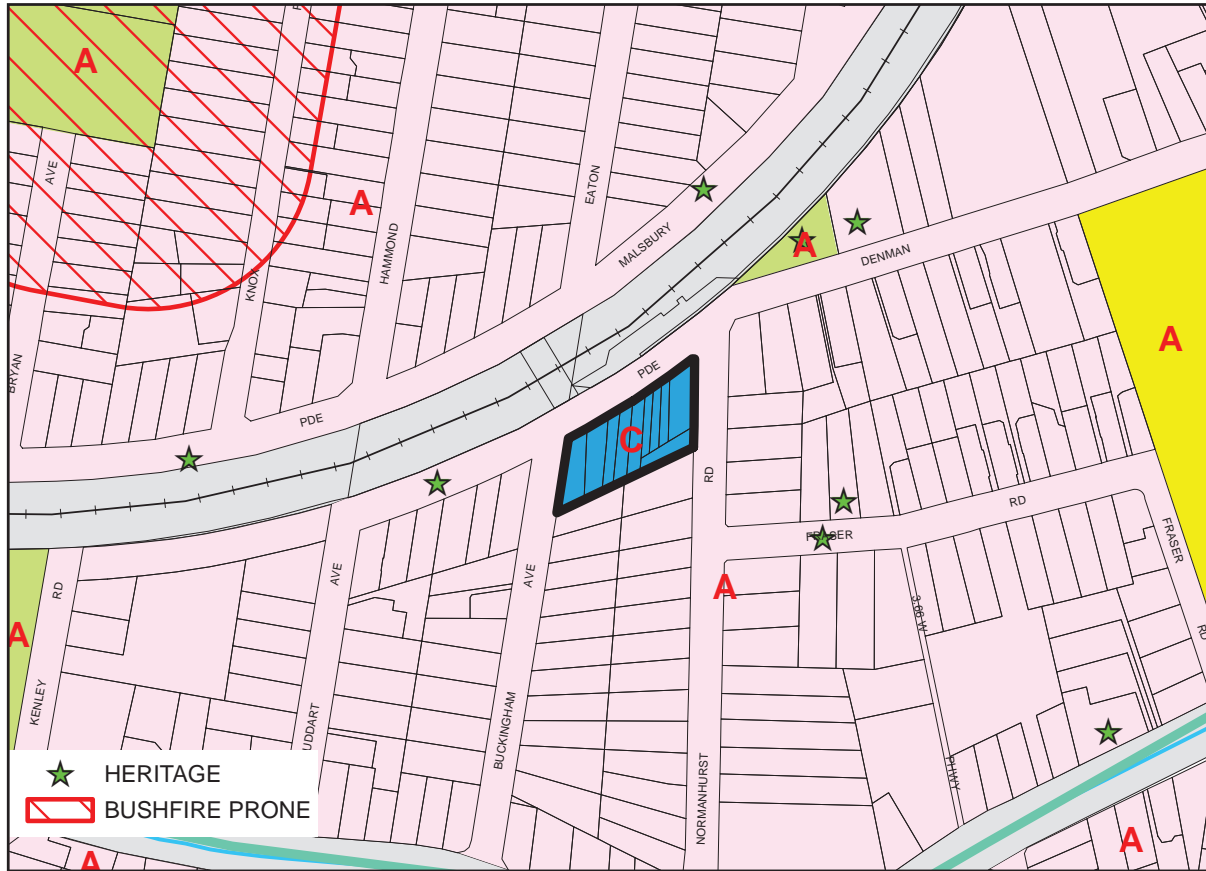


Normanhurst Road Commercial Centre

NORMANHURST PRECINCT



Area (subject to survey)	3,705m ²
No. of Properties	9
No. of Dwellings	Commercial Buildings
Existing Zoning(s)	Business C (Neighbourhood)
Adjoining Zones	Residential A (Low Density)
Current Landuses & built form	Normanhurst neighbourhood shopping centre.
Surrounding Landuses & built form	Single dwelling houses. Located to the east is a large Department of Education site. Normanhurst train station and Northern train line located north of the precinct.
Property Capitalisation	Neighbourhood shops circa 1943. The precinct comprises of one and two storey commercial buildings.
Amalgamation potential/ ownership pattern	Low - generally individual ownership. Property No. 38 Denman Parade is owned by the Wheelchair and Disabled Association of Australia. .

Continued over →

Normanhurst Road Commercial Centre

NORMANHURST PRECINCT

Economic issues	
Performance against Sustainable Dwelling Range	plus 542 dwellings
Relationship with Economic Development Strategy	Council's Executive Planner comments that increases in the population around centres will contribute to the economy of the Shire and have the potential to assist in enhancing the economic viability of the centres.
Other Economic issues	
Environmental issues	
Bushfire Prone Land	None of the precinct is Bushfire Prone.
Topography	Maximum grade of 15%
Water Quality Ranking	4 (1 being the lowest)
Proximity to watercourses	The precinct is not within close proximity to a watercourse.
Significant trees and biodiversity	



Significant trees
Not present.

Biodiversity
Unlikely to have biodiversity value.

Infrastructure issues	
Sewage Catchment	Hornsby West Sewage Treatment Plant
Drainage Catchment	Council's Assets Manager comments that the precinct will need to provide for surface flows from upstream properties.
Other infrastructure	

Continued over →

Normanhurst Road Commercial Centre

NORMANHURST PRECINCT

Traffic issues - Traffic Branch has provided the following comments:				
Adjoining Roads	Road	Road Hierarchy	Veh/hr	Capacity and Characteristics of Road Network
	Pennant Hills Rd	Arterial		The existing Level of Service is unsatisfactory during peak periods.
	Normanhurst Rd	Collector		The existing Level of Service is satisfactory.
	Buckingham Ave	Local		The existing Level of Service is satisfactory.
Accessibility	<ul style="list-style-type: none"> • Good pedestrian access to shops and station. • Good vehicle connectivity. 			
Constraints	<ul style="list-style-type: none"> • Moderate on street employee/commuter parking. • Poor vehicular connectivity/integration between areas on the eastern and western of the railway station. • Location of the pedestrian crossing on Normanhurst Road would need to be considered when determining driveway locations. • Configuration of intersection of Buckingham Avenue with Denman Parade is cumbersome. • The roundabout at the intersection of Normanhurst Road with Denman Parade is not sympathetic to pedestrians. 			
Suitable access points for precinct				
Required Traffic Improvements	<ul style="list-style-type: none"> • Minor improvements and realignment or alternative control of the intersection of Normanhurst Road/Buckingham Road would be required. • Review of local area traffic management and parking management in the area may be required. 			
General Comments	Precinct is very accessible by public transport and private vehicles.			
CONCLUSION	The area is suitable for additional housing.			

Continued over →

Commercial Centre

BEROWRA
PRECINCTS

MT COLAH
PRECINCTS

ASQUITH
PRECINCTS

HORNBSY
PRECINCTS

WAITARA
PRECINCTS

**NORMANHURST
PRECINCTS**

THORNLEIGH
PRECINCTS

PENNANT HILLS
PRECINCTS

WEST PENNANT
HILLS PRECINCTS

BEECROFT
PRECINCTS

CARLINGFORD
PRECINCTS

Normanhurst Road Commercial Centre

NORMANHURST PRECINCT

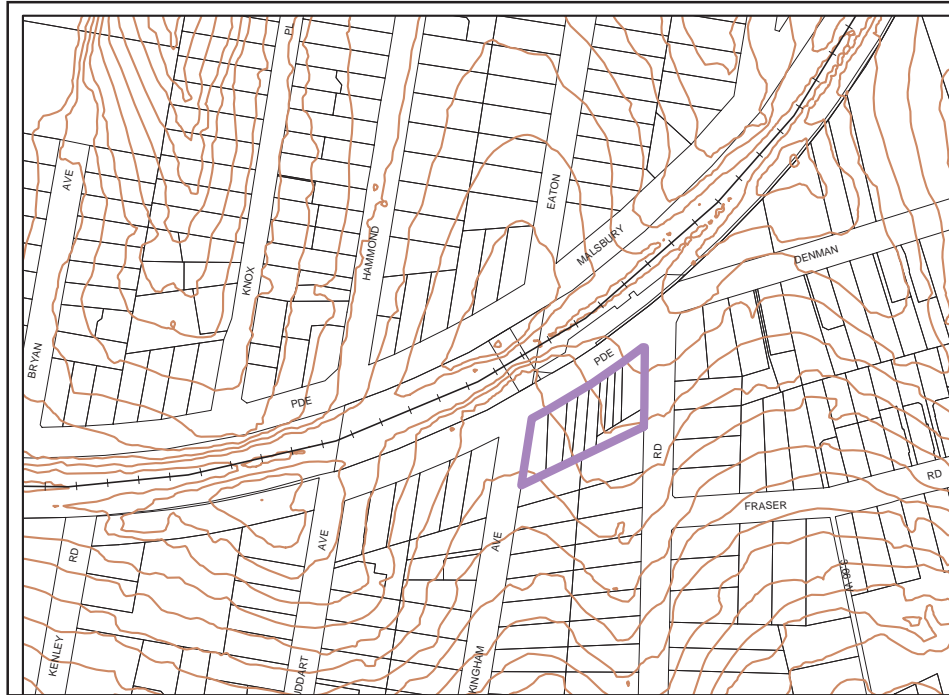
Social issues	
Access to aged person services (level of service)	Community Services Branch comments that access to services in this precinct is considered to be neither better nor worse than other proposed precincts. It is generally acknowledged that travel is required in order to access services specific to the needs of older people, people with a disability, and children and young people in the Hornsby Shire. As such, proximity to public transport becomes the feature that facilitates social inclusion and access to appropriate services. It is listed in the NSW Ministry for Transport's Accessible Transport Plan (2008) that major CityRail Station Infrastructure will be accessible by 2018, thus ensuring that all members of the community residing close to public transport can undertake public transport journeys with relative freedom.
Access to services for persons with a disability (level of service)	
Access to child and youth services (level of service)	
Dwelling mix in locality	A Dwelling Consumption Analysis has been prepared by Informed Decisions Pty Ltd. The analysis identifies observed and emerging housing consumption patterns and comments that the area is dominated by family households, but a very high proportion, and growing number, of elderly (especially frail aged 85+ years). There has been significant development of multi-unit housing (over 100 dwellings since 2001). This seems to be having the desired effect of freeing up separate housing for families as there has been a small increase in the number of young families since 2001. Suggest continued development of multi-unit housing suitable for the elderly (1-2 bedrooms).
Heritage	There are no heritage items or conservation areas within the precinct.
Recreation/Leisure	<p>Parks and Landscapes Team comments that there is little, if any, capacity within remaining land in public ownership to provide recreation facilities for an increasing population. The open space requirements associated with providing 2,600 dwellings to meet Council's obligations to 2016 are as follows:</p> <p>6 local parks, 2 specialty parks and 2 sportsgrounds.</p> <p>There is a local park at Davidson Park, located to the east of Normanhurst Station.</p> <p>Library and Information Services comment that none of the libraries currently meet the required building size standards for their current catchment populations. Additionally across the entire library network, Hornsby Shire has 1.2 books per capita which is below the international standard of 1.5 to 2.5 books/capita. An increase in population would result in a greater need for more building space and library resources, placing increased demand on existing limited services.</p>

Continued over →

Normanhurst Road Commercial Centre

NORMANHURST PRECINCT

Walkability



Walkability to transport node	The precinct is within 120m to 400m of Normanhurst Station, accessible via footpath and pedestrian crossing over a maximum grade of 15%.
Walkability to commercial centre	The precinct is within 50m to 320m of Normanhurst Commercial Centre, accessible without crossing the road over a maximum grade of 15%.
Walkability to educational facility	The following educational facilities are located within 3km of the precinct: Normanhurst Boys High School, Normanhurst Public School, Loreto Catholic College, Normanhurst West Public School, Hornsby South Public School, St Leos College, Our Lady of the Rosary Catholic Primary School, Barker College, Abbotsleigh Junior School and Abbotsleigh Senior School.
Walkability to open space	The precinct is within 160m - 430m of Davidson Park (facilities include playground equipment and picnic tables). Also within 1km – Normanhurst Park (oval and netball courts), Kensley Park (Scout Hall), The Brickpit Indoor Sports Centre.
Walkability to community facility	The following community facilities are located within 1km of the precinct: Church of Jesus Christ of Latter Day Saints, Normanhurst Uniting Church and St Stephens Anglican Church.

Proposed Development Type:

It is proposed that this site be rezoned to permit mixed use development. Development would take the form of a 5 storey mix of residential flats, offices, business and retail premises. It is estimated that this density of development will result in 28 dwellings within the precinct.

Normanhurst Road Commercial Centre

NORMANHURST PRECINCT

Draft Key Principles Diagram

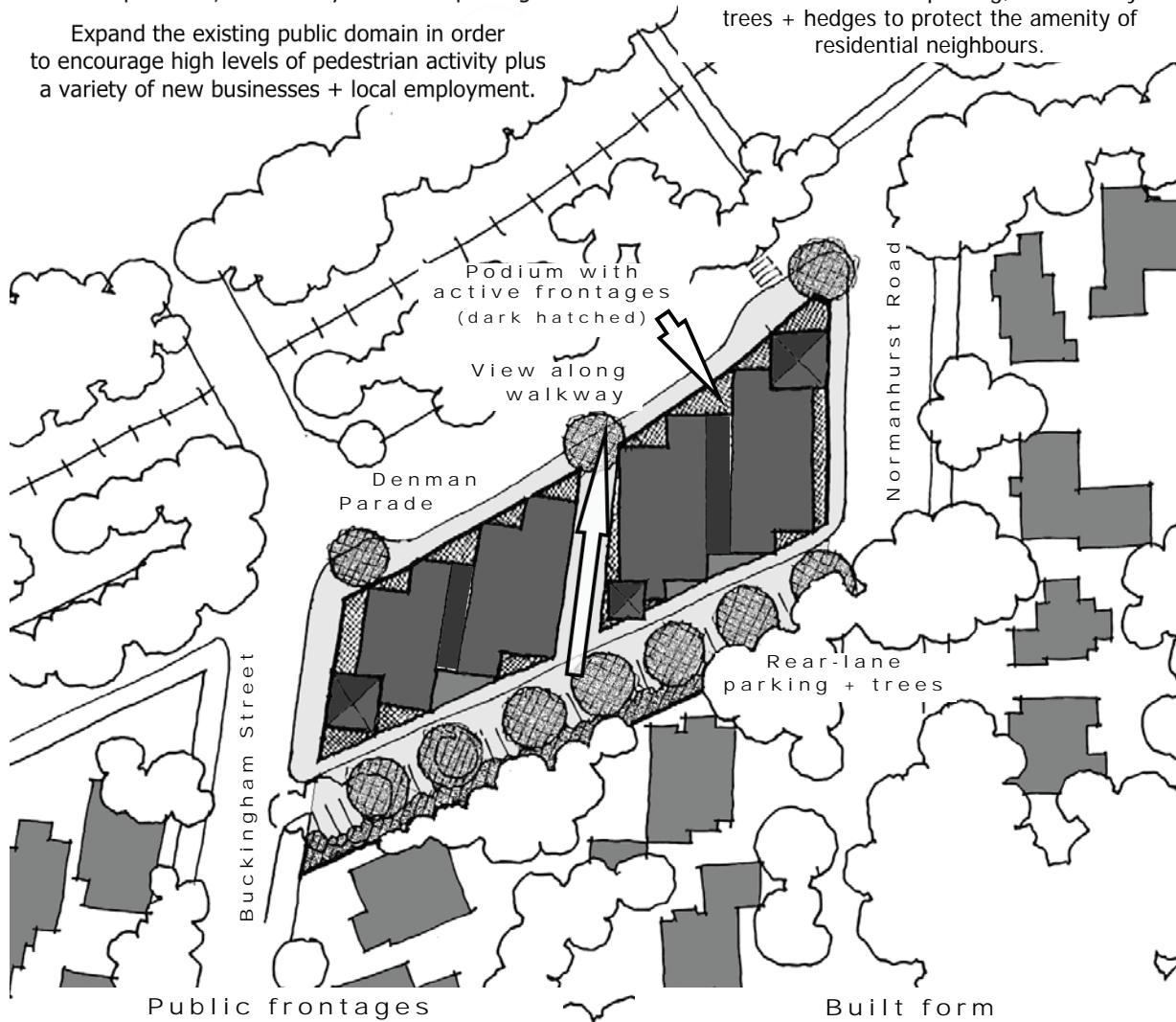
Strategy

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