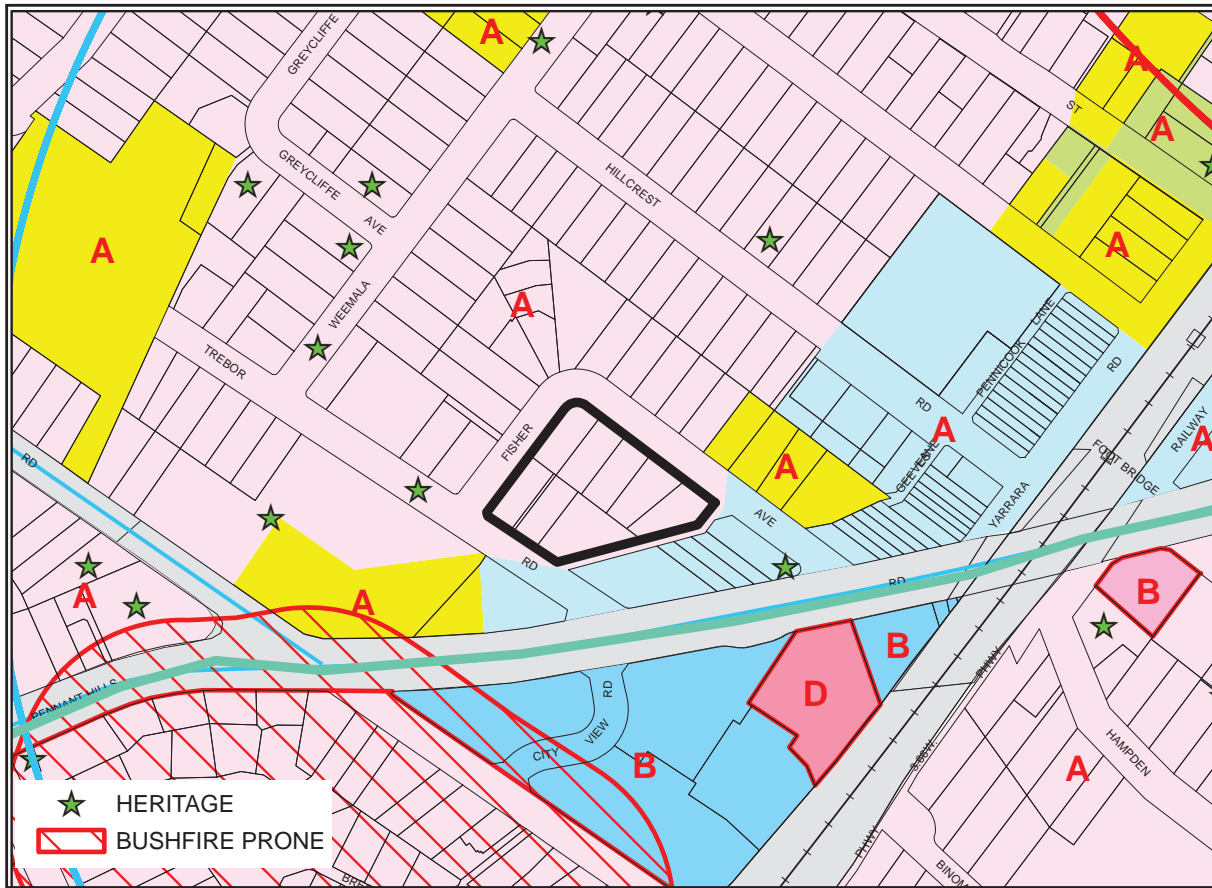




Fisher Avenue PENNANT HILLS PRECINCT

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Area (subject to survey)	7,255m ²
No. of Properties	8
No. of Dwellings	7
Existing Zoning(s)	Residential A (Low Density)
Adjoining Zones	Business A (General) Special Uses A (Community Purposes)
Current Landuses & built form	Single storey dwelling houses. Pennant Hills community health centre.
Surrounding Landuses & built form	Pennant Hills commercial and business centres to the south and east of the precinct. Service station and school to the west. Located to the north are single dwelling houses and various medical facilities and services.

Continued over →

Fisher Avenue PENNANT HILLS PRECINCT

Property Capitalisation	Original housing estate prior 1943. Predominantly characterised by one storey brick dwellings.
Amalgamation potential/ ownership pattern	Low - generally individual ownership. Property No. 5 Fisher Avenue is owned by the Hornsby and Ku-ring-gai Hospital Area Health Services. .
Economic issues	
Performance against Sustainable Dwelling Range	Minus 1109 dwellings
Relationship with Economic Development Strategy	Council's Executive Planner comments that the 1998 Employment Lands Review found that Pennant Hills Commercial Centre has a limited potential for expansion, and should maintain a local retail and district commercial role.
Other Economic issues	7 (1 being the lowest)
Environmental issues	
Bushfire Prone Land	None of the precinct is Bushfire Prone.
Topography	Maximum gradient of 6% to the north east.
Water Quality Ranking	
Proximity to watercourses	The precinct is not within close proximity to a watercourse.
Significant trees and biodiversity (Source: Hornsby Urban Vegetation Mapping by GIS Environmental Consultants)	



Significant trees

Present. There are 2 groups of significant trees whare are prominent and/or remnants BGHF.

Biodiversity

Present biodiversity value. Remnant BGHF endangered ecological community.

Continued over →

Fisher Avenue PENNANT HILLS PRECINCT

Infrastructure issues				
Sewage Catchment	Hornsby West Sewerage Treatment Plant.			
Drainage Catchment	Council's Assets Manager comments that there is an existing stormwater pipe and overland flowpath passing through the northwest corner of the precinct that will need to be relocated as part of any redevelopment.			
Other infrastructure				
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.
	Trebor Road	Collector		The existing Level of Service is unsatisfactory during peak periods.
	Hillcrest Rd	Collector		The existing Level of Service is satisfactory.
	Fisher Ave	Local		The existing Level of Service is satisfactory.
Accessibility	The precinct has good pedestrian access to shops and Pennant Hills Station. Accessibility of the precinct by car is poor due to traffic congestion.			
Constraints	<ul style="list-style-type: none"> • Extensive employee/commuter parking would be an issue. • Full vehicular/driveway access from Trebor Road may not be permitted due to proximity to traffic signals. Movements at driveways may be restricted to left in/left out. • Significant traffic increase and parking demand during the morning and afternoon peak periods in Trebor Road and Fisher Avenue due to Pennant Hills Commercial Centre and school related activities. 			
Suitable access points for precinct	Desirable street for driveway locations is Fisher Avenue. Full vehicular access to the precinct would be via the signalised intersection of Pennant Hills Road with Trebor Road.			
Required Traffic Improvements	There are limited traffic management improvements possible due to road network constraints.			
General Comments	Since the magnitude of traffic generated in this precinct is relatively low, no significant impact on the amenity of the area is envisaged. Driveway access points should be consolidated to minimise traffic and pedestrian conflicts.			
CONCLUSION	The area can be considered for additional housing.			

Continued over →

Fisher Avenue PENNANT HILLS 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 population is dominated by families and has a slightly younger skew. Growth in single parent families and lone person households suggests the need for appropriate accommodation for separating families (1-2 bedrooms). Significant development of multi-unit housing, and a small increase in the number of 0-4 year olds, suggest that some regeneration is occurring. Largest emerging age group is 60-69 year olds suggesting a need for empty nester accommodation (2-3 bedroom units).
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>The precinct is within 300m of Wollundry Park, providing local open space opportunities.</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>

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Fisher Avenue

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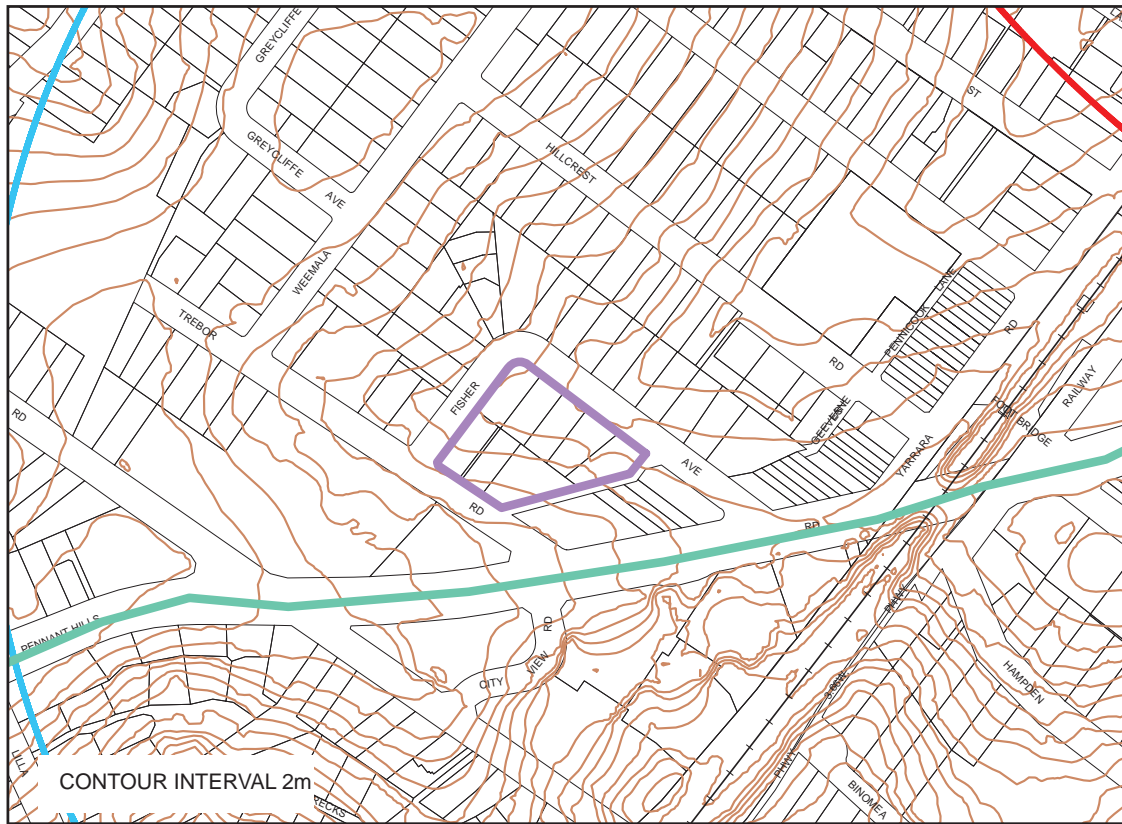
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Walkability



Walkability to transport node	The precinct is within 450m of Pennant Hills Station. Pennant Hills Station is an accessible station,
Walkability to commercial centre	The precinct is within 250m of the West Pennant Hills Shopping Centre.
Walkability to educational facility	The following educational facilities are within 3km of the precinct: Pennant Hills Public School, St Agatha's Catholic Primary School, Pennant Hills High School, Mount St Benedict Catholic High School.
Walkability to open space	The precinct is within 500m of Wollundry Park, 550m of Observatory Park, 650m of Pennant Hills Bowling Club, 800m of Pennant Hills Park (facilities include ovals, soccer fees, tennis courts, netball courts, archery fields and walking tracks).
Walkability to community facility	The following community facilities are located within 1km of the precinct: Pennant Hills Community Centre and Pennant Hills Community Health Centre.

Proposed Development Type:

It is proposed that this site be rezoned to permit 5 storey residential flat buildings. It is estimated that this density of development will result in 43 dwellings within the precinct.

Fisher Avenue PENNANT HILLS PRECINCT

Draft Key Principles Diagram

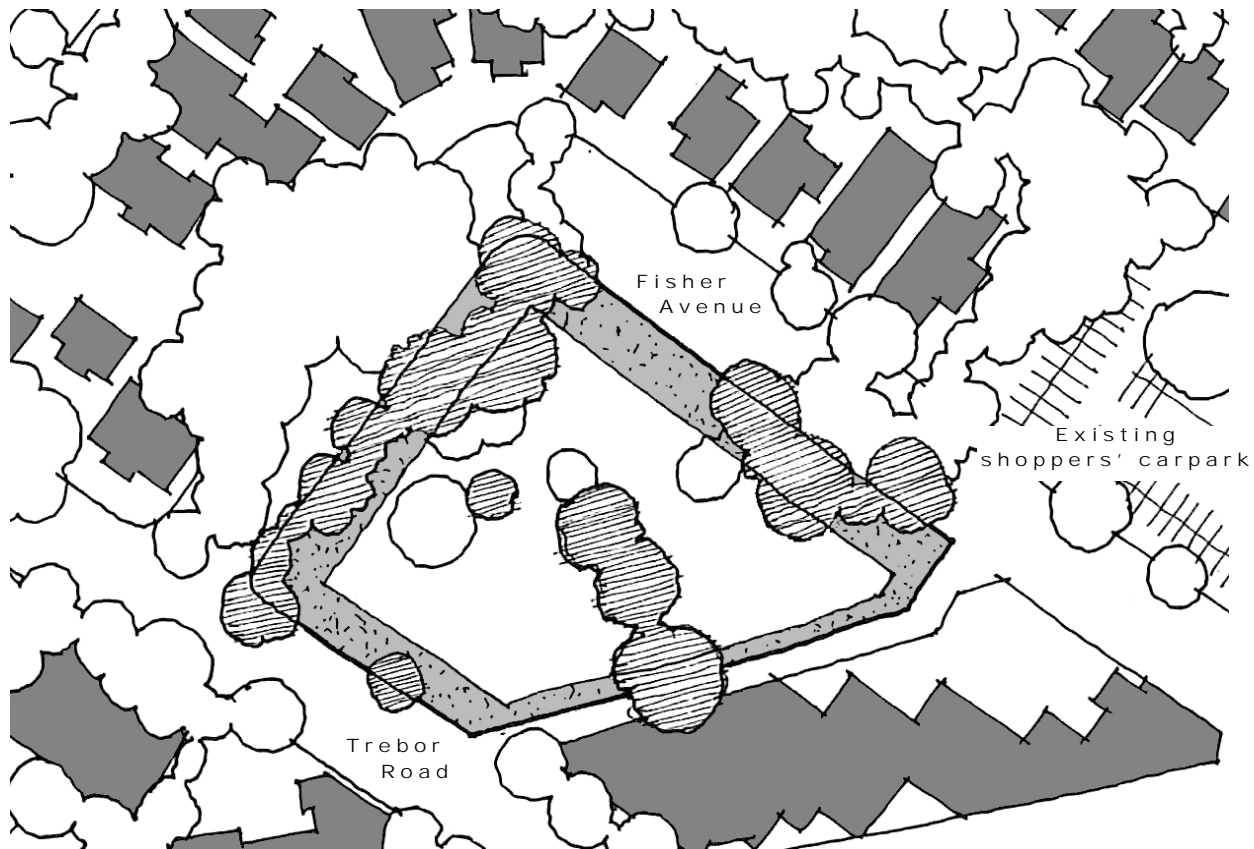
Strategy

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 three 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.

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