

PART 3

Heritage precinct development

applies to:

- Beecroft Rd, Beecroft precinct

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:
 - * Beecroft Road precinct (residential portion).

Desired future Character statement

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

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

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

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



Example of desired character – residential building in Heritage precinct



Example of desired character – residential building in Heritage precinct



Example of desired character – residential building in Heritage precinct

- Development applications must demonstrate compatibility with the following statement of desired character for the:
 - * Beecroft Road precinct (mixed use portion).

Desired future Character statement

This Housing Strategy precinct will be characterised by 5 storey mixed use buildings with at grade car parking for retail customers and underground car parking for employees and residents.

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

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

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

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



Example of desired character – mixed use building in Heritage precinct

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.

Heritage Conservation

Desired Outcome

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

Prescriptive Measures

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

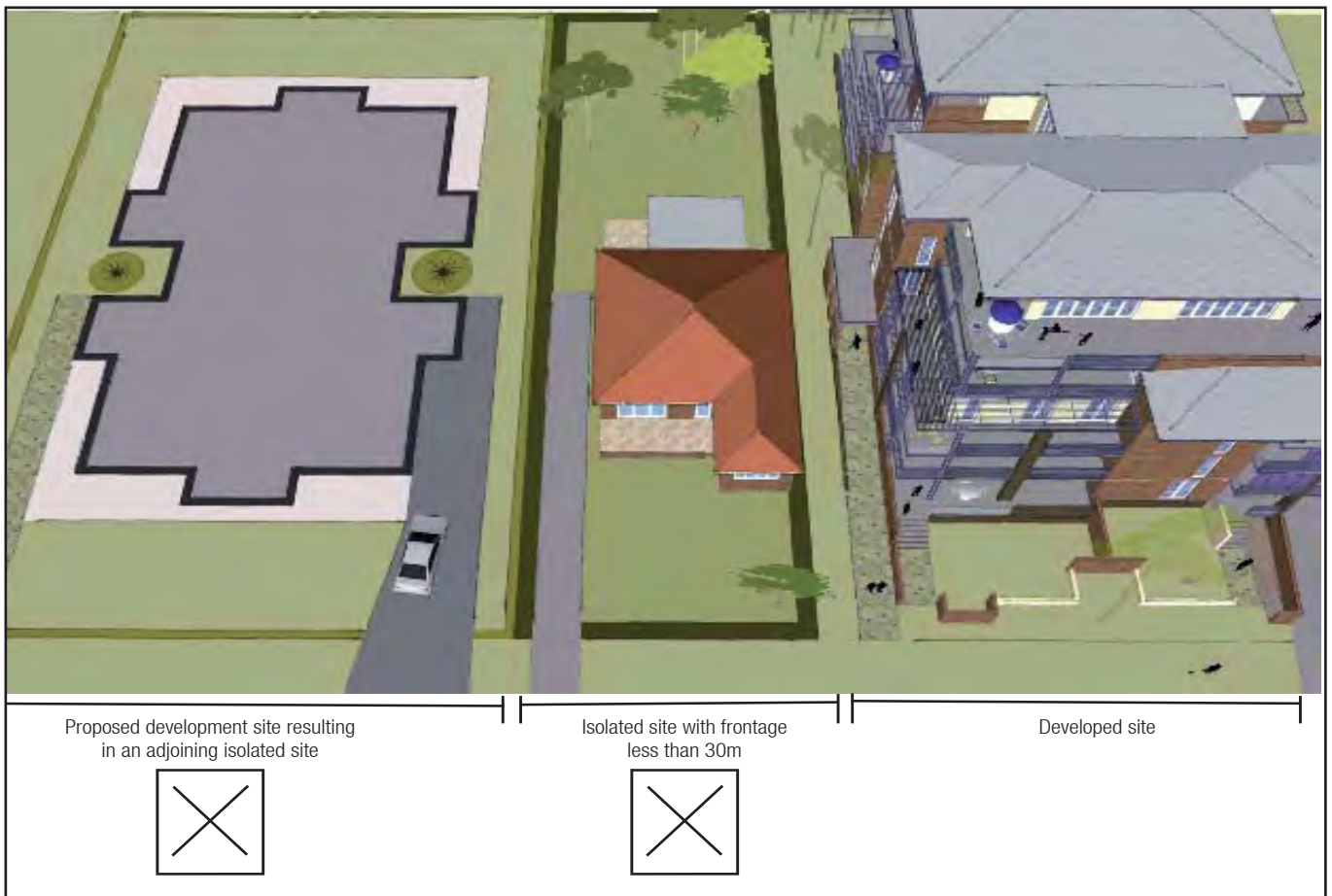
Site Requirements

Desired Outcome

- Buildings located on consolidated development sites that provide for 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

- Mixed use business and residential multi-unit housing development not exceeding 5 or 10 storeys in height.

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.

Residential portion

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.

Mixed use portion

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

Setbacks

Desired Outcome

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

Prescriptive Measures

Residential portion

- 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	12m, which can be reduced to 10m 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	9m from front and rear boundaries and 4m from side boundaries to allow for deep soil landscaping

- 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 (residential portion only)

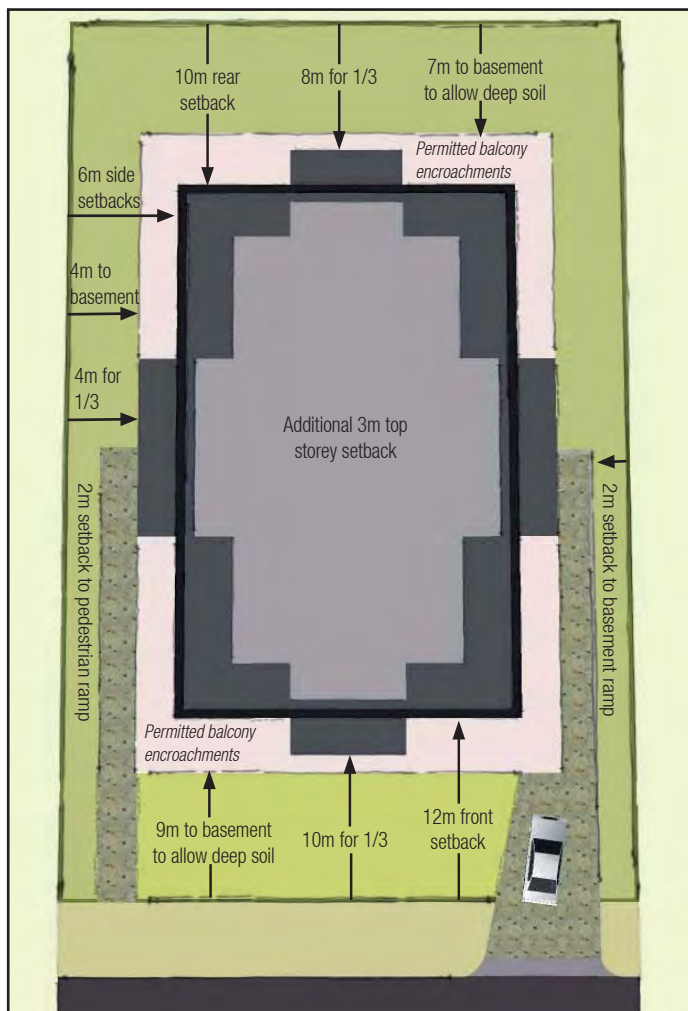
- Balcony encroachments are permitted to within 4m of side boundaries and within 9m of front and rear boundaries provided there is no impact on the achievement of:
 - * Daylight access;
 - * Visual privacy; and
 - * Acoustic privacy.
- The following minor structures are able to encroach into the prescribed 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.

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

Mixed use portion

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

Setback encroachments (mixed use portion only)

- 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;
 - * Roof eaves and awnings;
 - * Pergolas for private or communal open spaces which are situated upon a podium;
 - * Sunshades and screens;
 - * Blade columns which support roofs or sunshades.

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.

Floorplates and Separations

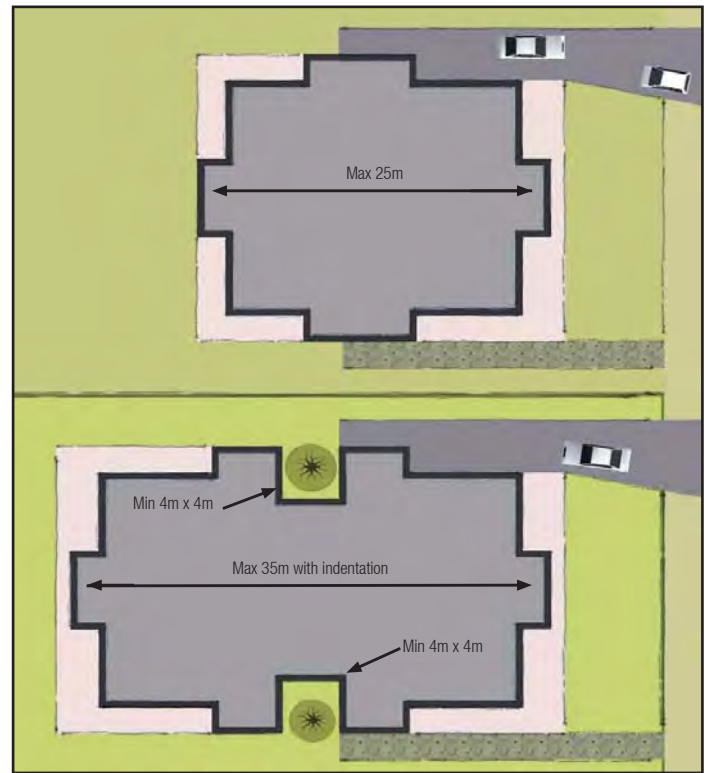
Desired Outcome

- Residential buildings that are limited in width and depth and separated by garden areas, along with mixed use buildings with dwellings above shops that are limited in width and depth.

Prescriptive Measures

Residential portion

- 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 as follows:
 - * Indentations should measure at least 4m by 4m and 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.
- 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

Mixed use portion

- Residential floorplates should have a maximum dimension of 25m, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point. Balconies and terraces may project beyond this maximum.
- Residential floorplates should have a maximum dimension of 35m, measured parallel to the primary retail frontage and between opposing exterior walls at any point. Balconies and terraces may project beyond this maximum.
- Where Key Principles Diagrams require separate buildings on the same site, buildings should be separated by open-air pedestrian walkways that are at least 6m wide at street level.



Pedestrian walkways between buildings at street level

Articulation

Desired Outcome

- Development of a scale and bulk which achieves a pedestrian friendly environment and enhances the streetscape character.

Prescriptive Measures

Residential portion

- Exterior walls should be substantially face brick in medium to darker tones, although a proportion of walls may include painted brickwork.
- Roofs should be flat or gently pitched no steeper than 15 degrees with wide eaves around top storeys.
- Balconies should be supported by a combination of masonry piers and metal posts, some set behind the alignment of a buildings exterior walls. Balustrades and parapets should predominantly be painted brickwork, sheet or board cladding, or metal railings. A minor proportion of balustrades may be glazed.
- 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:

**Detailing of brickwork by string or header courses or by structural elements such as exposed slab edges and blade walls;*

**Panels of curtain wall windows which are applied only to top storeys that are setback from the middle levels;*

**Bay windows; and*

**Windows that display vertical proportions and, except for top storeys, are*

arranged as regular patterns of openings that are "cut" through brick walls.

- Facades should incorporate corner treatments such as wrap around balconies, gently pitched roof forms with eaves and other elements to cast shadows and break up the built form.
- Facades should be expressed as two or three distinct levels.
- Facade elements should not be repetitive.

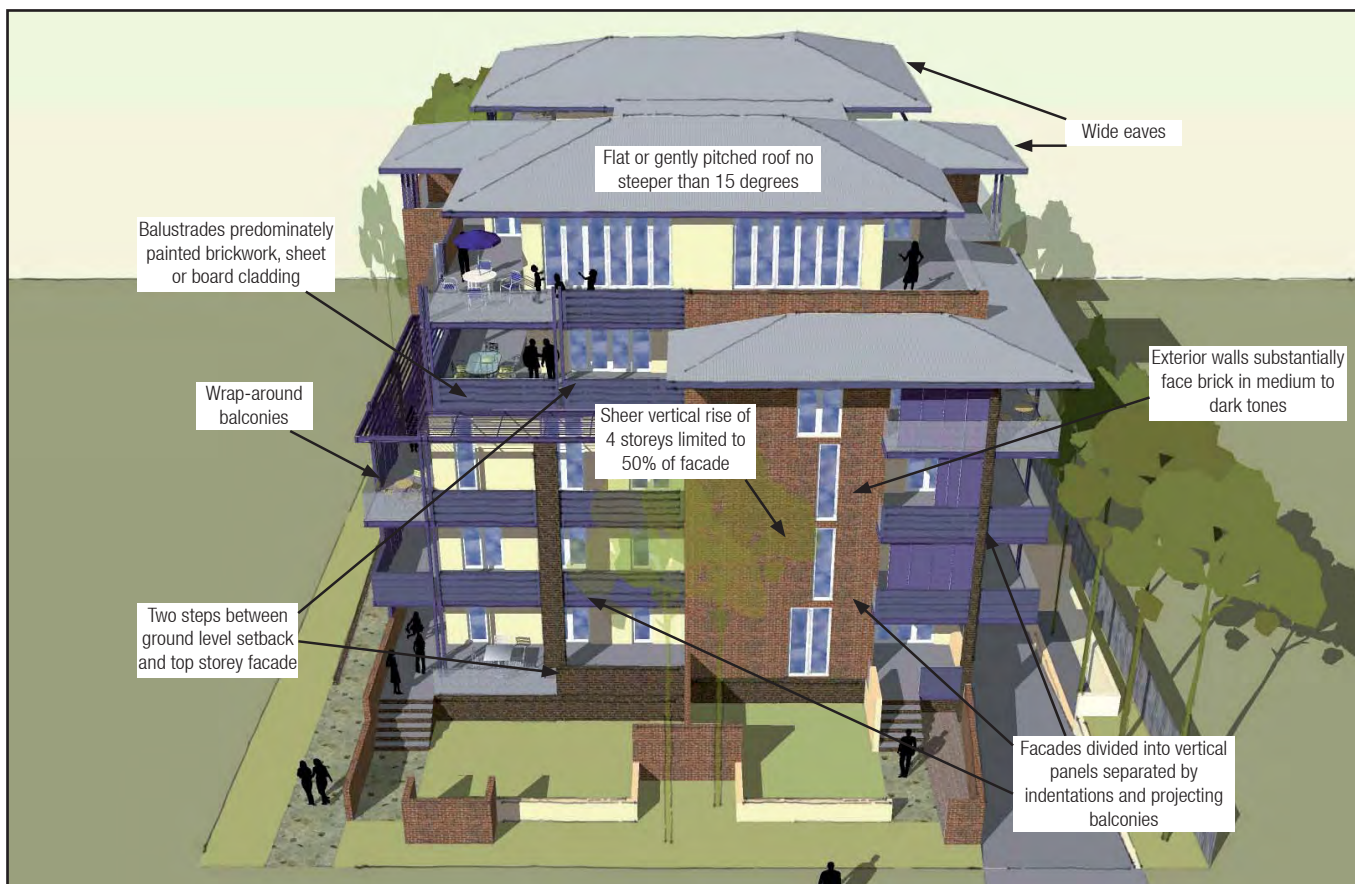
Note: To achieve the above elements the following are encouraged:

**Light-weight structures such as balconies, blinds and privacy screens and operable louvres located at visually-prominent corners of each building;*

**A high proportion of large windows at the top storey;*

**Levels one to four should display a varied pattern of "solid-to-void";*

**If vertical rows of windows are proposed, the height of masonry sills should be minimised to avoid a bulky character.*



Articulation of facades

Mixed use portion

- Podium facades should consist of brick, shopfront windows and building entrances.
- Continuous awnings should be provided along principal active street frontages.
- Exterior walls on residential levels should be substantially face brick in medium to darker tones, although a proportion of walls may include painted brickwork.
- Roofs should be flat or gently pitched no steeper than 15 degrees with wide eaves around top storeys.
- Balconies should be framed behind the face of exterior walls or between masonry blade walls and should have balustrades of brickwork, painted masonry or steel strapping.
- Facing primary and secondary streets, at least two steps should be provided between the podium facade and upper residential storeys along 50% of any facade.
- Facing rear streets, laneways or pedestrian alleyways, at least 25% of any facade should be stepped to avoid a sheer vertical rise that is taller than three storeys (ie: up to 75% may have a sheer vertical rise of four storeys).
- At street level, shop and office windows and building entrances should occupy 90% of the primary frontage, 30% of facades facing side streets or alleyways and 10% of rear facades.

- Facades should be expressed as two or three distinct levels.
- Articulation of residential facades should be achieved by dividing facades into vertical panels generally no wider than 8m, and by visually separating the adjoining panels by steps of at least one metre such as:
 - * Indentations or projections in the alignment of exterior walls;
 - * Balconies that are indented behind and/or project forward of exterior walls; and/or
 - * Eaves, pergolas and awnings that project forward of exterior walls.

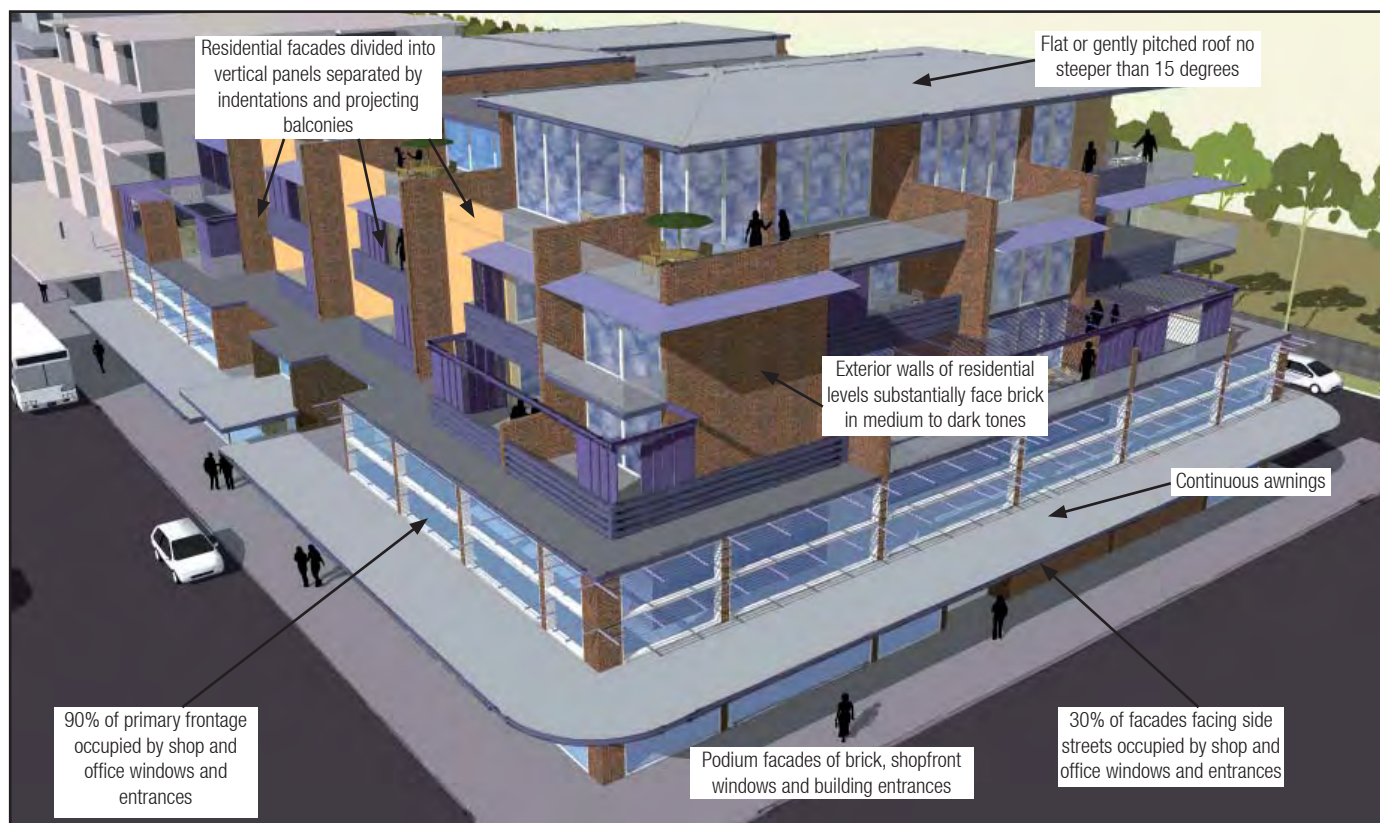
Note: To achieve desired articulation the following is encouraged:

** Detailing of brickwork by string or header courses or by structural elements such as exposed slab edges and blade walls;*

** Panels of curtain wall windows should be applied only to top storeys or ground floor shopfronts;*

** Bay windows; and/or*

** Windows should display vertical proportions and, except for top storeys, should be arranged as regular patterns of openings that are "cut" through brick walls.*



Articulation of facades

Open Space

Desired Outcome

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

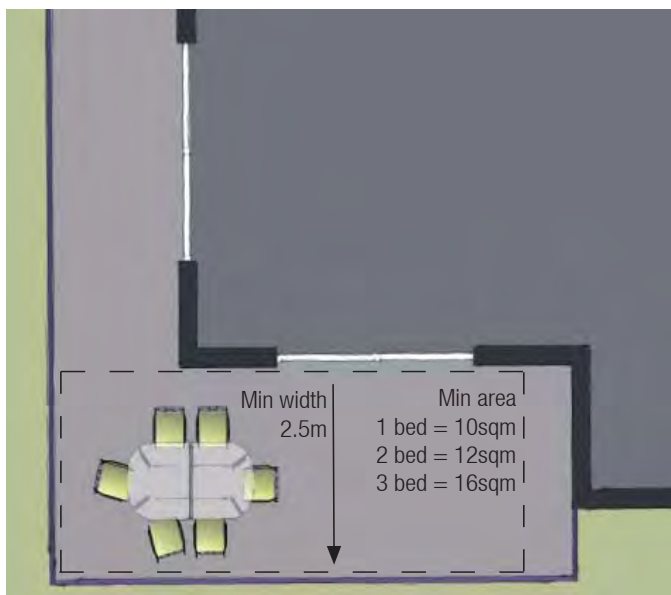
Prescriptive Measures

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

- 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.
- 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.



Minimum private open space

Communal Open Space (residential portion only)

- 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;
 - * end of destination facilities (see Vehicle Access and Parking element); 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 and where relevant addresses the special requirements of dwellings located above shops.

Prescriptive Measures

- Living areas should be orientated to the front and rear of the site to promote privacy to dwellings.
- Balconies should incorporate operable louvres for privacy, shade and glare control.



Balconies should incorporate operable louvres

- 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

Security for mixed use development

- Where possible, balconies and living areas should overlook street footpaths, alleyways and kerbside parking areas to provide high levels of safety and security along streets and in communal residential areas.
- Separate, secure access should be provided to lift lobbies, basements and communal storage areas.

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 Outcomes

- 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.

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:

Residential portion

- 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

- 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.

- 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.
- 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.

Mixed use portion

- 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 10m to 12m; 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.
- Above ground parking areas should be landscaped in accordance with the following:
 - * Trees should be planted as dual-avenues along “laneways”, “new streets” or forecourts; and
 - * A consistent range of species should be used for each village, with elevated canopies that would achieve mature heights of 10m to 12m.
- Residential levels should be landscaped with native or exotic species in planter boxes watered by recycled grey water or stormwater to provide screening.

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:

RESIDENTIAL	
Dwellings less than 100sqm	1 space
Dwellings larger than 100sqm	2 spaces
Visitor Spaces	1 visitor space per 5 dwellings

BUSINESS	
Retail	1 space per 20sqm GFA
Commercial	1 space per 40sqm GFA
Restaurants	1 space per 7sqm GFA

- Where possible, resident and visitor parking should be provided within basements.
- Design and dimensions of car parks and driveways should comply with AS2890.1

Access (residential portion)

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

Access (mixed use portion)

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

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.
- Bicycle parking for business uses should be provided in the form of a rail/rack should be provided at the rate of 1 space per 600sqm GFA.

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.

End of Destination Facilities

- Retail or commercial developments with a gross floor area over 2,500sqm should provide end of destination facilities for employees in the form of at least 1 shower cubicle with ancillary change rooms.

Key Development Principles

Desired Outcome

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


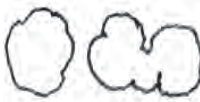



Prescriptive Measures

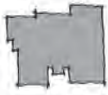
- Development should be designed to embody the principles of the relevant precinct key principles diagram.
- Pedestrian thoroughfares should be provided in accordance with the principles diagrams and/or Town Centre Linkage diagrams.
- All active street frontages in mixed use developments should have fully paved verges.
- 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.
- Development should be stepped to follow contours as demonstrated in the relevant cross-section.

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 <u>or</u> important bushland remnants which should be retained
	Existing trees Trees located in a development precinct with no special significance and which may be removed <u>or</u> trees in surrounding areas <i>Note: removal of trees may require a permit under Council's Tree Preservation Order</i>
	New trees Trees that would enhance shopping streets <u>or</u> new laneways <u>or</u> 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



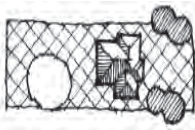
Future mixed-use buildings

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.

Beecroft Road precinct (residential portion)

Key Principles Diagram

Strategy

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

Landscape setting

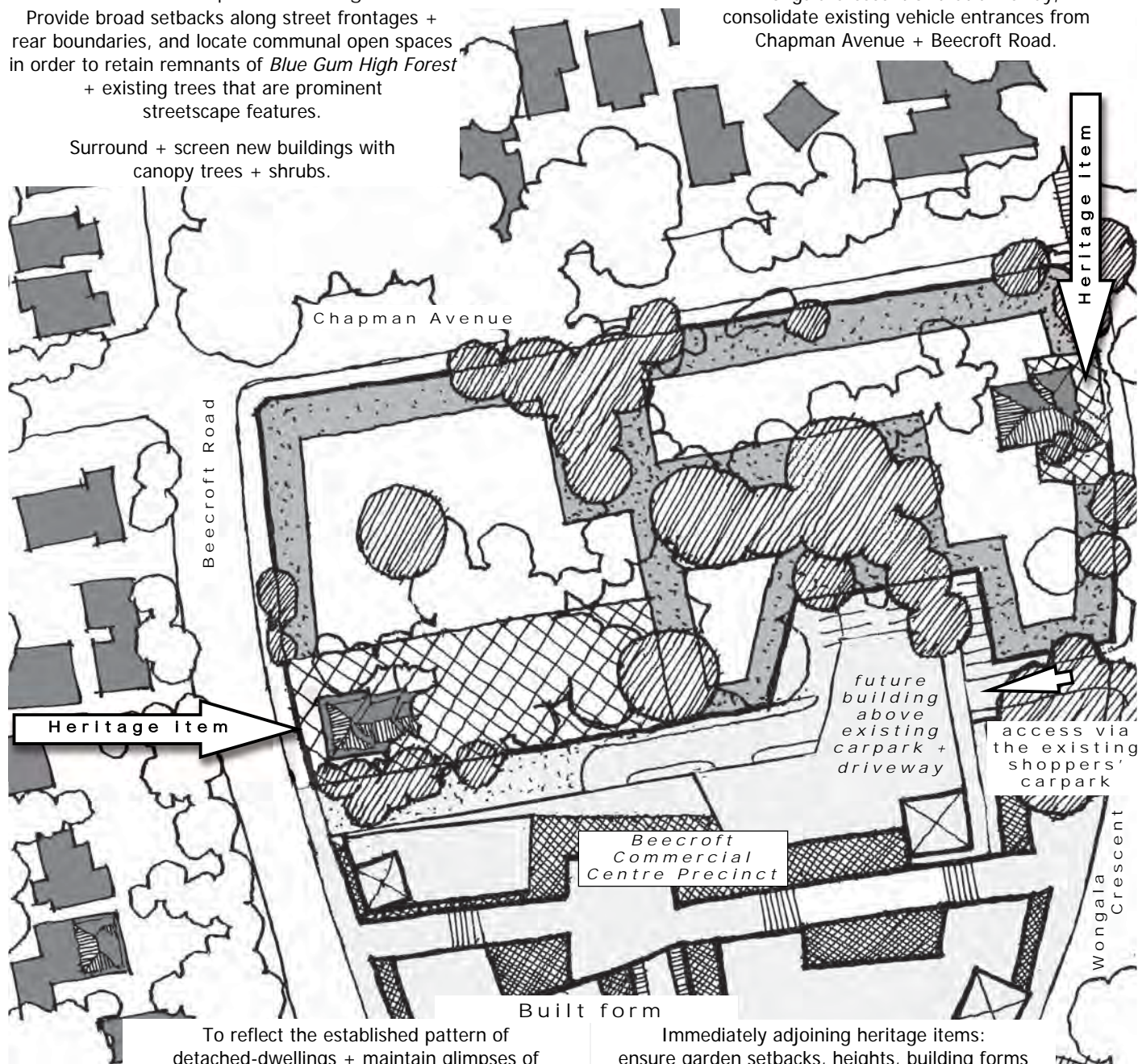
Provide broad setbacks along street frontages + rear boundaries, and locate communal open spaces in order to retain remnants of *Blue Gum High Forest* + existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

Servicing

Promote access from Wongala Crescent + the driveway through the shoppers' carpark.

Only if access is not available from Wongala Crescent or that driveway, consolidate existing vehicle entrances from Chapman Avenue + Beecroft Road.



Built form

To reflect the established pattern of detached-dwellings + maintain glimpses of canopy backdrops from Chapman Avenue: 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 and design of apartment storeys should provide at least two hours sunlight daily for living areas in 70% of new dwellings, as well as high levels of privacy.

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.

Vary the profile of each building, and provide gently-pitched roofs with wide eaves.

Beecroft Road precinct (mixed use portion)

Key Principles Diagram

Strategy

Redevelopment of up to five storeys should accommodate residential flats above 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.

Public frontages

To encourage new pedestrian + business activities in locations which are commercially-visible, sunny + protected from excessive traffic noise, divide commercial street blocks by broad outdoor walkways that follow pedestrian desire lines (either existing or likely) and provide new plazas in locations that are commercially-prominent

Maximise activity facing all streets, walkways, piazzas + squares by siting lower storeys without any setback from footpaths and accommodating a nearly-continuous mix of shopfronts, building entrances + balconies.

Servicing

Limit direct vehicle access from Beecroft Road.

For properties north of Hannah Street, provide access via a new laneway off Hannah Street + from the existing carpark which should be retained.

Retain the existing outdoor carpark next to the fire station.

Built form

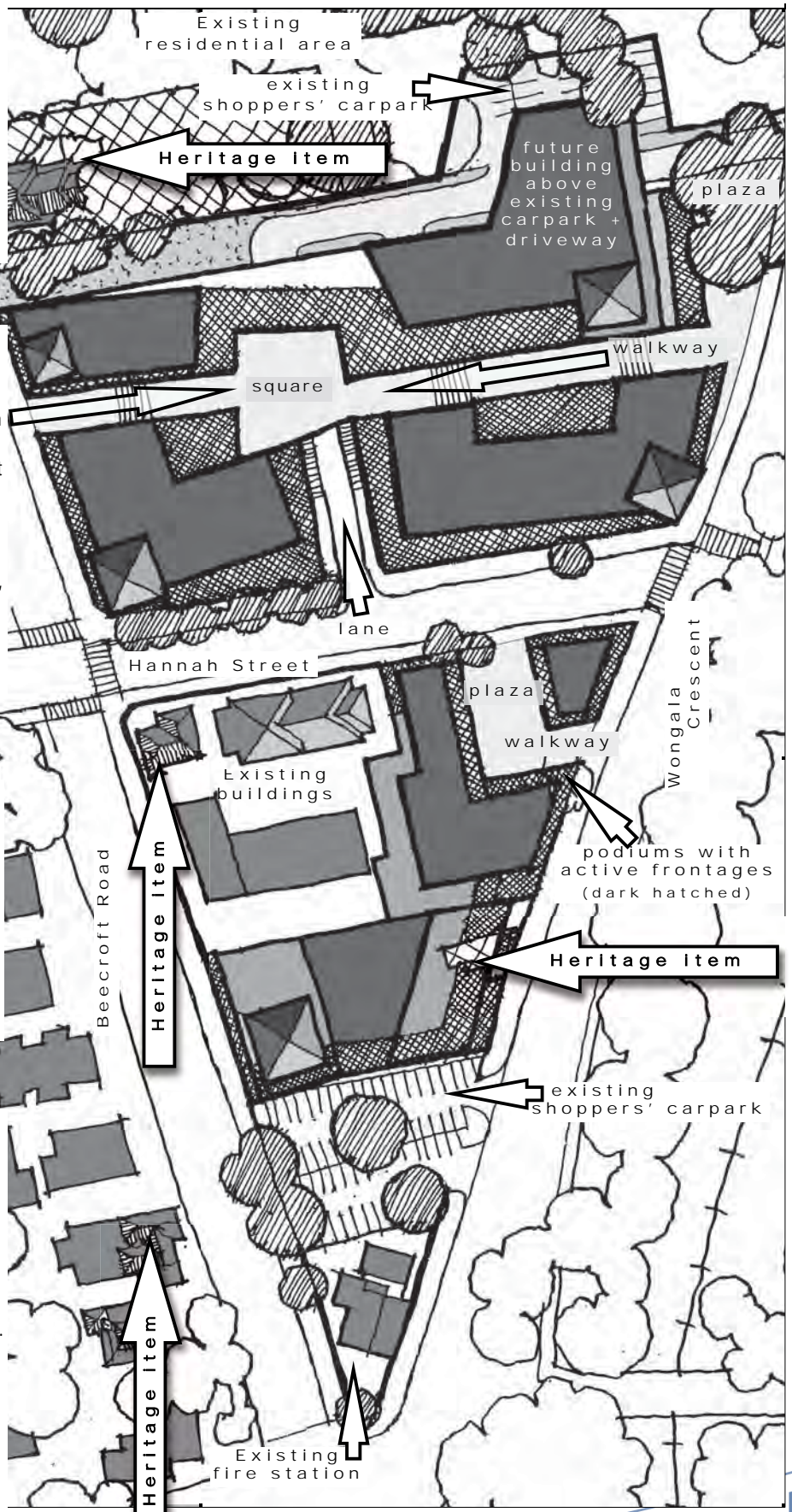
Provide a continuous podium up to two storeys high facing all streets, and shape each podium to address street corners.

Avoid extensive sheer vertical facades by setting upper storeys back from podiums.

Provide gently-pitched roof forms with eaves.

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, as well as high levels of privacy.



Beecroft Road precinct (north - south)

Typical Cross Section



Beecroft Road precinct (east - west)

Typical Cross Section

