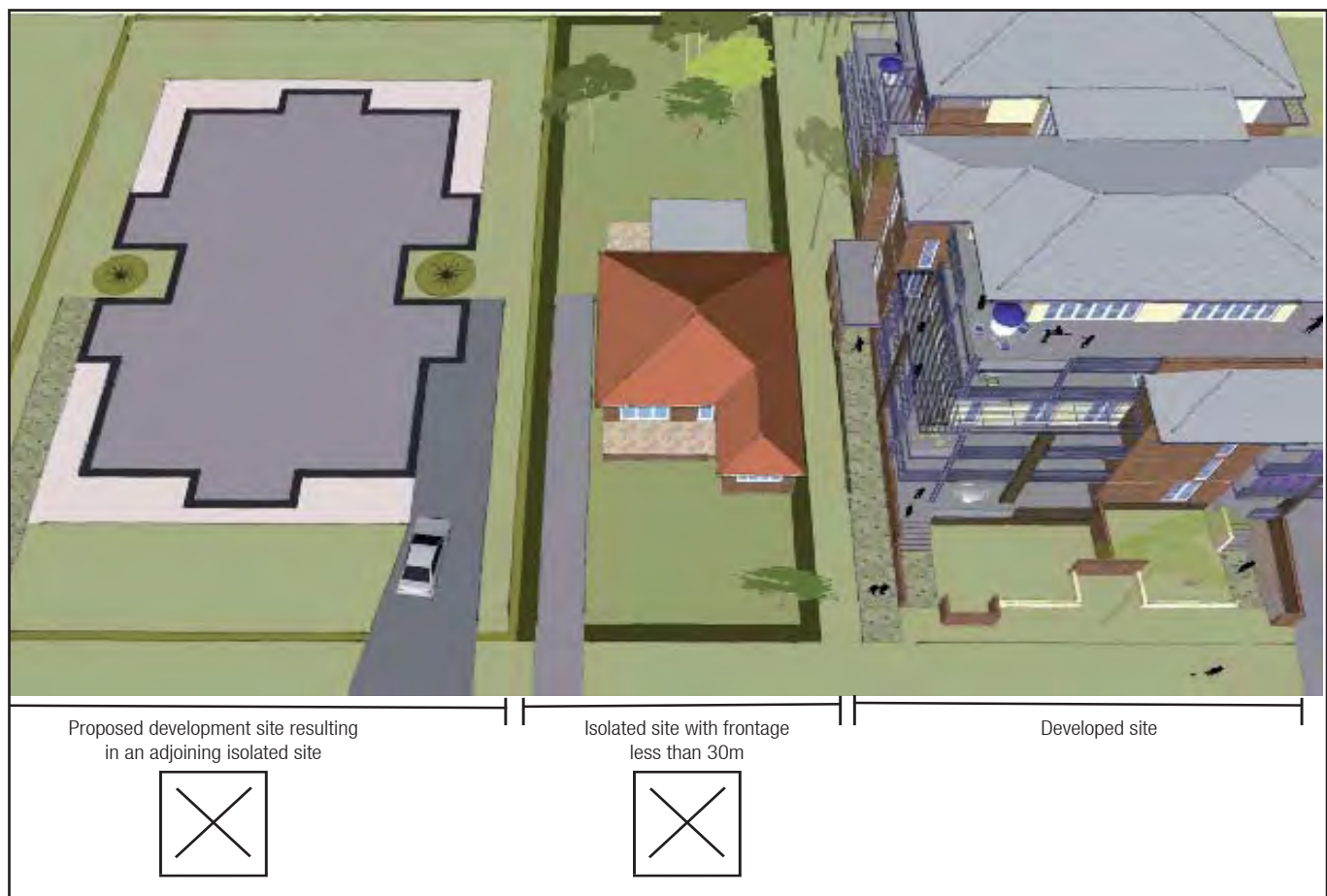
Site Requirements

Desired Outcome

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

Prescriptive Measures

- The minimum site width should be 30m measured at the street frontage.
- Where a development proposal results in an adjoining site within the precinct with no street frontage or a primary street frontage of less than 30m, proponents should demonstrate that orderly and economic development of the site can be achieved under this DCP.
- Where a property is likely to be isolated by a proposed development and it cannot be demonstrated that orderly and economic development of the site can be achieved, 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.



Lot amalgamation should avoid isolating small sites

Height

Desired Outcome

- A built form not exceeding 5 storeys in height and comprising multi-unit housing.

Prescriptive Measures

- Sites with the following maximum building heights under clause 15A(1) of the HSLEP 1994 should have a maximum number of storeys as follows:

HSLEP Area	Maximum building height (m)	Maximum Storeys (excluding basement)
P1	17.5m	5 storeys

Note: "storey" is defined in the Standard Instrument.

Five storeys could be achieved through the following:

**Four residential levels plus car parking in an undercroft (an open storey located beneath the occupied levels of a residential building, either at existing natural ground level or slightly below natural ground level); or*

** Five residential levels plus parking in a basement that does not project more than 1m above natural ground level.*

- For development involving parking in an undercroft, the floor level of the lowest residential storey should be a maximum of 1.5m above natural ground level.
- A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

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

Setbacks

Desired Outcome

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

Prescriptive Measures

- The minimum setbacks of all buildings and structures to the boundaries of the site are prescribed in the following table:

Setback	Minimum building setback
Front Setback	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Rear Setback	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Side Setback	6m, which can be reduced to 4m for a maximum of 1/3 of the building width
Top Storey Setback	3m should be provided between exterior walls of the lowest storey and exterior walls of the top-most storey
Underground Parking Setback	7m from front and rear boundaries and 4m from side boundaries to allow for deep soil landscaping

Corner sites

- For buildings with a corner frontage, front and rear boundary setbacks apply to the shorter street frontage, and side boundary setbacks apply to the longer of the two street frontages.

Setback encroachments

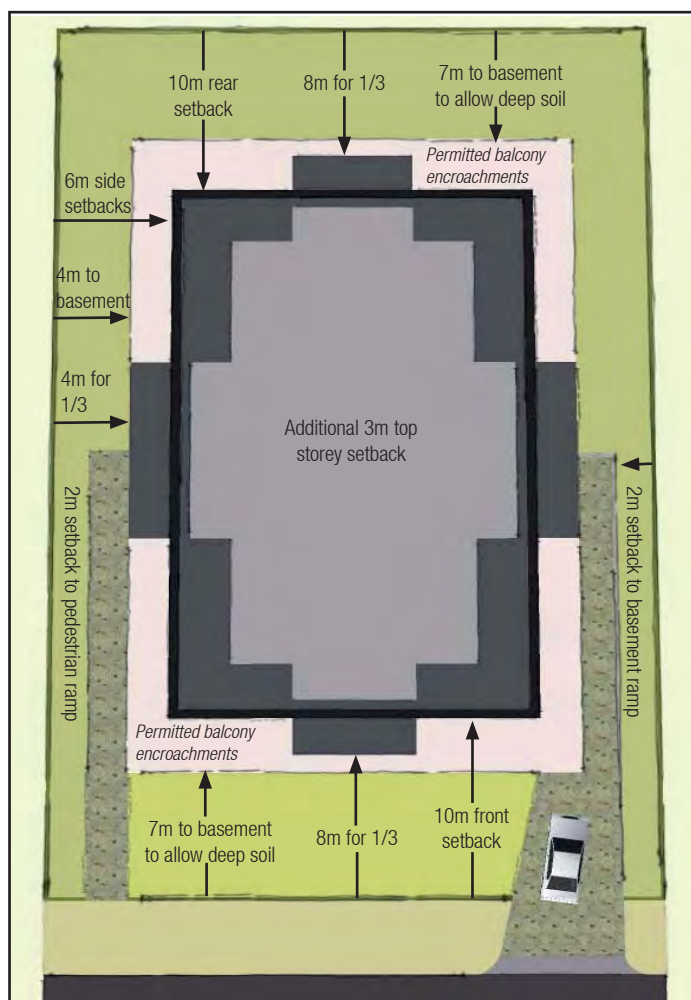
- Balcony encroachments are permitted to within 4m of side boundaries and within 7m of front and rear boundaries provided there is no impact on the achievement of:
 - * Daylight access;
 - * Visual privacy; and
 - * Acoustic privacy.
- The following minor structures are able to encroach into the prescribed setbacks:
 - * Driveways or basement ramps up to 6m wide with deep soil verges at least 2m wide;
 - * 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 2m wide;

- * Fences;
- * Garbage stores, letter boxes and meter enclosures provided that they are located at least 2m from the front boundary and screened by plantings.

Setbacks to heritage items

- 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.

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



Minimum setbacks

Landscaping

Desired Outcome

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

Prescriptive Measures

- Landscaped areas should adjoin all property boundaries and be designed to accommodate:
 - * Canopy trees that will reach mature heights of at least 10m to 12m in the front and rear setback; and
 - * Trees that will reach a mature height of at least 6-7m in the side setbacks.
- The minimum width of the landscaped area is prescribed in the following table:

Setback	Landscaped area
Front Setback	7m wide
Rear Setback	7m wide
Side Setbacks	4m wide

- The landscaped area is to comprise canopy trees, a shrub layer and ground covers.
- Buildings, driveways and service trenches should have a minimum setback of 4m from trees and groups of trees which have been assessed as significant or which are visually prominent streetscape elements.

Note: Applicants are encouraged to incorporate locally indigenous species where possible from Council's Landscape Design Code.

- Where communal open space is required, these spaces should include lawn areas surrounded by hedges of shrubs. Private terraces or balconies that adjoin communal areas should be screened by hedges and shrubs, or small trees where space permits.

Fencing

- Within front setbacks, fences should not be higher than 1.2m.
- Fencing enclosing private courtyards may be up to 1.8m high if constructed from predominately lightweight materials with the design allowing at least 50% openings/transparency.
- Side and rear fences should have a maximum height of 1.8m.

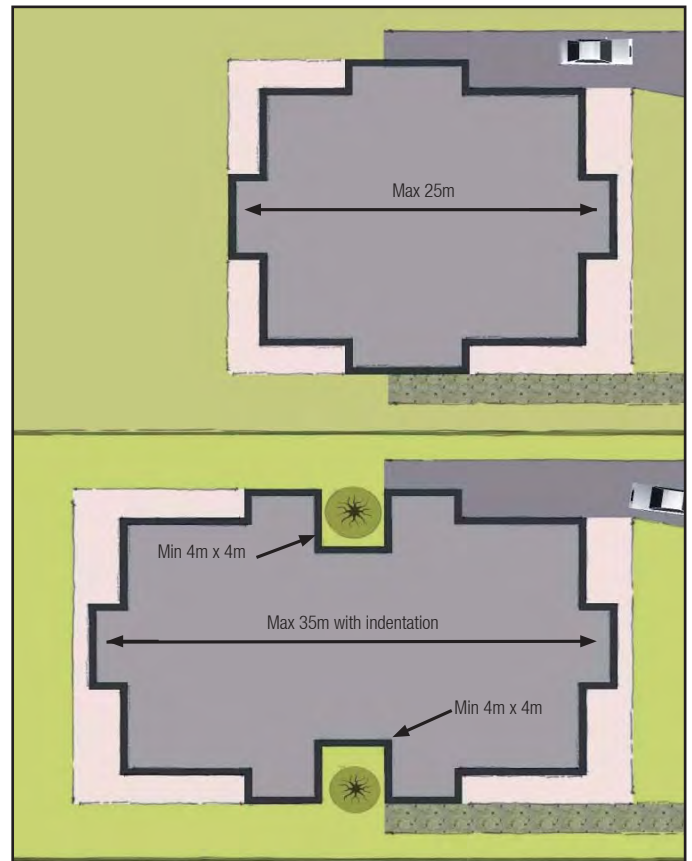
Floorplates and Separations

Desired Outcome

- Buildings that are limited in width and depth and separated by garden areas.

Prescriptive Measures

- Floorplates should have a maximum dimension of 25m measured in a perpendicular direction between opposing exterior walls at any point. Balconies, terraces and ground floor lobbies may project beyond this maximum.
- Maximum floorplate dimensions may be increased to 35m if facades incorporate a distinct indentation which measures at least 4m by 4m 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.
- On large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 6m, including an area of deep soil (ie: no basement intrusions) that measures at least 6m x 6m (sufficient for at least one canopy tree with a mature height of 8m to 10m).



Floorplates should be limited in width and depth



Separation of buildings on the same site

Articulation

Desired Outcome

- Development of a scale and bulk which enhances the streetscape character.

Prescriptive Measures

- Facades should be divided by vertical steps as follows:
 - * There should be at least two steps between the ground level setback and the penthouse facade across 50% of the width of every facade (ie: sheer vertical planes are not taller than two or three storeys);
 - * The remainder of any facade may include a sheer vertical rise of up to four storeys;
 - * On sites that directly adjoin an existing residential flat building, no step is required for the side elevation that would directly face the existing residential flat building.
- Articulation of facades should be achieved by dividing all facades into vertical “panels” generally no wider than 8m and by visually-separating the adjoining panels by steps of at least one metre such as:
 - * Indentations or projections in the alignment of exterior walls;
 - * Balconies or terraces that project forward of walls; and/or
 - * Eaves, pergolas and awnings that project forward of exterior walls.

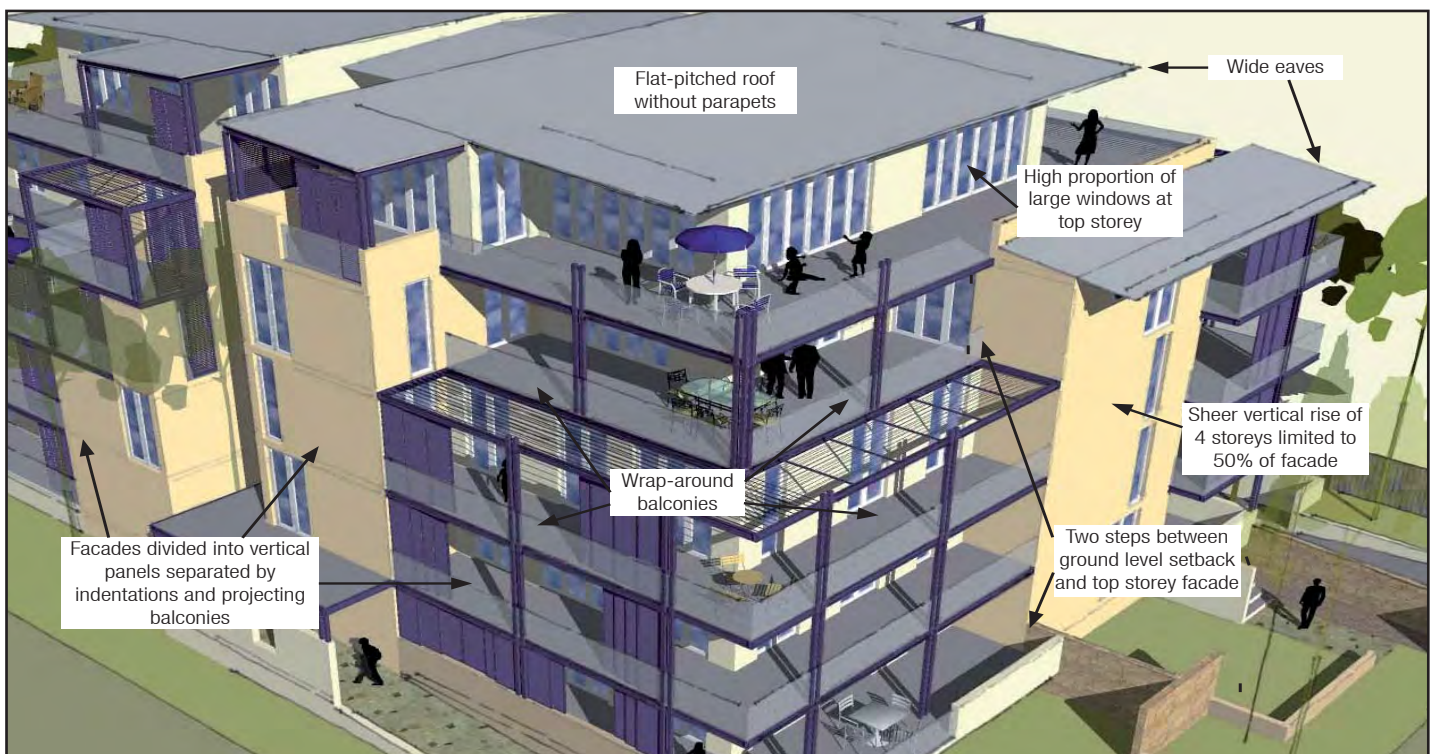
Note: To achieve articulation the following is encouraged:

- *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.

- 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.
- Facades should be expressed as two or three distinct levels.
- Facade elements should not be repetitive.

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

- *Light-weight structures such as wrap around balconies, with operable louvres, blinds and privacy screens located at visually prominent corners of each building;
- *Flat-pitched roofs without parapets to minimise the height of exterior walls, incorporating eaves which cast shadows across the top-storey walls;
- *A high proportion of large windows at the top storey;
- *Masonry walls confined to the lower storeys;
- *Levels one to four should display a varied pattern of “solid-to-void”;
- *If vertical rows of windows are proposed, the height of masonry sills should be minimised to avoid a bulky character.



Articulation of facades

Open Space

Desired Outcome

- Development that incorporates passive and active recreation areas with privacy and access to sunlight.

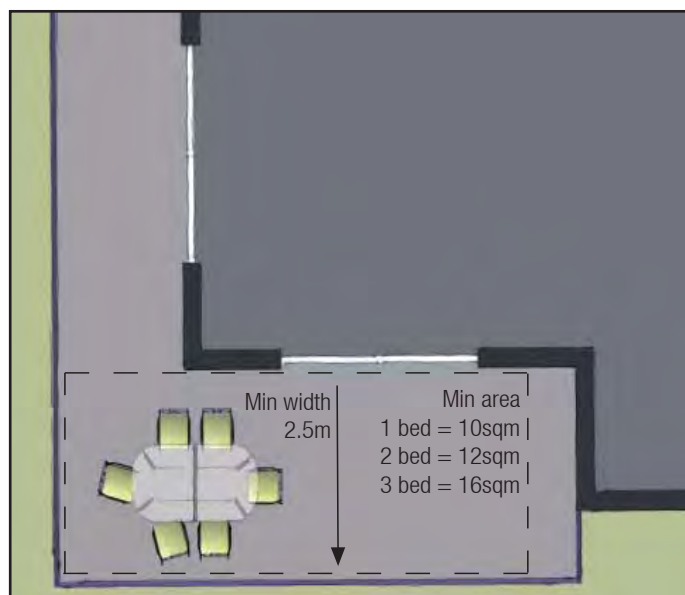
Prescriptive Measures

Private open space

- Every dwelling should be provided with private open space in accordance with the following table:

Dwelling Type	Minimum private open space area	Minimum width
1 bed unit	10sqm	2.5m
2 bed unit	12sqm	2.5m
3+ bed unit	16sqm	2.5m

- Open spaces for ground floor apartments may be located within setback areas where there is communal landscaping along the adjacent boundary with a minimum width of 2.5m.
- 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.



Minimum private open space

Communal open space

- Communal open space should be provided at ground level for developments with more than 10 dwellings.

- Where communal open spaces are required, their combined area should be equivalent to a minimum of 25% of the site area, including an active recreation area of at least 50sqm.
- Active communal open spaces should be provided in central locations that are highly-visible to provide convenient access from all dwellings.

Active Living

- Development should embody active living principles including:
 - * the provision of bicycle storage;
 - * safe, accessible and prioritised pedestrian and cyclist entrances to buildings;
 - * quality useable outdoor spaces; and
 - * pedestrian and cycle thoroughfares in accordance with the Town Centre linkage diagrams shown in Part 3.

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.

Privacy

Desired Outcome

- Development designed to provide reasonable privacy to proposed and adjacent properties.

Prescriptive Measures

- Living areas should be orientated to the front and rear of the site to promote privacy to dwellings.
- Where communal open space is required, balconies, terraces or bedroom windows near communal areas should be screened or elevated to protect the privacy of those dwellings.
- Where unscreened balconies and transparent living room windows face a neighbour's living room windows or principal area of private open space, those balconies or windows should be separated to comply with the Residential Flat Code as follows:

Height	Separation
Up to four storeys/12m	12m
Fifth storey/over 12m	18m

Sunlight and Ventilation

Desired Outcome

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

Prescriptive Measures

- On 22 June, at least 70% of proposed dwellings should receive two or more hours sunlight during midwinter to at least half of a dwellings principal living room windows and the main area of private open space.
- Active communal open spaces should be located to receive at least 2 hours sunlight during mid-winter.
- At least 60% of apartments should have dual aspect and natural cross ventilation.

A BASIX certificate should be provided ensuring the facilitation of energy efficient housing

Housing choice

Desired Outcome

- 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

- Development should include a mix of 1, 2 and 3 bedroom units. At least 10% of each unit type should be provided.
- At least 10% of proposed dwellings should be accessible by people with impaired mobility.
- At least 30% of proposed dwellings should be adaptable to meet needs of residents as they age.

Note: Accessibility is defined by AS 1428, and Adaptability is defined by AS 4299.

Vehicle Access and Parking

Desired Outcome

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

Prescriptive Measures

Car Parking

- The following minimum car parking should be provided:

Dwelling Type (Floorspace)	
Dwellings less than 100m ²	1 space
Dwellings larger than 100m ²	2 spaces
Visitor Spaces	1 visitor space per 5 dwellings

- Where possible, resident and visitor parking should be provided within basements.
- Design and dimensions of car parks and driveways should comply with AS2890.1
- Direct access to main roads should be avoided.
- Driveways should be located at least 2m from any side boundary and flanked by continuous landscaped verges.

Bicycle Parking

- Bicycle parking in the form of a rail/rack or locker should be provided at the rate of 1 space per 5 dwellings in the basement for residential use.
- Bicycle parking in the form of a rail/rack should be provided at the rate of 1 space per 10 dwellings for visitors in the visitor car park area.

Ancillary Facilities

- 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.

Key Development Principles

Desired Outcome

- Orderly development that is consistent with the principles in the relevant key principles diagrams.

Prescriptive Measures

- Development should be designed to embody the principles of the relevant precinct key principles diagram.
- Pedestrian thoroughfares should be provided in accordance with the principles diagrams and/or Town Centre Linkage diagrams.
- Development in the vicinity of heritage items shown in the precinct diagrams should have regard to the Heritage DCP.
- Development adjoining railway lines and arterial roads should incorporate appropriate measures to reduce the impact of road/ rail noise vibration and disturbance.

Note: Development near railway lines and busy roads should have regard to the Infrastructure State Environmental Planning Policy and the NSW Government's Development near Rail Corridors and Busy Roads – Interim Guideline

Legend

The following symbols appear in the key 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.

Pacific Highway, Mount Colah precinct

Key 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 and locate communal open spaces to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

On properties that adjoin the railway, refer all development applications to RailCorp to confirm any requirements regarding track amplification

Residential amenity
Minimise the width of facades + communal recreation areas that directly face or adjoin the railway.

Design facades to exclude railway noise

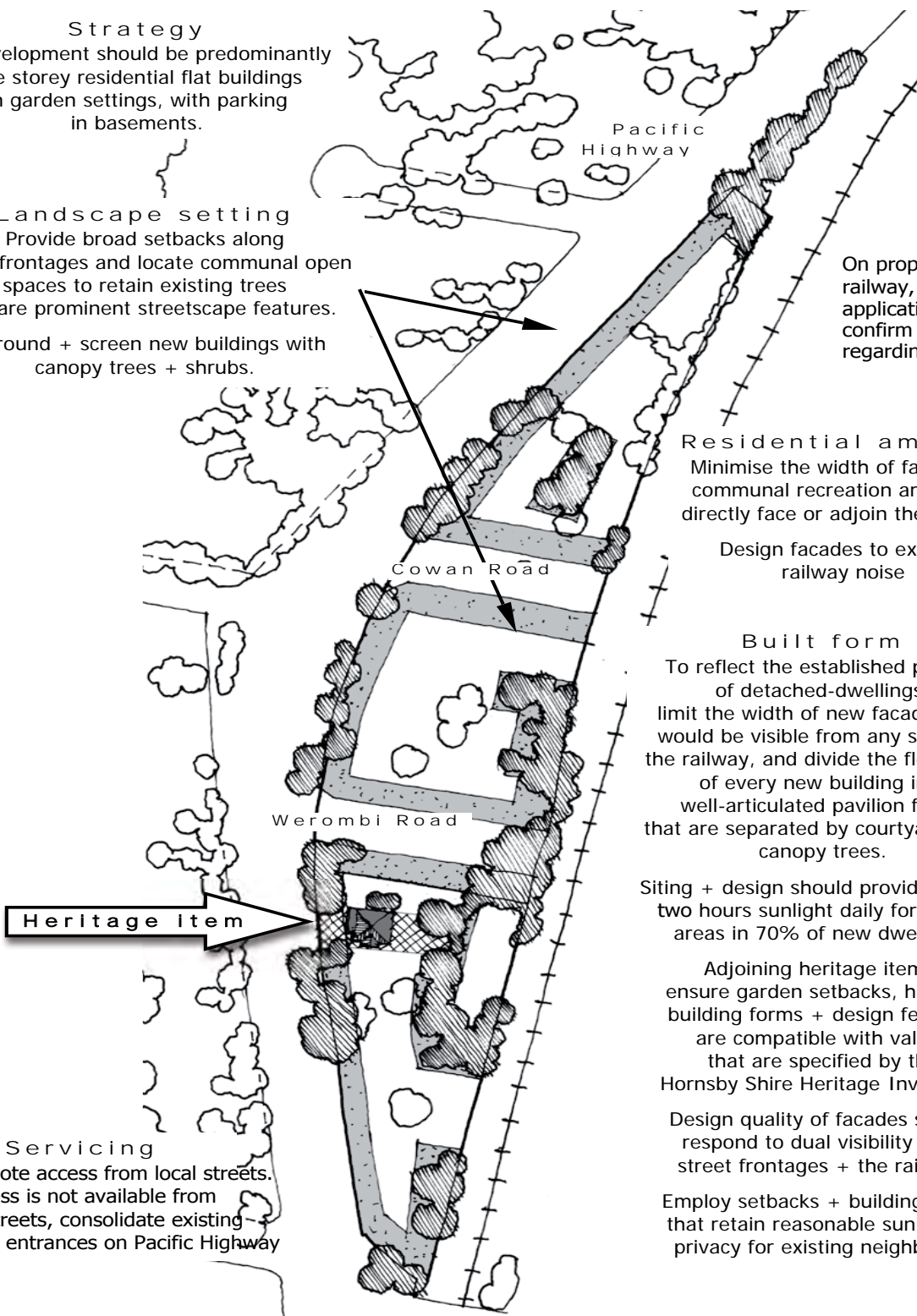
Built form
To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street or the railway, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

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

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

Design quality of facades should respond to dual visibility from street frontages + the railway.

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



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

Mount Colah Commercial Centre precinct

Key Principles Diagram

Strategy

Flanking the Parklands Road intersection, redevelopment should be predominantly a five storey mix of retail or business premises + residential flats serviced by kerbside parking for customers + basement parking for residents.

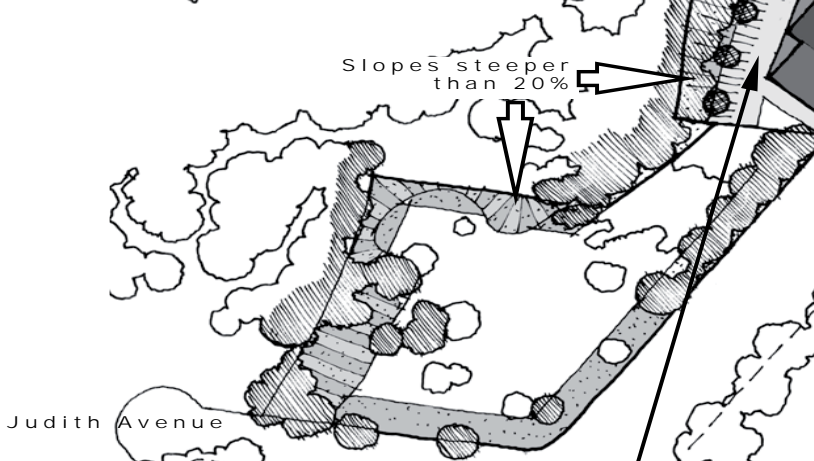
Elsewhere, redevelopment should be predominantly five storey residential flat buildings in garden settings, with parking in basements.

Residential 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 three hours sunlight daily for living areas in 70% of new dwellings.

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



Servicing

On mixed use development sites: "establish a landscaped "street" to the rear for kerbside customer parking + deliveries, to access residential basements and to provide bushfire protection.

For residential properties facing the Highway: consolidate existing vehicle entrances + promote access from side streets.

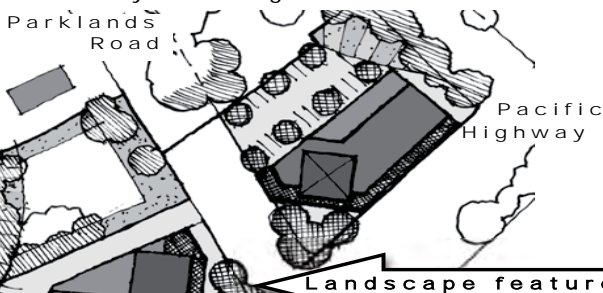
Landscape setting

Maintain reasonable bushfire separation from gully vegetation to the west.

Provide broad setbacks along street frontages + rear boundaries, particularly where slopes exceed 20%, and locate communal open spaces to retain existing trees that are prominent streetscape features.

Provide landscape features with canopy trees at the Parklands Road corners.

Screen new buildings with canopy trees + shrubs that satisfy bushfire regulations.



Mixed use development

Maintain glimpses of bushland backdrops from the Highway by limiting the length of buildings and separating adjoining buildings by publicly-accessible courtyards or laneways.

Maximise visible pedestrian activity along all streets + courtyards by siting lower storeys without any setback from footpaths, and orienting extensive shopfronts, building entrances + balconies or verandahs towards those frontages.

Ensure that basements + service areas do not interrupt visible activity along these frontages.

Achieve a varied skyline by providing different heights, profiles + roof forms for successive buildings, and by shaping buildings to address street-corners at Parklands Road.

Avoid sheer vertical facades along prominent pedestrian frontages by setting upper storeys back from podiums.

Lords Avenue, Asquith precinct

Key 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.

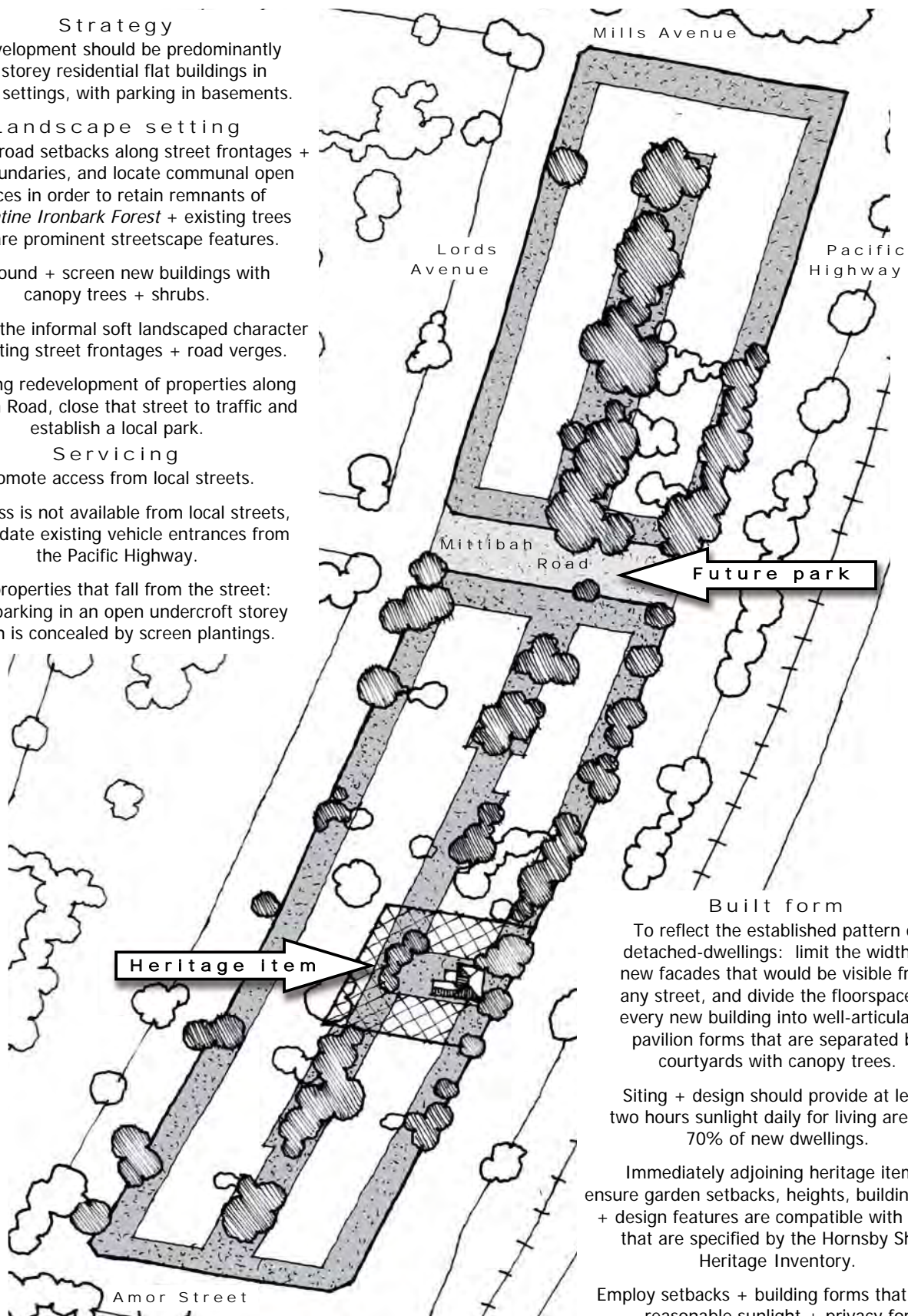
Following redevelopment of properties along Mittibah Road, close that street to traffic and establish a local park.

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 Principles Diagram

Strategy

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

Landscape setting

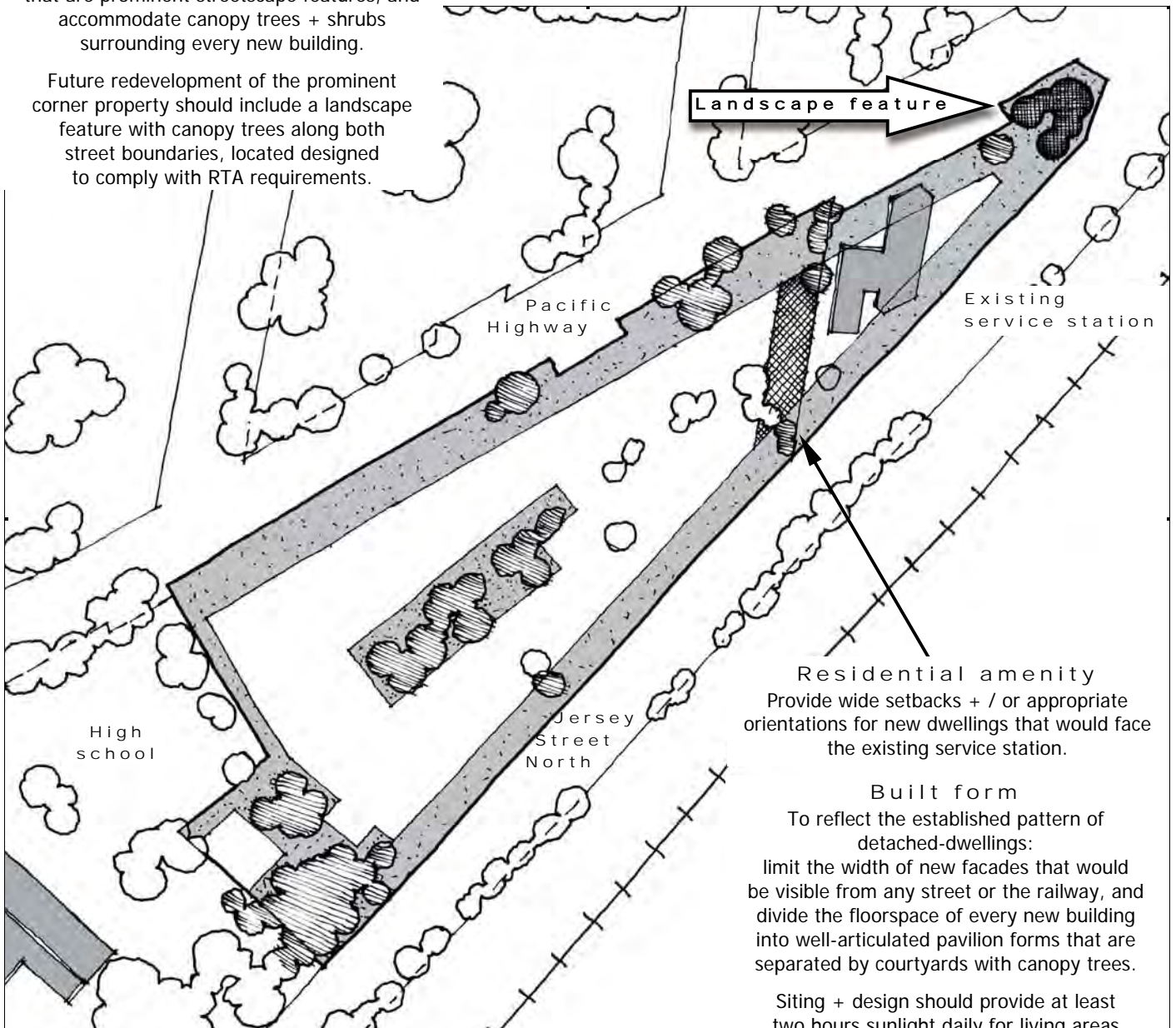
Provide broad setbacks along street frontages + some rear boundaries to retain existing trees that are prominent streetscape features, and accommodate canopy trees + shrubs surrounding every new building.

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 Principles Diagram

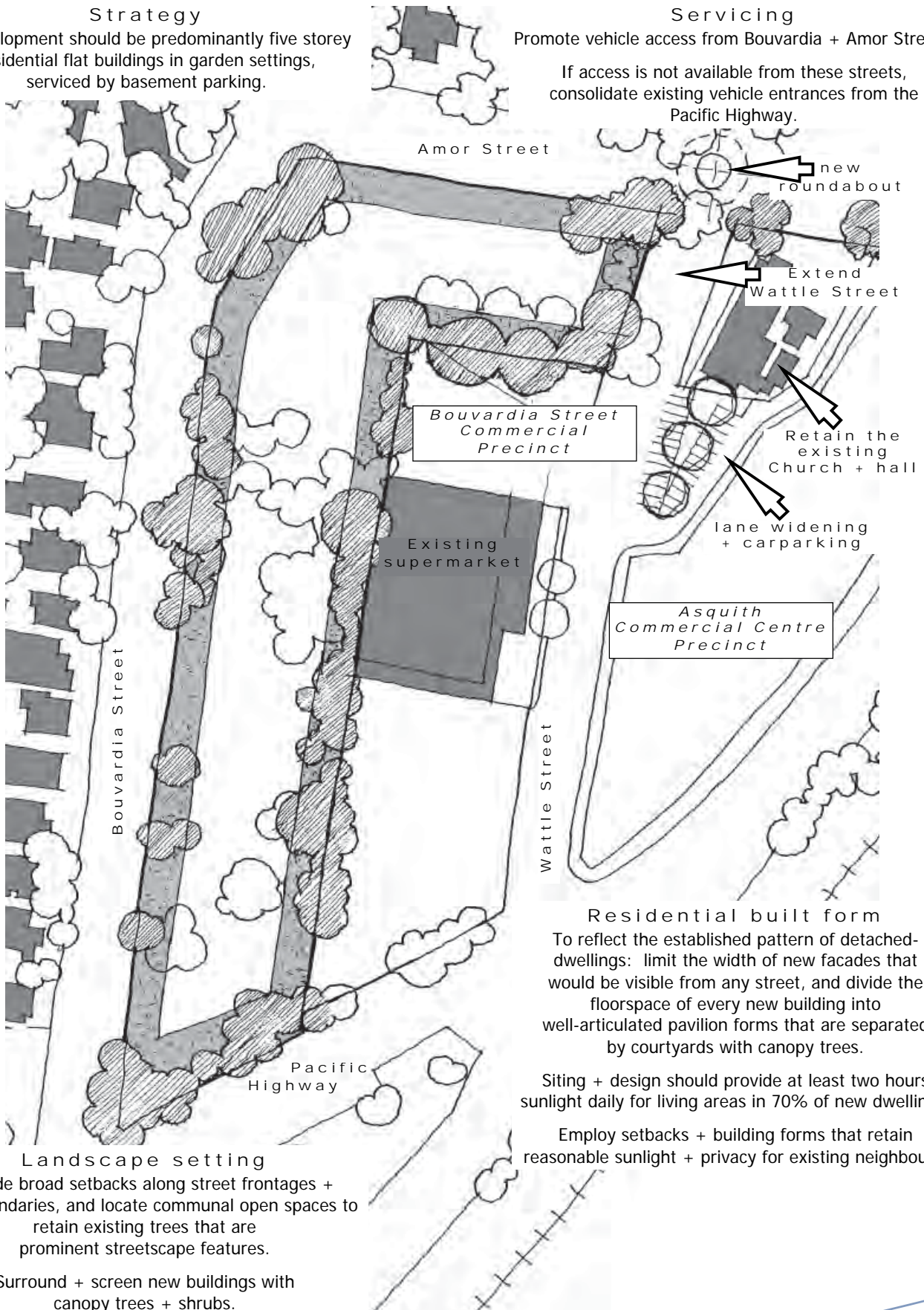
Strategy

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.



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.

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.

Hyacinth Street, Asquith precinct

Key Principles Diagram

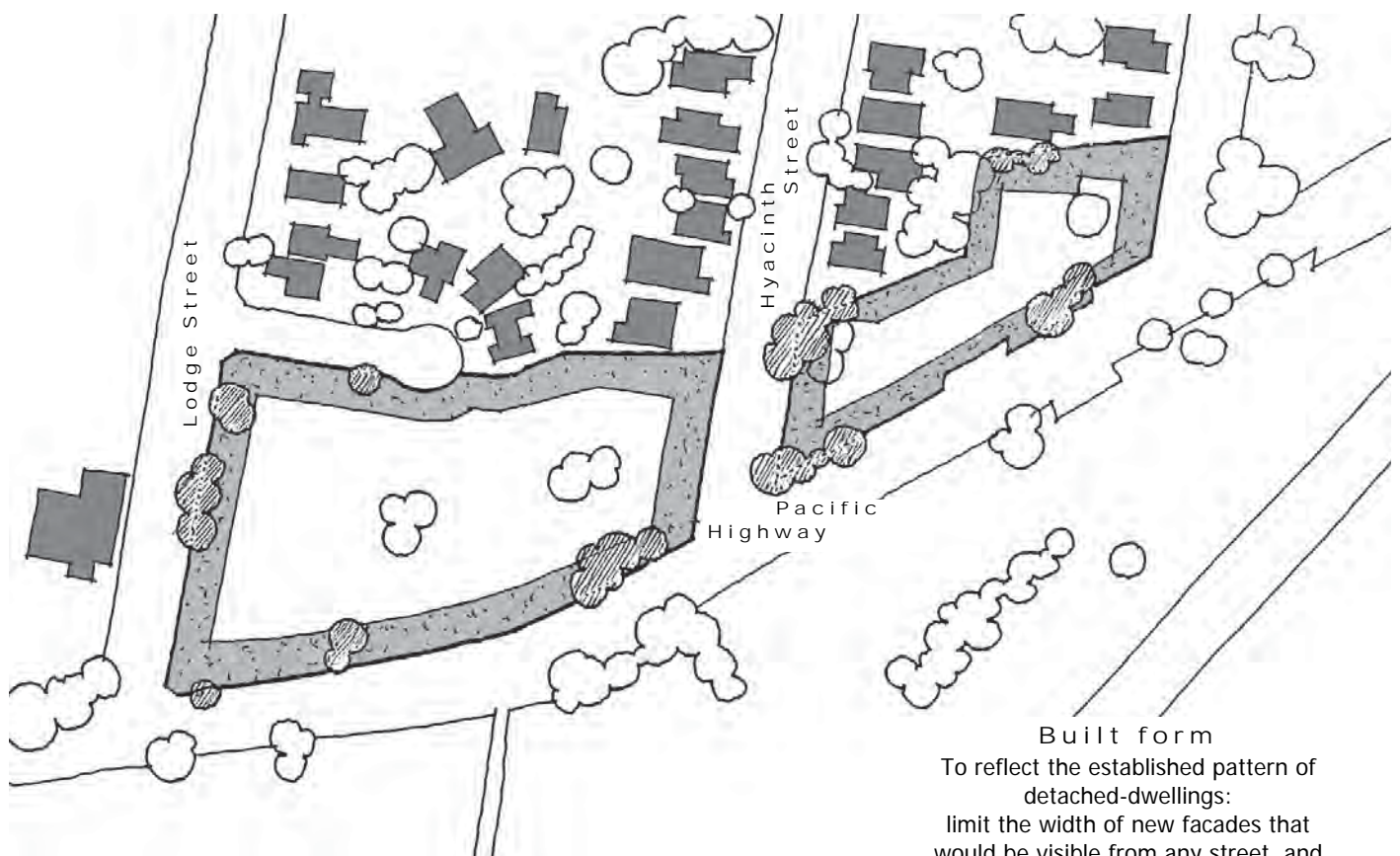
Strategy

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 Principles Diagram

Strategy

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

Landscape setting

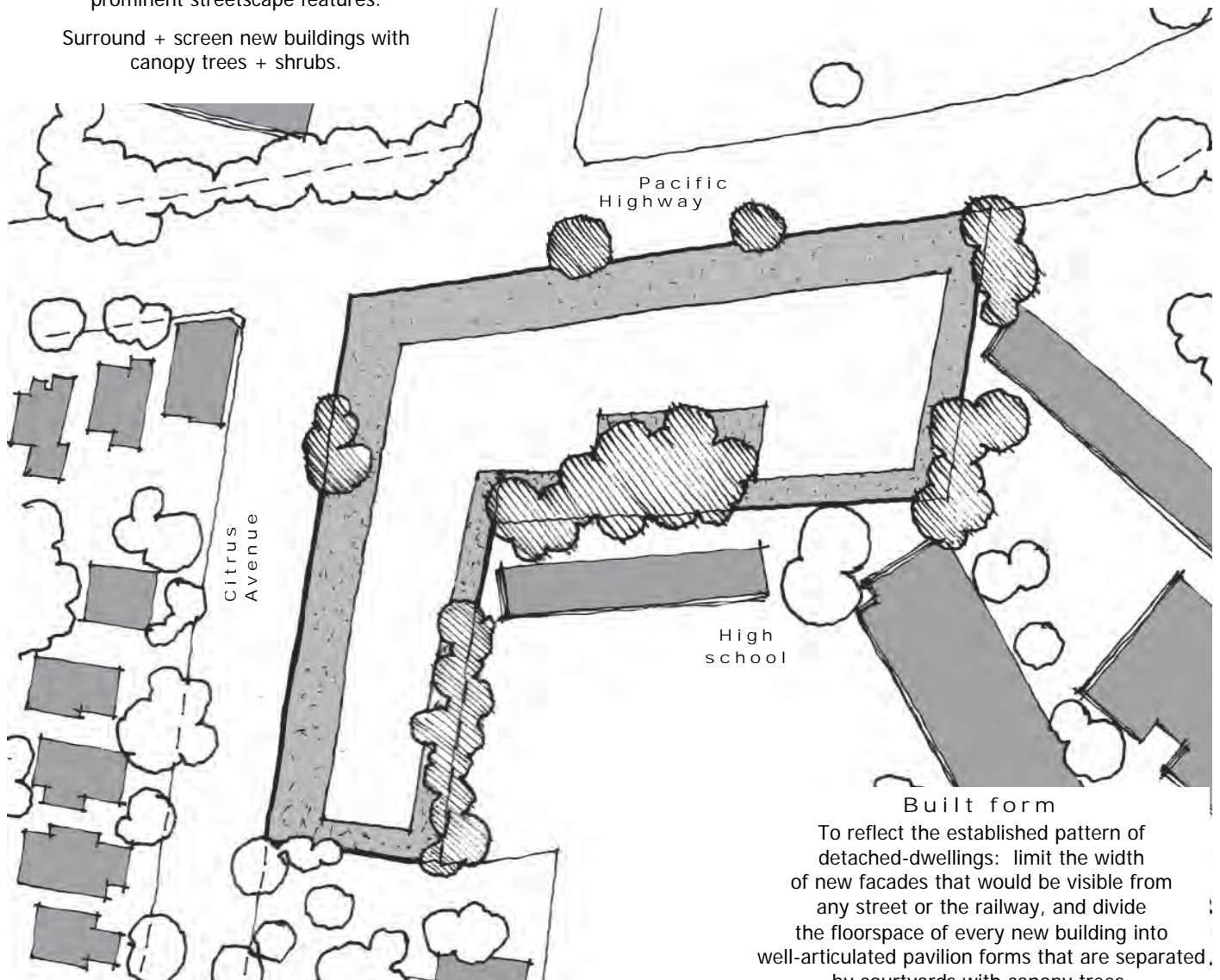
Provide broad setbacks along street frontages + rear boundaries, and locate communal open spaces to retain existing trees that are prominent streetscape features.

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 Principles Diagram

Strategy

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

Landscape setting

Conserve bushland remnants along the creek.

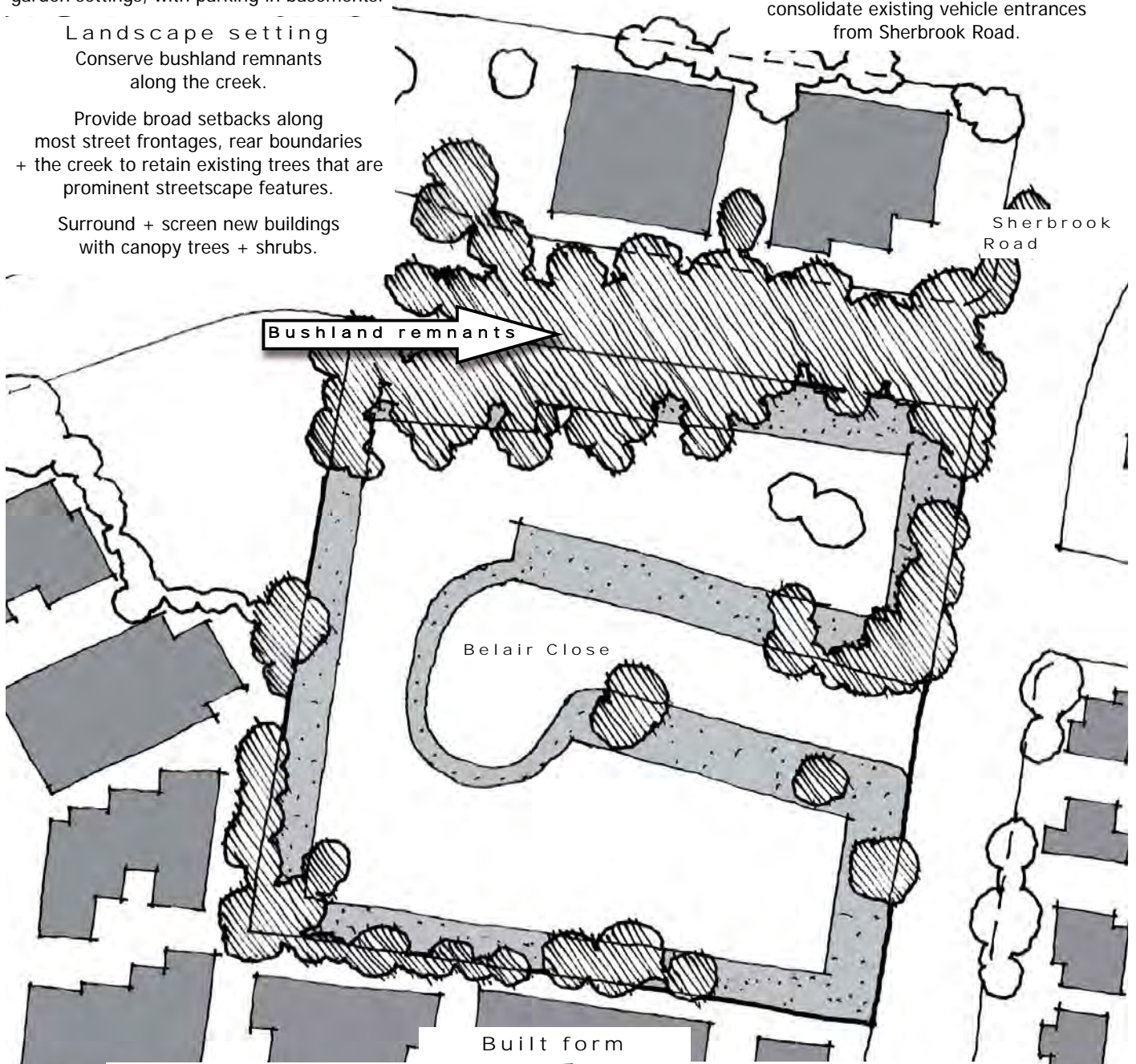
Provide broad setbacks along most street frontages, rear boundaries + the creek to retain existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Servicing

Promote access from Belair Close.

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



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 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

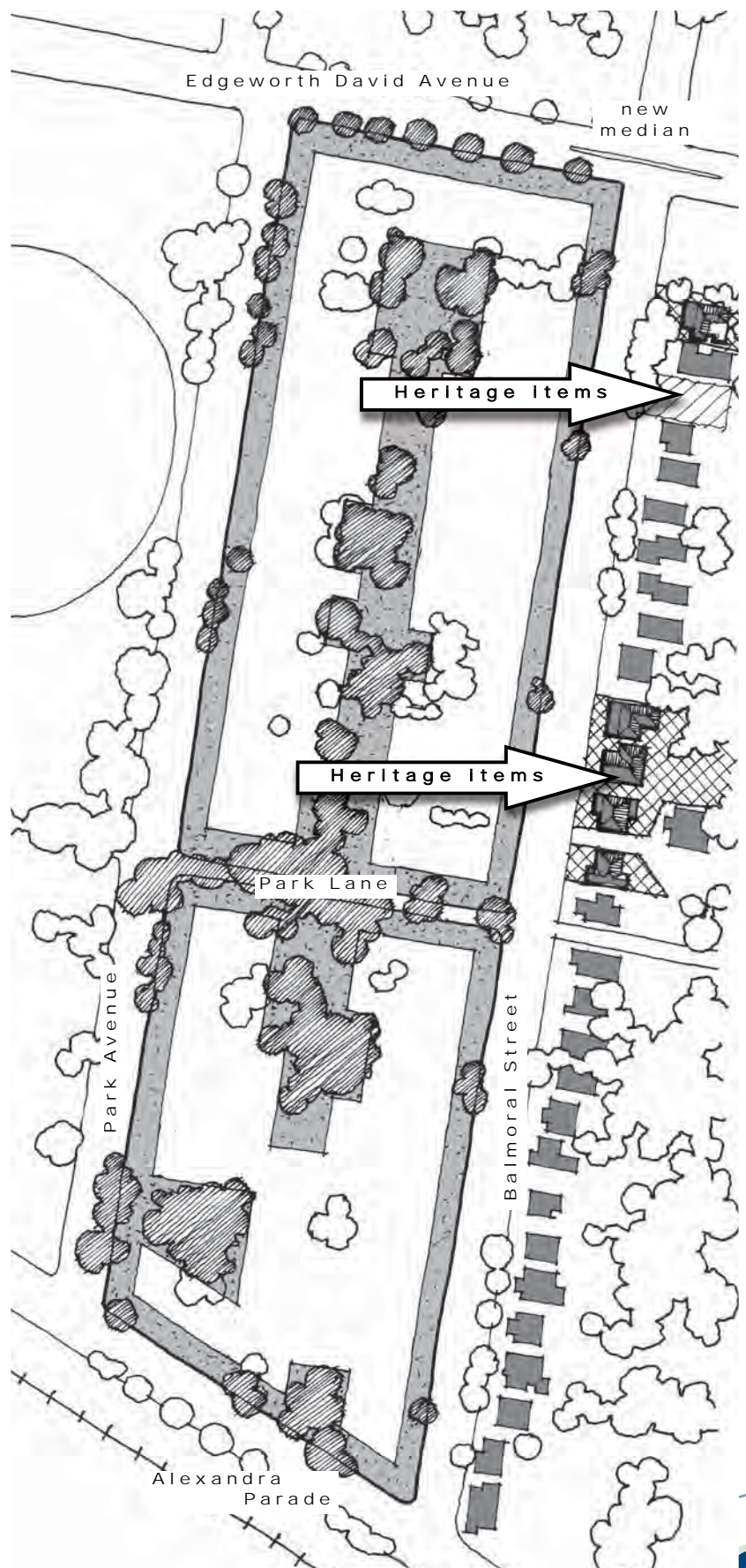
To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

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 Principles Diagram

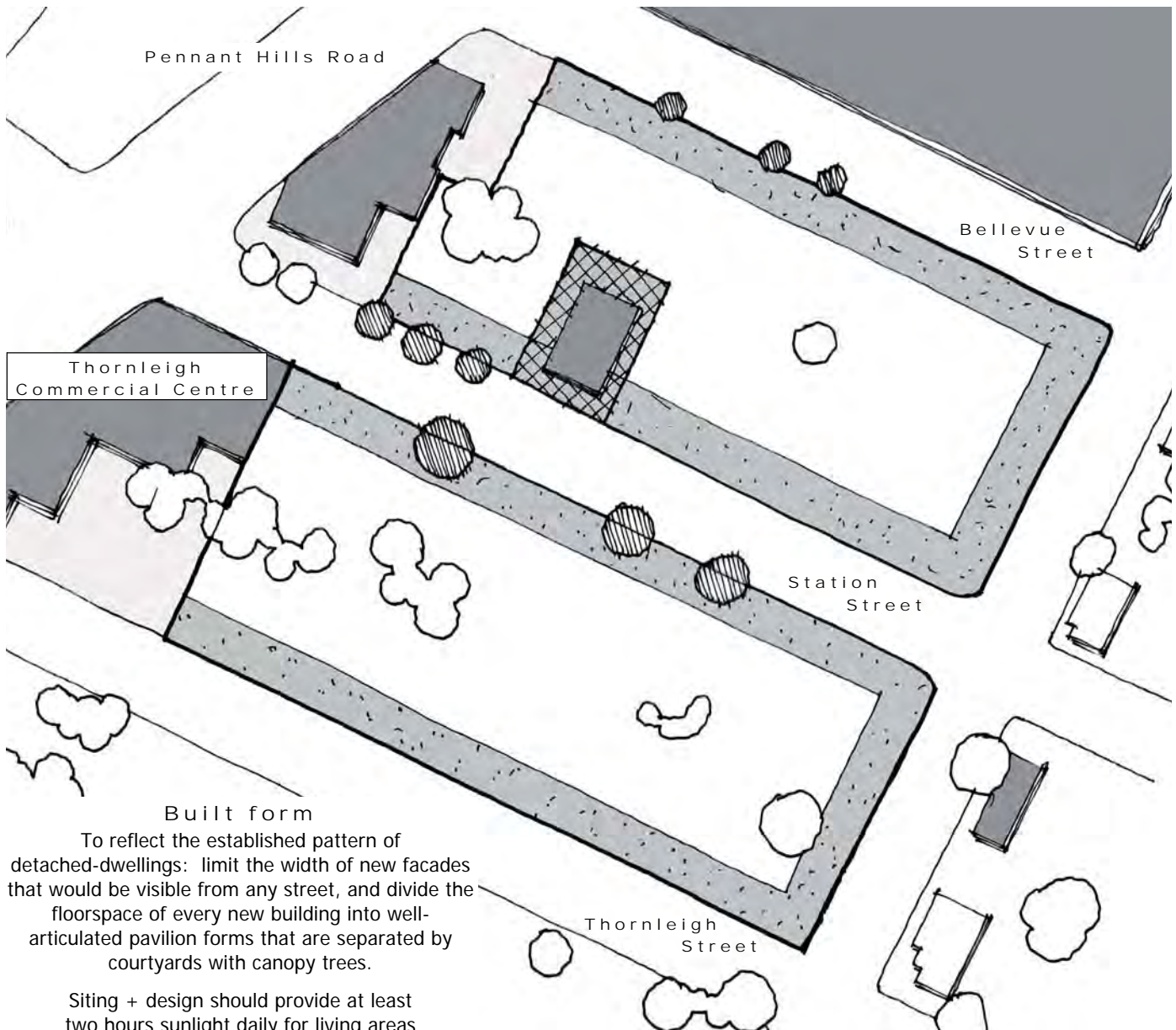
Strategy

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

Landscape setting

Provide broad setbacks along street frontages 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 Principles Diagram

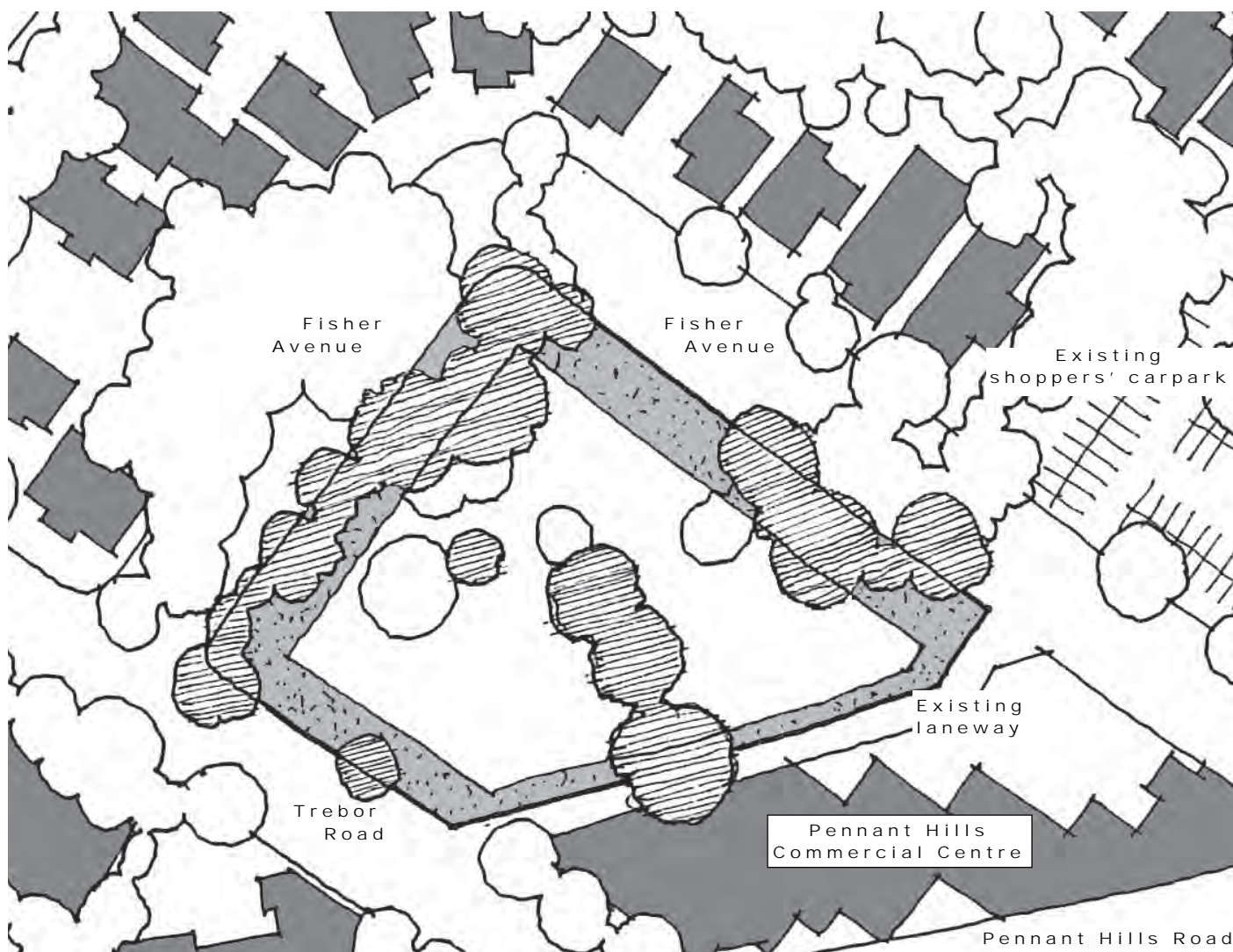
Strategy

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.

Carlingford Road, Carlingford precinct

Key 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.

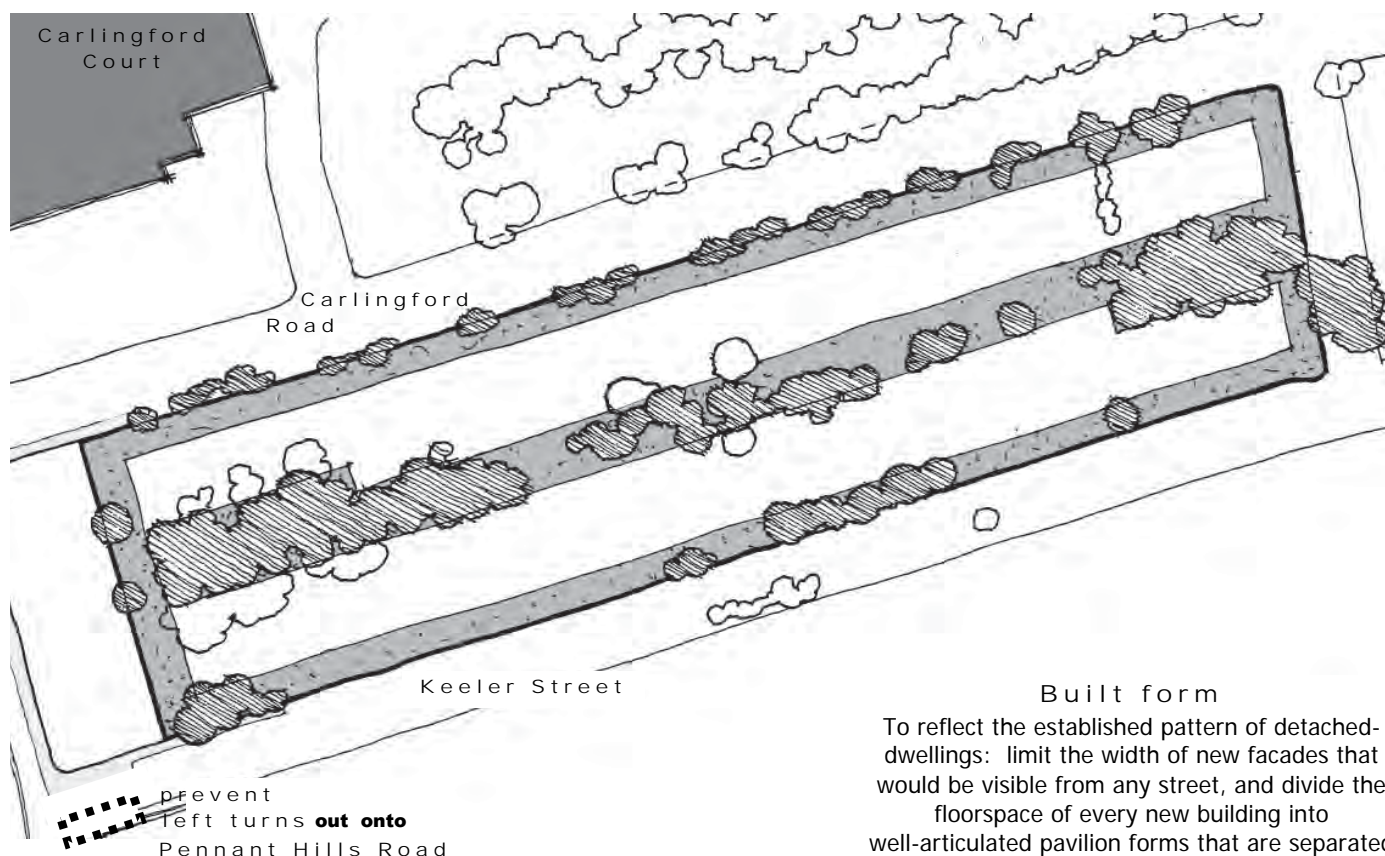
Surround + screen new buildings with canopy trees + shrubs.

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.



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.

