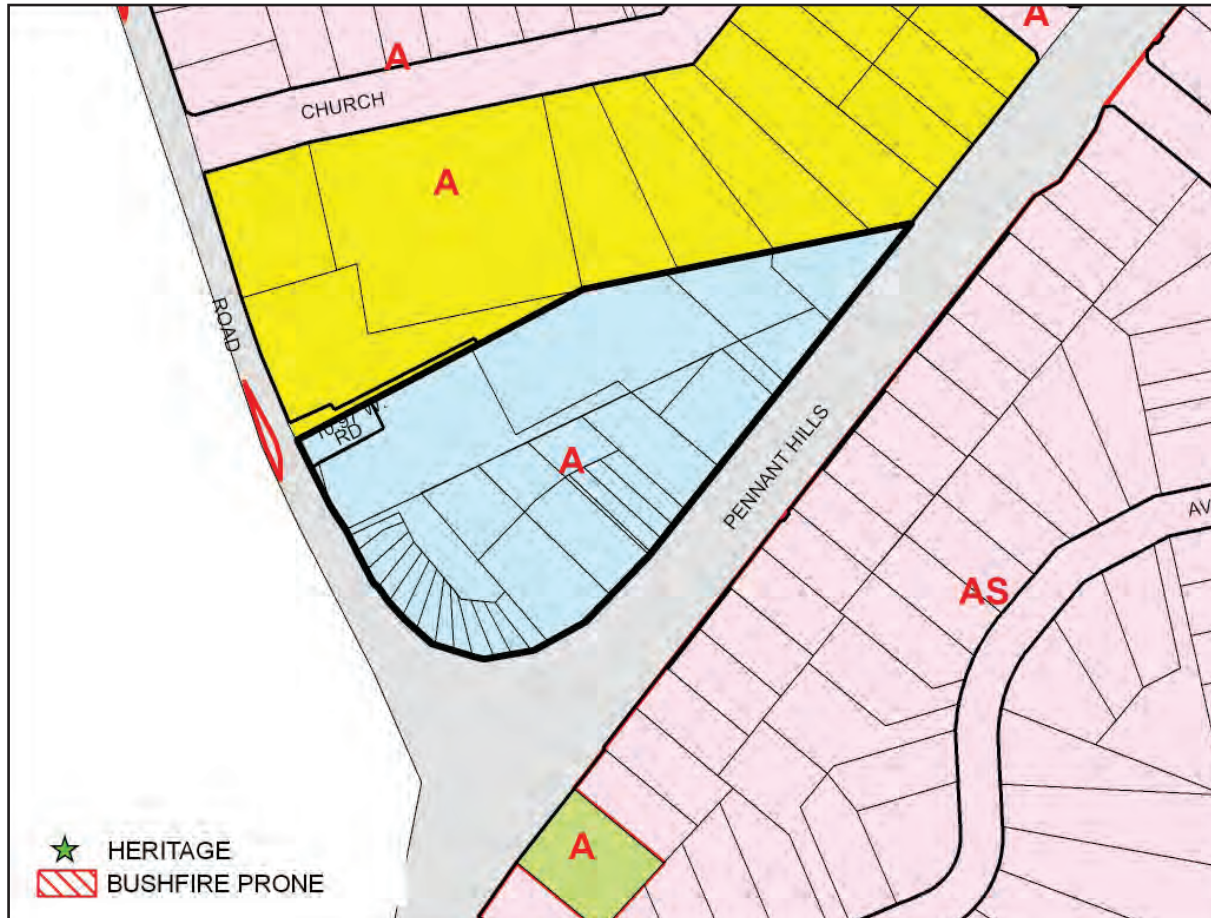




Thompsons Corner

WEST PENNANT HILLS PRECINCT



Area (subject to survey)	16,258m ²
No. of Properties	29
No. of Dwellings	Shop top housing (number unknown)
Existing Zoning(s)	Business A (General)
Adjoining Zones	Special Uses A (Community Purposes) Special Uses B (Transport Corridor)
	This precinct is located at the border of Hornsby Shire Council and Baulkham Hills Shire Council.
Current Landuses & built form	Commercial centre, supermarket, service station comprising individual commercial premises.
Surrounding Landuses & built form	West Pennant Hills Primary School is adjacent to the precinct to the north and residential dwellings are located to the south of the precinct across Pennant Hills Road. There is a pedestrian bridge across Castle Hill Road. A park and church is located on the other side of Castle Hill Road within Baulkham Hills Shire.

Continued over →

Thompsons Corner

WEST PENNANT HILLS PRECINCT

Property Capitalisation	Initial commercial development occurred circa 1955-65. Development within precinct comprised of original development with some recent renovations.
Amalgamation potential/ ownership pattern	Supermarket in single holding. Council owns a number of properties used for car parking with the remainder being individually owned.
Economic issues	
Performance against Sustainable Dwelling Range	Minus 619 dwelling
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	5% maximum
Water Quality Ranking	7 (1 being the lowest)
Proximity to watercourses	The precinct is not within close proximity of a watercourse.
Significant trees and biodiversity	



Significant trees

Present. There is 1 group of significant trees which are prominent. This group of trees is located on the northern boundary of the precinct.

Biodiversity

Unlikely to have biodiversity value.

Continued over →

Thompsons Corner

WEST PENNANT HILLS PRECINCT

Infrastructure issues				
Sewage Catchment	North Head Sewerage treatment plant			
Drainage Catchment	The open large channel downstream of Cardinal Avenue through private properties requires some stabilisation works.			
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.
	Castle Hill Rd	Arterial		The existing Level of Service is unsatisfactory during peak periods.
Accessibility	The precinct is not within convenient walking distance to a railway station. Pedestrian access to shops is good.			
Constraints	<ul style="list-style-type: none"> • High traffic volume on Pennant Hills Road and Castle Hill Road would impact on accessibility of precinct. • The precinct is more suited for commercial/retail development due to existing activities. • There are limited traffic management improvements possible due to congestion on Pennant Hills Road and Castle Hill Road. 			
Suitable access points for precinct	Full vehicular access to the precinct would be via the signalised intersection of Castle Hill Road with Church Street. Driveway access on Pennant Hills Road would be restricted to left in/left out.			
Required Traffic Improvements	<ul style="list-style-type: none"> • There are limited traffic management improvements possible due to road network constraints. 			
General Comments	There are limited opportunities for significant residential development due to road network constraints. However, a moderate number of shop top housing could be provided subject to suitable parking and access arrangement.			
CONCLUSION	The precinct can be considered for provision of a moderate number of shop top housing. The magnitude of development, access arrangement and traffic management would be determined after detailed traffic modelling of envisaged traffic flows in the area.			

Continued over →

Thompsons Corner

BEROWRA
PRECINCTS

MT COLAH
PRECINCTS

ASQUITH
PRECINCTS

HORNSBY
PRECINCTS

WAITARA
PRECINCTS

NORMANHURST
PRECINCTS

THORNLEIGH
PRECINCTS

PENNANT HILLS
PRECINCTS

**WEST PENNANT
HILLS PRECINCTS**

BEECROFT
PRECINCTS

CARLINGFORD
PRECINCTS

Thompsons Corner WEST PENNANT HILLS PRECINCT

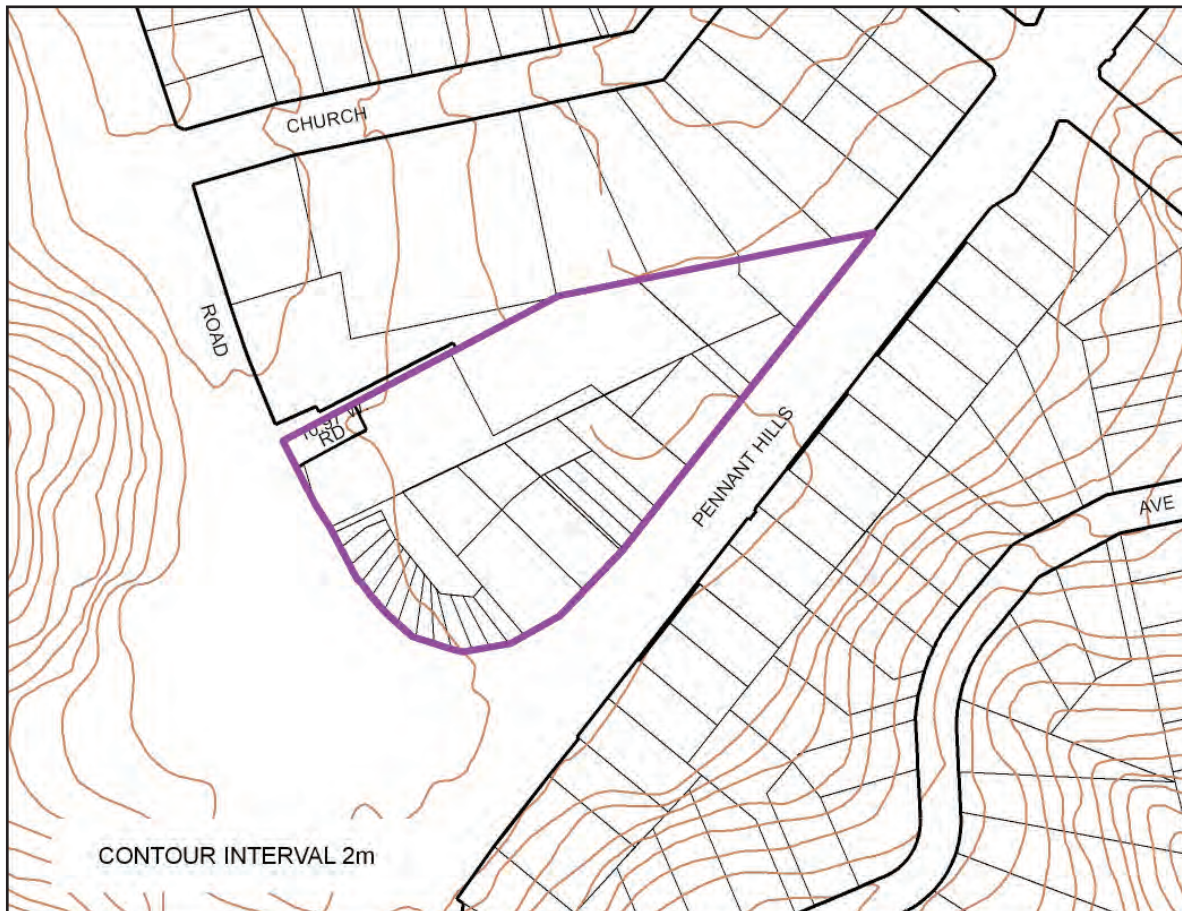
Social issues	
Access to aged person services (level of service)	Community Services Branch comments that access to services in this precinct is considered to be neither better nor worse than other proposed precincts. It is generally acknowledged that travel is required in order to access services specific 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 City Rail 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 has a stable population dominated by families, in particular younger families. There are larger and growing proportions of 70+ year olds compared to the Shire. Currently has few multi-unit housing options and suggests there may be demand for suitable accommodation for the elderly (2 bedroom).
Heritage	There are no heritage items or conservation areas within the precinct. No. 570 Pennant Hills Road in the vicinity is listed as a heritage item under Baulkham Hills Shire's LEP. However, the heritage house is located opposite the busy Thompson's Corner road intersection and would not impede further development of the precinct on heritage grounds.
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>In order to secure sufficient land for the provision of future recreation facilities it is likely that land parcels containing existing housing stock, close to the precincts, will have to be considered. Traditionally, land is less expensive north of Hornsby than south. It therefore may be a better solution to concentrate on Asquith and parts of Hornsby for increased density.</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 →

Thompsons Corner

WEST PENNANT HILLS PRECINCT

Walkability



Walkability to transport node	The precinct is located on three strategic bus corridors and is serviced by a high frequency bus service. Access to the bus stops is along of footpath with grades of 2%
Walkability to commercial centre	The precinct is comprised of the West Pennant Hills Commercial Centre.
Walkability to educational facility	The following educational facilities are located within 3km of the precinct: West Pennant Hills Primary School; Pennant Hills Primary School; Mt St Benedict College; Pennant Hills High School.
Walkability to open space	The precinct is within 50m of Bishop Avenue Park, 1km of Boyd Avenue Park and within 100m of Observatory Park and Mt Wilberforce Lookout.
Walkability to community facility	The following community facilities are within 1km of the precinct: Scout Hall and Church

Proposed Development Type:

It is proposed that this site be rezoned to permit a 5 storey mix of residential flats, offices, businesses and/or retail premises. It is estimated that this density of development will result in 98 dwellings within the precinct.

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Thompsons Corner WEST PENNANT HILLS PRECINCT

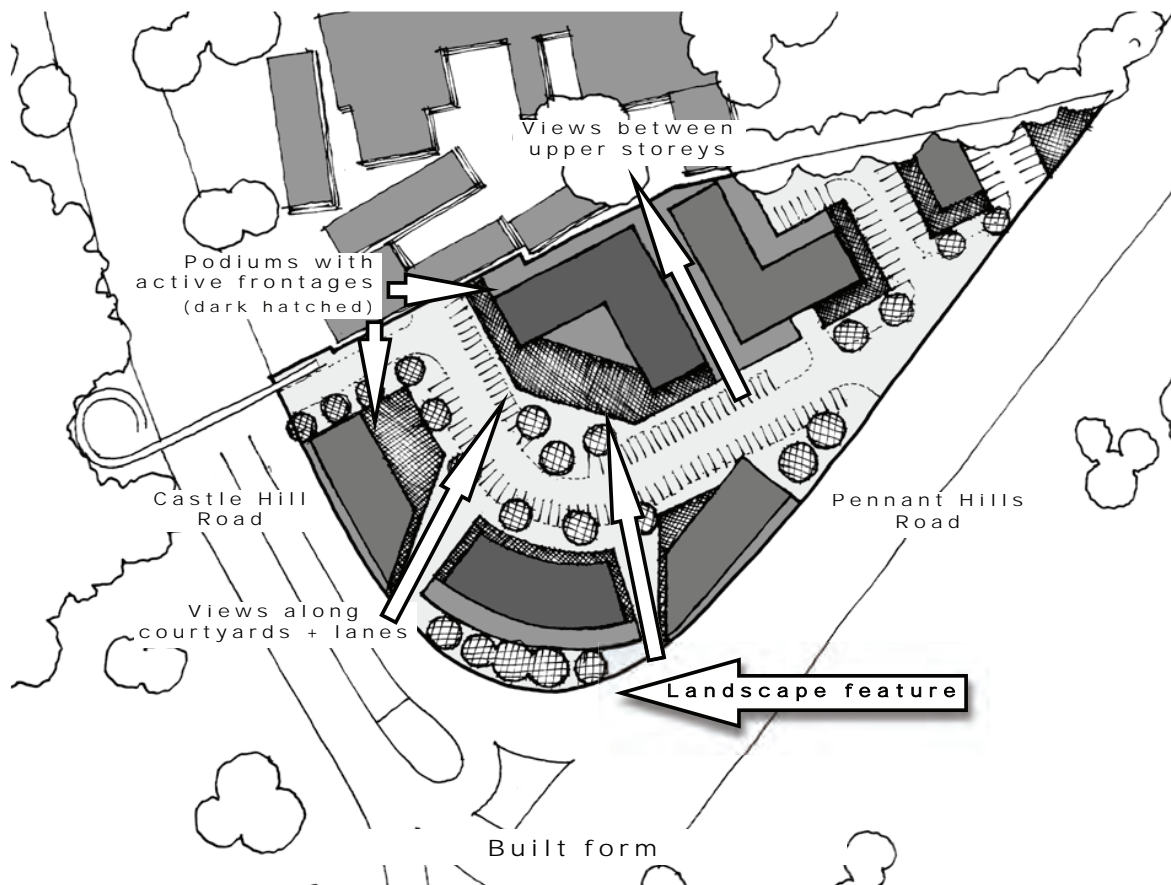
Draft Key Principles Diagram

Strategy

Create a landmark redevelopment that incorporates features of a traditional mainstreet shopping environment + apartments, with buildings up to five storeys that are serviced by a new mainstreet + structured parking areas for shoppers + residents.

Servicing

Establish a landscaped street that provides two way access between Pennant Hills + Castle Hill Roads, providing kerbside parking for shoppers + deliveries, and access to parking located within structures.



Divide buildings into precincts that respond to required retail floorplates + commercial exposure.

Limit the length of buildings along the main roads and separate adjoining buildings by publicly-accessible courtyards + laneways that allow views toward the new street.

Avoid extensive sheer vertical facades along pedestrian + street frontages by setting upper storeys behind the podium-levels.

Achieve a varied skyline by dividing upper storeys into separate tower elements that display different heights, profiles, orientations + roof forms.

Design quality of facades should respond to visibility from all quarters + contribute to a landmark development.

Siting and design of apartment storeys should provide at least three hours sunlight daily to living areas in 70% of new dwellings.