

Residential

Part 3

Part 3 Residential

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Introduction

This Part of the DCP applies to residential development within the Residential zones of the Hornsby Local Government Area.

The planning controls for the low density residential areas are informed by the NSW Housing Code, while the planning controls for the medium and high density residential areas are informed by the Hornsby Shire Housing Strategy (2010) and the State Government's Urban Activation Precinct Program.

The Hornsby Shire Housing Strategy and the State Government's Urban Activation Precinct Program identified areas suitable for the provision of additional housing to assist meet Council's housing obligations into the future. A concentrated housing model has been adopted, with housing located in planned precincts rather than dispersed throughout urban areas. The additional housing precincts are identified on Figure 3(a).

Existing planning controls and policies were reviewed to determine their effectiveness in permitting appropriate forms of housing to meet the future needs of the population. It was found that satisfaction with the built form in existing medium and high density residential precincts was dependent on the amount and quality of landscaping, building separation and underground car parking. Therefore the planning controls developed, in consultation with an urban design consultant, recommended that floor space ratio not be used as a control, as it does not include many elements that affect the built form.

The planning controls for the medium and high density residential controls are form based controls that aim to achieve the desired future character of the locality that includes high quality buildings with a limited footprint, sited within a landscaped setting.

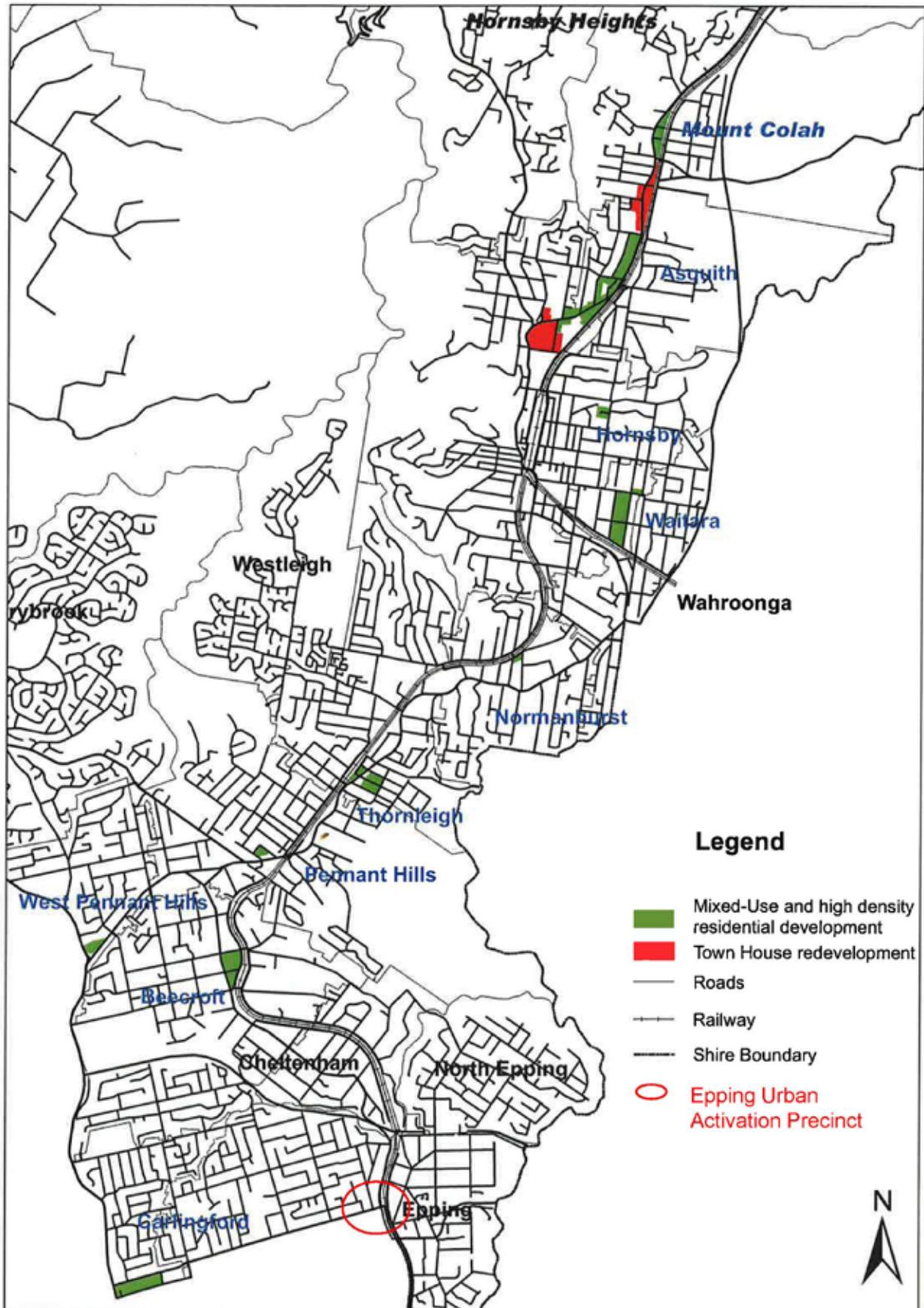


Figure 3(a) - Hornsby Housing Strategy Precincts and Epping Urban Activation Precinct (I)

3.1 Dwelling Houses

This section provides controls for erecting, and undertaking alterations and additions to, dwelling houses and ancillary structures within the R2 Low Density Residential Zone.

3.1.1 Scale

Desired Outcome

- a. Development with a height, bulk and scale that is compatible with a low density residential environment.

Prescriptive Measures

Height

- a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.1.1(a).

Table 3.1.1(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
I	8.5	2 storeys + attic

- b. Buildings should respond to the topography of the site by:
 - minimising earthworks (cut and fill), and
 - siting the floor level of the lowest residential storey a maximum of 1.5 metres above natural ground level.
- c. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

Roof Design

- d. Low pitched roofs with wide eaves are encouraged for compatibility with streetscape character and sun control.
- e. The roof should have a maximum pitch of 35 degrees, except if a steeper roof pitch is more consistent with the existing character of the locality.
- f. Any attic level is to be contained wholly within the roofspace.
- g. The external walls of the building should not extend above the attic floor level.

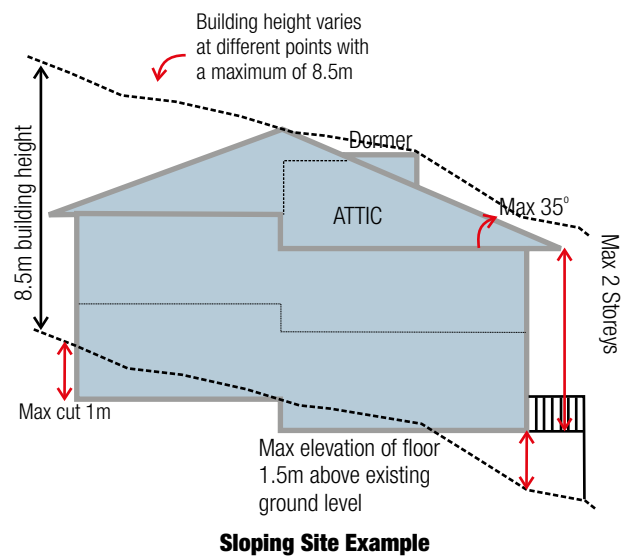
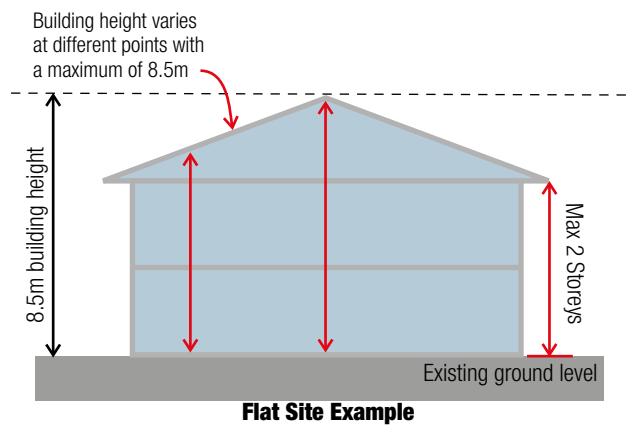


Figure 3.1(a) Explanation of building height controls (I)

Height controls are based on a typical residential floor to floor height of 3 metres, with allowances for roof articulation and undercroft areas for steeply sloping sites.

Site Coverage

h. The maximum site coverage of all buildings on the property should comply with Table 3.3.1(b):

Table 3.3.1(b): Maximum Site Coverage

Lot size	Maximum site coverage (% of total lot size)
200m ² to 249m ²	65%
250m ² to 299m ²	60%
300m ² to 449m ²	55%
450m ² to 899m ²	50%
900m ² to 1499m ²	40%
1500m ² or larger	30%

i. Notwithstanding the above, the site coverage of a single storey dwelling house and all ancillary development on a lot should not be more than 55 percent of the area of the lot, if the lot has an area of at least 450m² but less than 500m².

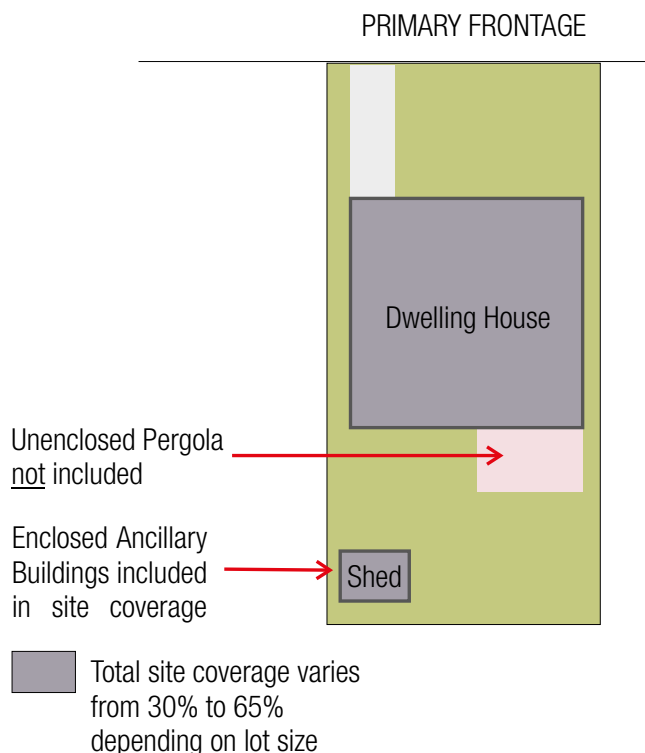


Figure 3.1(b): Site coverage calculation. (I)

Floor Area

j. The maximum floor area for a dwelling house and ancillary outbuildings should comply with Table 3.1.1(c)

Table 3.1.1(c): Maximum Floor Area of a Dwelling House and Ancillary Outbuildings

Lot size	Maximum floor area of dwelling house	Maximum floor area of outbuildings
200m ² to 249m ²	90% of the lot area	36 m ²
250m ² to 299m ²	85% of the lot area	36 m ²
300m ² to 449m ²	270m ²	45 m ²
450m ² to 599m ²	330m ²	45 m ²
600m ² to 899m ²	380m ²	60 m ²
900m ² or larger	430m ²	100 m ²

Notes:

Lot size (or site area) in relation to development, means the area of the lot to which an application for consent to carry out the development relates, excluding:

- (a) any land on which the development is not permitted under an environmental planning instrument, and
- (b) if a lot is a battle-axe or other lot with an access handle, the minimum lot size excludes the area of the access handle.

Site coverage means the proportion of a site area covered by buildings. However the following are not included for the purpose of calculating site coverage:

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

Floor area of a dwelling house (as defined by the NSW Housing Code) includes carports, garages, balconies, patios, pergolas, terraces or verandahs which are attached to the house and have two enclosing walls of at least 1.4m above floor level. The calculation of floor area is the total of both the ground and upper floors (if there is one) not including awnings, eaves, voids, stairways or lift shafts.

Outbuilding (as defined by the NSW Housing Code) means any of the following:

- (a) balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house,
- (b) cabana, cubby house, fernery, garden shed, gazebo or greenhouse,

- (c) carport that is detached from a dwelling house,
- (d) farm building,
- (e) garage that is detached from a dwelling house,
- (f) rainwater tank (above ground) that is detached from a dwelling house,
- (g) shade structure that is detached from a dwelling house,
- (h) shed.

3.1.2 Setbacks

Desired Outcome

- a. Setbacks that are compatible with adjacent development and complement the streetscape.
- b. Setbacks that allow for canopy trees to be retained and planted along the front and rear property boundaries.

Prescriptive Measures

- a. The minimum setback of all buildings and structures to the boundaries of the site should comply with Table 3.1.2(a):

Table 3.1.2(a): Minimum Boundary Setbacks

Boundary Setback	Minimum Building Setback
Front Boundary (primary frontage)	6m to local roads and 9m to main roads, except for the following: <ul style="list-style-type: none"> ■ On local roads, where an existing setback of 7.6m or greater exists, it may be necessary to conform to this setback to maintain the streetscape character, and ■ 3m to Brooklyn Road, Brooklyn, and ■ 9m to roads in Cherrybrook
Waterfront Setback	See Clause 6.1 of HLEP Foreshore Building Line Map
Secondary Boundary (on corner lots)	3m
Side Boundary	up to 1 storey = 0.9m 2 storey element = 1.5m
Rear Boundary	up to 1 storey = 3m 2 storey element = 8m

- b. For the purpose of the setback controls, a 1 storey building or element is not to exceed a building height of 4.5 metres above existing ground level.
- c. For buildings with a corner frontage, front and rear boundary setbacks apply to the shorter street frontage as illustrated in Figure 3.1(c).
- d. For a lot that has boundaries with parallel roads, the front boundary setback control applies to both property boundaries.
- e. Notwithstanding the above, the minimum side boundary setback of a tennis court should be 3 metres to provide for screen planting.

- f. The setback of the dwelling and ancillary structures from the property boundary may need to be increased to maintain landscape features, as detailed in Section 3.1.3 of this DCP.

Permissible Encroachments into Building Setbacks

- g. On local roads, where the streetscape will not be adversely affected, a single storey encroachment of 1.5 metres may be permitted for a distance equal to 1/3 of the width of the dwelling measured at the building line. Any encroachment is not to be in the form of a garage.
- h. The following minor structures are able to encroach into the prescribed setbacks:
- A driveway between the on-site car parking area and a public road,
 - Stairs to the ground floor of the dwelling,
 - Fences,
 - A single storey outbuilding, with a maximum floor area of 25m², is able to encroach to within 0.9 metres of the rear boundary (eg. garden shed, garage, pergola), and
 - An inground swimming pool is able to encroach to within 1 metre of the rear boundary, measured to the water line.

Notes:

A Main road includes Pacific Highway, Pennant Hills Road, Beecroft Road, Blaxland Road, Castle Hill Road, Old Northern Road, Hastings Road, Galston Road, Belmont Parade, Kuring-gai Chase Road, Carlingford Road, Epping Road, Mid-Dural Road, Boundary Road, New Line Road, Berowra Waters Road, Bay Road, Arcadia Road, (from Galston Road to Bayfield Road and Blacks Road to Bay Road), Bayfield Road, Blacks Road (from Bayfield Road to Arcadia Road), Bay Road, George Street Hornsby, Jersey Street North, Edgeworth David Avenue.

The rear boundary is ordinarily located parallel to and/or opposite the primary frontage.

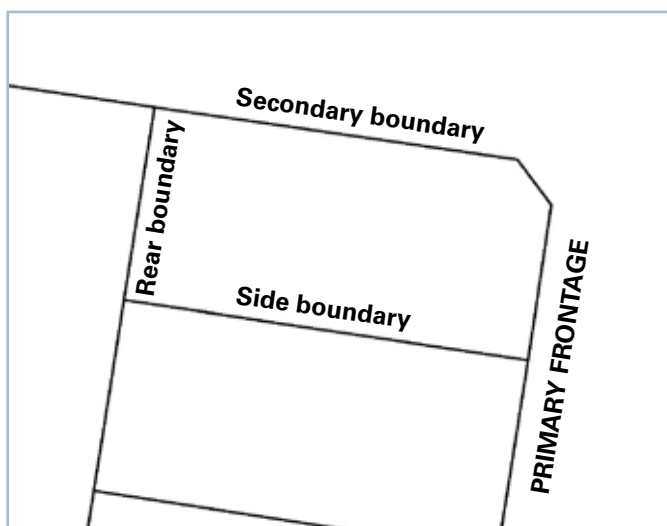


Figure 3.1(c): Setbacks on corner lots.(l)

3.1.3 Landscaping

Desired Outcome

- a. Landscaping that integrates the built form with soft landscaping and retains and enhances the tree canopy.
- b. Development that retains existing landscape features.

Prescriptive Measures

- a. The minimum landscaped area on a property should comply with Table 3.1.3(a):

Table 3.1.3(a): Minimum Landscaped Area

Lot size	Minimum Landscaped Area (% of the lot size)
200m ² to 299m ²	10%
300m ² to 449m ²	15%
450m ² to 599m ²	20%
600m ² to 899m ²	30%
900m ² to 1499m ²	40%
1500m ² or larger	45%

- b. Areas included as part of the minimum landscaped area should have a minimum width of 1.5 metres.
- c. At least 50 percent of the minimum landscaped area should be located behind the building line to the primary road frontage.
- d. A proportion of the front yard should be maintained as landscaped area as follows:
 - 25 percent of the front yard for lots less than 18 metres wide, and
 - 50 percent of the front yard for lots greater than 18 metres wide.

Retention of Landscape Features

- e. The proposed building, ancillary structures, driveways, drainage and service trenches should be setback:
 - in accordance with the 'Watercourses' element in Section 1C.1.3 of this DCP,
 - 10-20 metres to significant bushland as detailed in the 'Biodiversity' element in Section 1C.1.1 of this DCP, and
 - in accordance with the requirements of AS 4970 for significant trees to be retained.

Fencing

- f. Within front setbacks, fences should not be higher than 1.2 metres.
- g. Front fencing should be constructed from predominately lightweight materials with the design allowing at least 50 percent openings.
- h. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

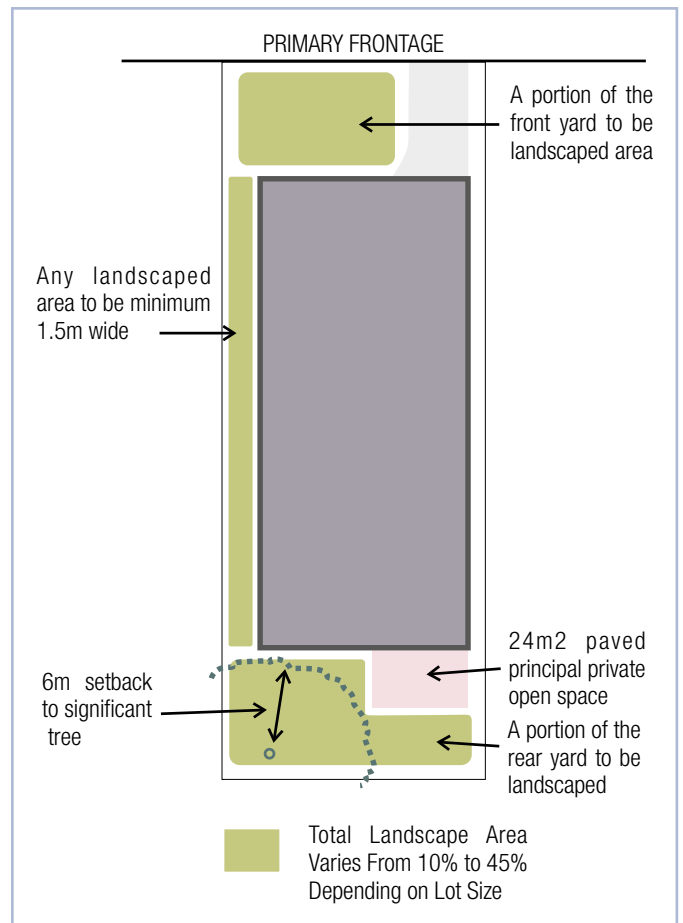


Figure 3.1(d): Landscaped area. (I)

Notes:

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area. (Note: Swimming pools are not included in the minimum landscaped area calculation).

Home owners are encouraged to incorporate species from Council's publication *Indigenous Plants for the Bushland Shire* available at Council's website hornsby.nsw.gov.au as part of the construction of any new dwelling house.

3.1.4 Open Space

Desired Outcome

- a. Private open space that functions as an extension to the dwelling house.

Prescriptive Measures

Private Open Space

- a. A dwelling house should be provided with private open space that incorporates a principal private open space area in accordance with Table 3.1.4(a).

Table 3.1.4(a): Minimum Private Open Space

Lot width at Building Line	Minimum Principal Private Open Space Area	Minimum Dimension
6-9m	16m ²	3m
10m or larger	24m ²	3m

- b. The principal private open space area should be sited behind the front building line and is to be directly accessible from the living area of the dwelling.
- c. The principal private open space area should be generally level and may be in the form of a deck, patio, terrace or paved area.

Clothes Drying Area

- d. Each dwelling should have an external air clothes drying area that is separate from the principal private open space area. This facility is to be screened from public places.

3.1.5 Sunlight Access

Desired Outcome

- a. Dwelling houses designed to provide solar access to open space areas.
- b. Development designed to provide reasonable sunlight to adjacent properties.

Prescriptive Measures

- a. On 22 June, 50 percent of the required principal private open space area should receive 3 hours of unobstructed sunlight access between 9am and 3pm.
- b. On 22 June, 50 percent of the required principal private open space on any adjoining property should receive 3 hours of unobstructed sunlight access between 9am and 3pm.

Note:

SEPP -BASIX 2004 requires a BASIX certificate for new dwellings to facilitate energy efficient housing



Figure 3.1(e): Sun shading devices are essential elements of a well designed home.(E)

3.1.6 Privacy

Desired Outcome

- a. Development that is designed to provide reasonable privacy to adjacent properties.

Prescriptive Measures

- a. Living and entertaining areas of dwelling houses should be located on the ground floor and oriented towards the private open space of the dwelling house and not side boundaries.
- b. A proposed window in a dwelling house should have a privacy screen if:
 - it is a window to a habitable room, other than a bedroom, that has a floor level of more than 1 metre above existing ground level,
 - the window is setback less than 3 metres from a side or rear boundary, and
 - the window has a sill height of less than 1.5 metres.
- c. A deck, balcony, terrace or the like should be located within 600mm of existing ground level where possible to minimise potential visual and acoustic privacy conflicts.
- d. Decks and the like that need to be located more than 600mm above existing ground should not face a window of another habitable room, balcony or private open space of another dwelling located within 9 metres of the proposed deck unless appropriately screened.

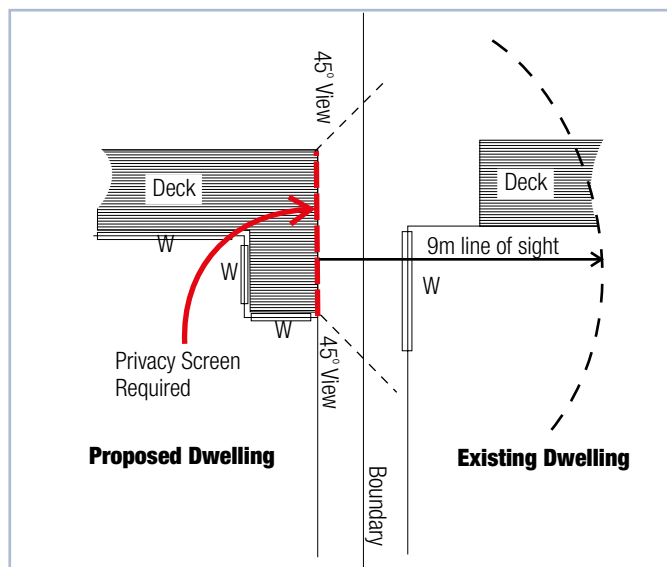


Figure 3.1(f): Decks adjoining a neighbouring dwelling are to be screened. (l)

3.1.7 Vehicle Access And Parking

Desired Outcome

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

Prescriptive Measures

- a. Car parking for dwelling houses should be provided behind the front building line
- b. A paved driveway should be provided between the required on-site car parking area and a public road.
- c. A driveway should be setback a minimum 0.5 metres from side boundaries to provide for landscaping between the driveway and the side boundary.

Note:

Refer to Part 1 'General' of the DCP for more detailed parking and service vehicle design requirements.

Notes:

All developments should comply with the minimum building setback controls within this DCP which will assist in achieving the desired outcome for privacy.

A privacy screen means a screen that is at least 1.5m high, measured from the floor level, and has no individual opening more than 30mm wide, and has a total of all openings less than 30% of the surface area of the screen. A privacy screen required to protect an adjacent residence is to be fixed

3.1.8 Design Details

Desired Outcome

- a. Development compatible with a low density residential environment that complements the zone objectives.

Prescriptive Measures

General

- a. Dwelling houses should be oriented primarily towards the street and the rear boundary.
- b. Extensive blank or unarticulated walls to street frontages are discouraged.
- c. Dwelling houses should provide a covered entry to the home at least 1.5 metres deep and clearly visible from the street.
- d. Dwelling houses on corner allotments should be designed to provide elevations that address both street frontages.
- e. Garages should not dominate the facade of the dwelling house or the streetscape. Garage doors should be as follows:
 - setback 1 metre from the front facade of the home,
 - no wider than 6 metres, and
 - maximum 2.4 metres high.



Figure 3.1(g): The main entry should be clearly visible from the street and sheltered from the weather, and the garages set back from the front facade. (E)

Source of photo: Landcom, Built Form Design Guidelines.

Dormer Windows

- f. The design of dormer windows in any attic level should comply with the following:
 - Dormers should face the street and/or the rear property boundary,
 - Dormers should be set down below the ridge line and setback from the side walls,
 - Dormers should not be wider than 1.3 metres,
 - Be vertically proportioned at a ratio of 1.5:1 measured from head to sill of the window frame, and
 - The number of dormer windows is limited to a maximum of two per facade.

View Sharing

- g. Development should allow for the reasonable sharing of significant views, including water views and iconic views, in particular:
 - views that have not already been obscured,
 - views from front and rear boundaries whilst in a standing position, and
 - views from living and entertainment areas (including kitchens).
- h. Development should allow for the reasonable sharing of significant views by:
 - appropriately siting the building,
 - appropriately designing the bulk of the building,
 - using open materials for balustrades on balconies and decks, and/or
 - new landscaping comprising a light open foliage.

Note:

View Sharing Principle - Consistent with Planning Principles, where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. Whereas, with a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

3.2 Medium Density Housing

This section provides controls for erecting, and undertaking alterations and additions to medium density housing except for three storey residential flat buildings in the R3 Medium Density Residential Zone within areas designated K(10.5m - 2 storeys) and M(12m - 3 storeys) on the HLEP Height of Building Map. Controls for three storey residential flat buildings in the R3 Medium Density Zones and the R4 High Density Residential Zones, are contained in Section 3.3.

The provisions in 3.2 apply to residential development with 3 or more dwellings on the same lot and typically includes dwellings that are known as villas, town houses, row houses, terrace houses and residential flat buildings up to 2 storeys.

3.2.1 Desired Future Character

Desired Outcome

- a. Development that contributes to the desired future character of the area.

Prescriptive Measures

- a. Development applications should demonstrate compatibility with the following statement of desired character:

Desired Future Character Statement

Areas designated as K(10.5m - 2 storeys) and M(12m - 3 storeys) on the HLEP Height of Building Map are characterised by medium density housing comprising 2-3 storey town houses and 2-3 storey residential flat buildings in a landscaped setting. The buildings have low pitched roofs with wide eaves or flat roofs. Additional floor space is provided within an attic, where the floor area is contained wholly within the roofspace.

Development footprints are limited in scale and located to achieve setbacks to boundaries incorporating soft landscaping. Where more than one building is provided on-site, the buildings are separated by garden areas. The established tree canopy is complemented by new trees and shrubs throughout the landscaped area.

Car parking is provided on-site and integrally designed into the building, predominately in the form of basement parking.

Where parking is provided at grade for town houses, the new dwellings address a communal driveway and the public domain. Active residential facades and soft landscaping along the communal driveway is maximised by limiting the proportion of the building facade dedicated to garages.

A high standard of architectural and urban design quality is achieved. Contemporary buildings utilise facade modulation and incorporate shade elements, such as pergolas, verandahs and the like. Developments incorporate a mix of dwelling sizes to provide housing choice. Developments embody active living principles including prioritised pedestrian and cyclist entrances to buildings, connectivity to the public domain and bicycle parking and storage.

Notes:

A reference in this section to town houses includes all medium density attached dwellings and multi dwelling housing as defined by the HLEP.

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.

Figure 3.2(a): Town houses with basement parking are the most effective form of attached or multi dwelling housing. Positive responses to desired future character include deep soil landscaping along all site boundaries, dwellings that address the street or a central walkway, and that are not oriented towards neighbouring properties, and car parking that is concealed below ground level. (1)





Figure 3.2(b) Residential flat buildings are an effective alternative to town houses. Positive responses to desired future character include deep soil landscaping along all site boundaries, a limit to the footprint of each building, potential for an attic storey within a gently pitched roof, dwellings that are oriented toward the front and rear boundaries and car parking that is concealed below ground level and within the building footprint.(l)



Figure 3.2(c): Town houses with ground level parking potentially provide for lower site yields and are not the preferred form for attached or multi dwelling housing. However where this built form is proposed, positive responses to desired future character include driveways that are flanked by landscaping, visible entrances to every dwelling and facades not dominated by garages.(l)

3.2.2 Site Requirements

Desired Outcome

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

Prescriptive Measures

- a. The minimum site width should be 30 metres measured at the street frontage.
- b. Sites should not be accessed via a battleaxe driveway or right-of-way.
- c. Where a development proposal results in an adjoining site within the precinct with no street frontage or a primary street frontage of less than 30 metres, proponents should demonstrate that orderly and economic development of the site can be achieved under this DCP.

- d. Where a property is likely to be isolated by a proposed development and it cannot be demonstrated that the site can be developed to its full potential, 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.

Notes:

Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.

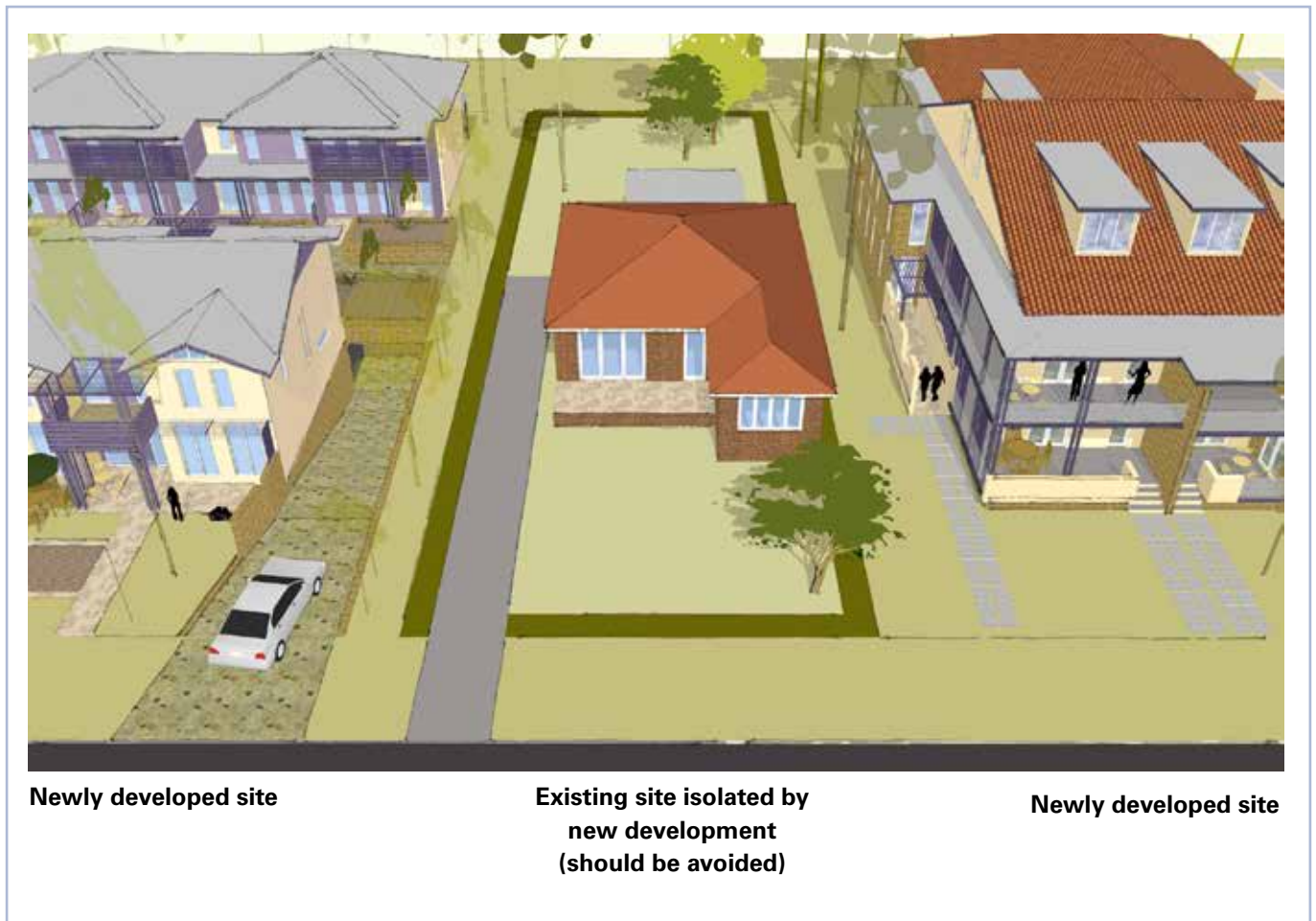


Figure 3.2(d): Lot amalgamation should avoid isolating small sites (I)

3.2.3 Height

Desired Outcome

- a. A built form not exceeding 2 storeys + attic in height and comprising town houses and residential flat buildings in areas designated K(10.5m - 2 storeys) on the HLEP Height of Building Map.
- b. A built form not exceeding 3 storeys in height and comprising town houses in areas designated M(12m - 3 storeys) on the HLEP Height of Building Map.

Prescriptive Measures

Storeys

- a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.2.3(a).

Table 3.2.3(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
K	10.5	2 storeys + attic
M	12	3 storeys

- b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- c. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

Attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

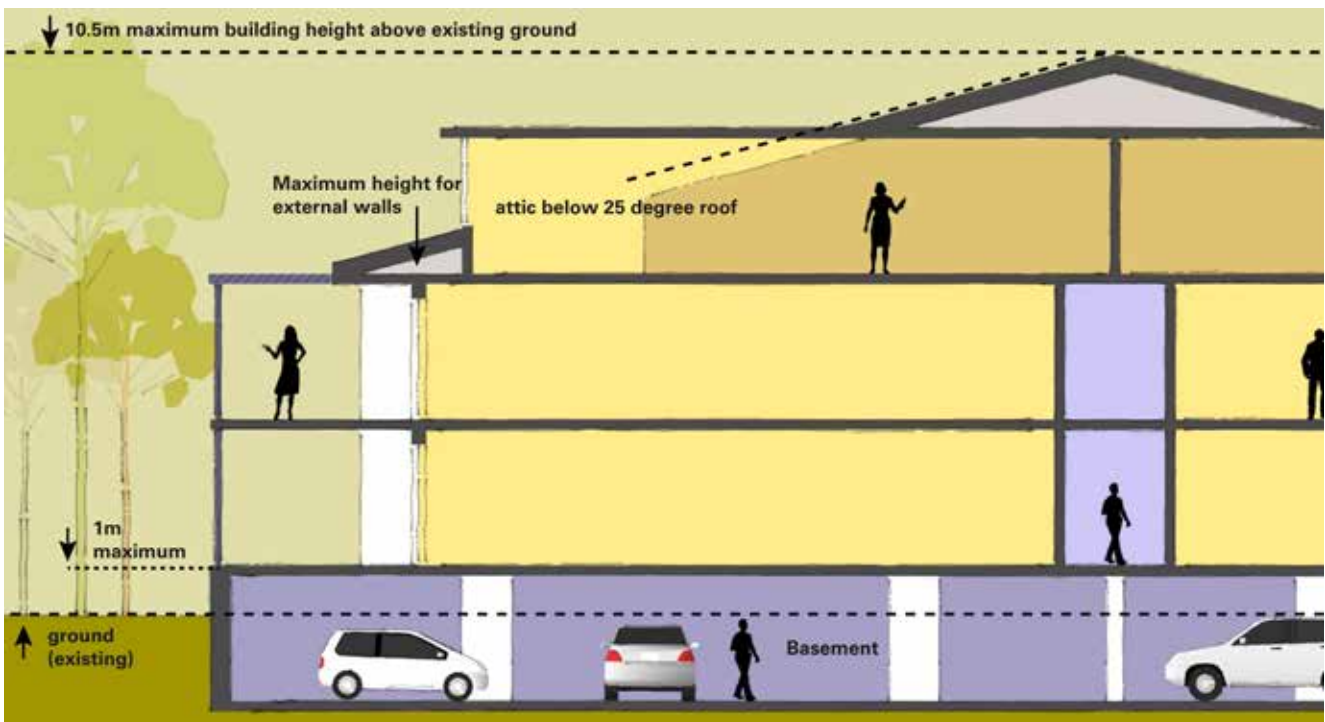


Figure 3.2(e): Building Height Controls - residential flat building of 2 storeys + attic. (l) Height controls are based on a typical residential floor to floor height of 3 metres, with a 3.5 metre allowance for roof articulation and a 1 metre basement projection.

Roof Design

- d. Pitched roofs with wide eaves are encouraged for compatibility with streetscape character and sun control.
- e. Pitched roofs should not be steeper than 25 degrees, other than gable ends that predominately face a side boundary when used as a minor design feature.
- f. Flat roofs that are surrounded by parapets should be avoided except when used as a minor design feature.
- g. Any attic level should be contained wholly within the roof space.
- h. The external walls of the building should not extend above the attic floor level.
- i. The design of dormer windows in any attic level should comply with the following:
 - Dormers should be setdown below the ridge line and setback from the side walls,
 - Dormers should not be wider than 2 metres and the sides of adjoining dormers should be separated by at least 2 metres, and
 - Preferably face the front and rear boundaries of the site.
- j. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof to minimise visual intrusiveness and support an integrated building design.



Figure 3.2(f):
Building Height Controls - 2 storey town houses with a maximum roof pitch of 25 degrees and basement car parking. (E)

3.2.4 Setbacks

Desired Outcome

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

Prescriptive Measures

- a. The minimum setback of all buildings and structures to the boundaries of the site should comply with Table 3.2.4(a):

Table 3.2.4(a): Minimum Boundary Setbacks

Setback	Minimum Setback - Town Houses	Minimum Setback - Residential Flat Buildings
Front Boundary	7.6m to local roads and 9m to main roads	
Secondary Boundary (on corner lots)	as per Side Setbacks	as per Side Setbacks
Side Boundary	6m This setback can be reduced to 3m where a dwelling is oriented to the front/ rear property boundaries, and not the side boundary	6m This setback can be reduced to 3m for a maximum of 1/3 of the building length
Rear Boundary	6m	6m
Basement Parking Setback	6m to front property boundary, 3m from side boundary and 4m from rear boundary to allow for deep soil landscaping	

Sites with more than one frontage

- b. For buildings with a corner frontage:
 - front and rear boundary setbacks apply to the shorter street frontage (the primary frontage), and
 - side boundary setbacks apply to the longer of the two street frontages (the secondary frontage).
- c. For a lot that adjoins parallel roads, the front boundary setback control applies to both the primary frontage and the parallel road boundary.

Note:

Orientation of a dwelling is perpendicular to the principal windows of living rooms, and to the longest dimension of the principal private open space.

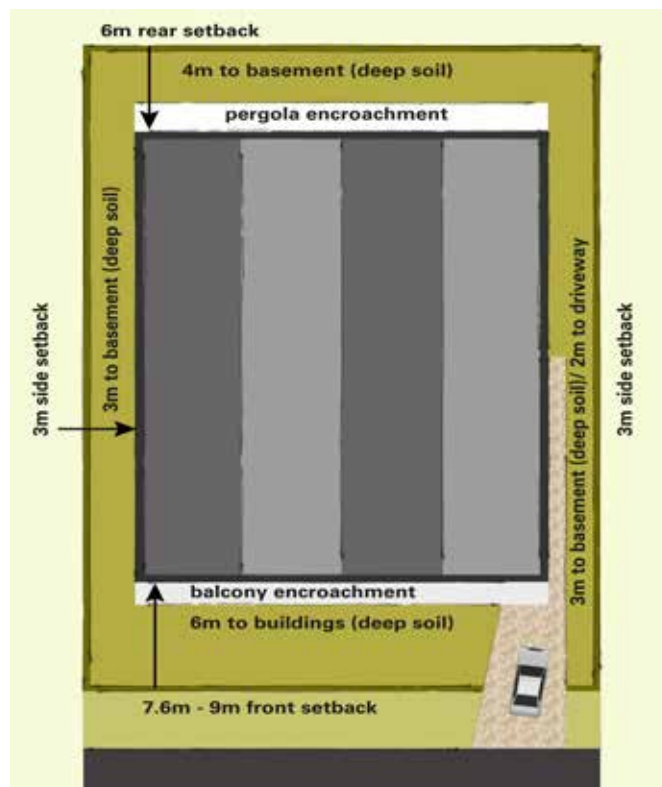


Figure 3.2(h): Setbacks of town houses that are oriented towards the front and/or rear boundary. (E)

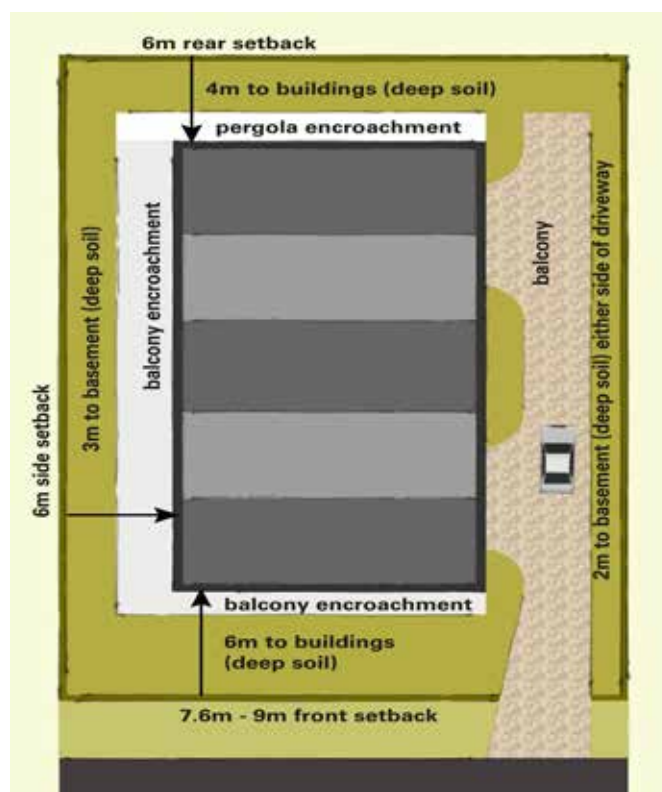


Figure 3.2(i): Setbacks of town houses that are oriented towards a side boundary. (E)

Setback Encroachments

- d. Balconies are able to encroach by 1.6 metres toward the front boundary, including privacy screens or party walls that are part of a light weight verandah or pergola.
- e. The following minor structures are able to encroach into the prescribed setbacks:
- Driveways or basement ramps up to 6 metres wide, with deep soil verges at least 2 metres wide adjacent to the side boundary,
 - 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 2 metres wide adjacent to the side boundary,
 - Fences, and
 - Garbage stores, letter boxes, meter enclosures, electricity kiosks and fire hydrants, located at least 2 metres from the front boundary and screened by plantings.

- f. The following structures are able to encroach into the prescribed side boundary setbacks:

- Basement parking aisles up to 6 metres wide, with deep soil verges at least 2 metres wide adjacent to the side boundary,
- Ground level light weight verandahs and pergolas are permitted to encroach to a minimum setback of 3 metres to the boundary, and
- Upper level light weight balconies are permitted to encroach to a minimum setback of 4.5 metres to the side boundary if there is no resulting detrimental impact on visual and acoustic privacy or overshadowing.

- g. The following structures are able to encroach into the prescribed rear boundary setbacks:

- Ground level light weight verandahs and pergolas are permitted to encroach to a minimum setback of 4 metres to the boundary.

Notes:

A Main road includes Pacific Highway, Pennant Hills Road, Beecroft Road, Blaxland Road, Castle Hill Road, Old Northern Road, Galston Road, Belmont Parade, Kuring-gai Chase Road, Carlingford Road, Epping Road, Mid-Dural Road, Boundary Road, New Line Road, Berowra Waters Road, Bay Road, Arcadia Road, George Street Hornsby, Jersey Street North, and Edgeworth David Avenue.

Light weight verandahs or pergolas typically comprise timber or metal frames. They are not supported by brick or concrete columns and do not have brick or concrete balustrades.

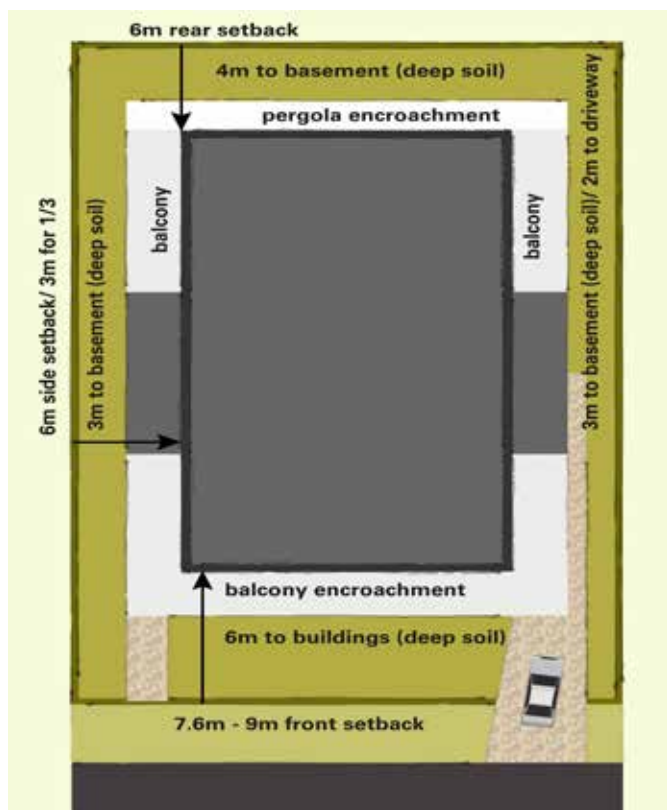


Figure 3.2(j): Setbacks of residential flat buildings. (E)

3.2.5 Building Form and Separation

Desired Outcome

- a. Articulated buildings that are limited in width and depth, and separated by garden areas.

Prescriptive Measures

Floorplates

- a. Floorplates of residential flat buildings should have a maximum dimension of 35 metres measured in a perpendicular direction between opposing exterior walls at any point. Balconies, terraces and ground floor lobbies may project beyond this maximum.

Separation

- b. The minimum separation between residential buildings should comply with Table 3.2.5(a).

Table 3.2.5(a): Minimum Separation between buildings

Separation between rooms	Minimum Distance (m)
between unscreened habitable rooms/ balconies/ principal private open space areas	12m
between screened habitable rooms/balconies/ principal private open space areas	9m
between non-habitable rooms (including blank walls)	6m



Figure 3.2(k): Internal separation and articulation of town house buildings.(E)

Articulation

- c. Articulation should be achieved by dividing all facades into vertical panels. Wall planes of buildings should not exceed the following lengths in Table 3.2.5(b) without an offset of at least 1 metre and a corresponding change in roof form:

Table 3.2.5(b): Facade Articulation

Facade	Town Houses	Residential Flat Buildings
For facades that face a street	6m	8m
All other facades	8m	12m

- d. Buildings should include structural elements such as sunshades, balconies and verandahs that provide variety in the built form.
- e. All town houses should have a covered entry to the dwelling at least 1.5 metres deep, with a direct line of sight towards the street, or to a common walkway on the site.
- f. To maintain the design integrity of buildings the enclosure of existing balconies should not occur.

Materials and Finishes

- g. Facades should incorporate a mix of compatible materials such as face or rendered brickwork and contrasting areas of light weight cladding.
- h. Sunscreens and awnings comprised of timber battens or metal frames are encouraged.

Notes:

A habitable room is any room or area used for normal domestic activities, including living, dining, family, lounge, bedrooms, study, kitchen, sun room and playroom.

A prescriptive floorplate control does not apply to town houses because the floorplate of a town house will be limited in depth given the need for cross flow ventilation in each dwelling per Section 3.2.9. In addition the DCP requires more facade articulation of town houses given the potential for longer elevations.

3.2.6 Landscaping

Desired Outcome

- a. Landscaping that integrates the built form with the locality and enhances the tree canopy.
- b. Development that retains existing landscape features.

Prescriptive Measures

General

- a. Landscaped areas should adjoin property boundaries in accordance with Table 3.2.6(a) and be designed to accommodate:
 - Canopy trees that will reach mature heights of at least 10 to 12 metres in the front and rear setbacks, and
 - Shrubs or small trees that will reach mature heights of at least 3 to 5 metres in the side setbacks.

- b. Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.
- c. In addition to the boundary setbacks at 3.2.6(a), landscaped areas should be provided between 2 or more buildings located on a development site, designed to:
 - have a minimum total width of 4 metres, with a minimum dimension of 2 metres,
 - accommodate shrubs or small trees that will reach a mature heights of at least 3 to 5 metres,
 - provide a minimum soil depth of 1 metre, and
 - be located in a deep soil area or above a basement car park.

Notes:

Landscaped area means a part of the site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Landscaped area between 2 buildings on a development site is able to be erected above a basement, notwithstanding the definition of landscaped area above.

The applicant is encouraged to incorporate species from Council's publication "Indigenous Plants for the Bushland Shire" available at Council's website hornsby.nsw.gov.au.

Table 3.2.6(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary	6m wide
Secondary Boundary (on corner lots)	3m wide
Side Boundary	3m wide
Rear Boundary	4m wide



Figure 3.2(I): Landscaped areas for town house developments: deep soil adjacent to the property boundary and landscape planters between townhouses above basements. (I)

Retention of Landscape Features

- d. The proposed building, ancillary structures, driveways, drainage and service trenches should be setback:
- in accordance with the 'Watercourses' element in Section 1C.1.3 of this DCP,
 - 10-20 metres to significant bushland as detailed in the 'Biodiversity' element in Section 1C.1.1 of this DCP, and
 - in accordance with the requirements of AS 4970 for significant trees to be retained.

Fencing

- e. Within front setbacks, fences should not be higher than 1.2 metres.
- f. Fencing enclosing private courtyards behind the front building line may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.
- g. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

3.2.7 Open Spaces

Desired Outcome

- a. Development that incorporates passive and active recreation areas with privacy and access to sunlight.
- b. Communal open space comprising landscaped setbacks, landscaping between dwellings, and a principal communal open space area.

Prescriptive Measures

Private Open Space

- a. Every dwelling should be provided with a principal private open space area in accordance with Table 3.2.7(a):

Table 3.2.7(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
0-1 Bed Unit	10m ²	2.5m
2 Bed Unit	12m ²	2.5m
3+ Bed Unit	16m ²	2.5m
Town house	24m ²	3m

- b. Private open space 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.
- c. Private open spaces at ground level may be located within the side and rear boundary setback areas where there is communal landscaping along the adjacent boundary with a minimum width of 2.5 metres.
- d. Roof terraces or balconies are not permitted.

Clothes Drying Area

- e. Each dwelling should have an external air clothes drying area that is separate from the principal private open space area. This facility is to be screened from public places and communal areas.

Communal Open Space

- f. A principal communal open space area should be provided for each residential flat building of 10 or more dwellings as follows:
 - be located at ground level,
 - have a minimum area of 50m²,
 - have a minimum dimension of 4 metres,
 - be landscaped for active and/or passive recreation and encourage social interaction between residents,
 - receive at least 2 hours of sunlight during mid winter,
 - be located to provide direct sight lines and convenient access from the building lobby, and
 - be sited and designed to protect the amenity of adjacent dwellings.

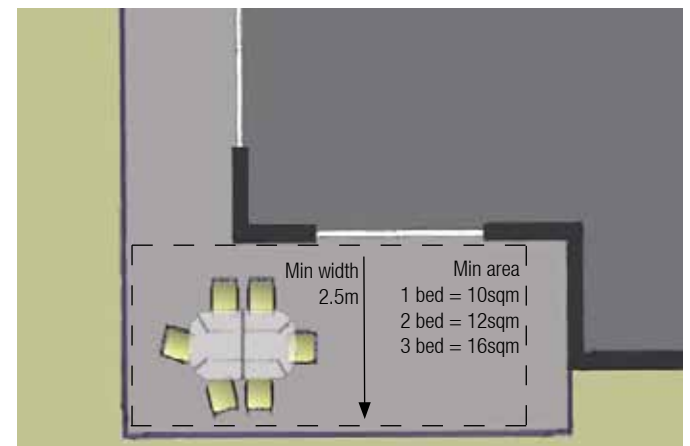


Figure 3.2(n): Private open space in a residential flat.(I)

3.2.8 Privacy and Security

Desired Outcome

- a. Development designed to provide reasonable privacy to proposed and adjacent properties and high levels of residential security.

Prescriptive Measures

Privacy

- a. Orient residential units' living room and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.
- b. Living areas and principal private open space areas of town houses should be located at ground level where possible to limit the potential for privacy conflicts.
- c. Balconies, terraces or bedroom windows near ground level should be screened or separated from the street and active communal areas by landscaping or private open space to protect the privacy of dwelling occupants.
- d. Common lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.
- e. Open space areas should not be provided on the roof.

Security

- f. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.
- g. Private open spaces, living room windows and communal lobbies should be designed and oriented to overlook the street and communal open spaces on the site.
- h. Communal hallways, including access to entrance foyers, should be limited in length and desirably provide windows, so that hallways may overlook the street or communal areas.

Note:

All developments should comply with the minimum building setback and separation controls within this DCP which will assist in achieving the desired outcome for privacy.

A privacy screen means a screen that is at least 1.5m high, measured from the floor level, and has no individual opening more than 30mm wide, and has a total of all openings less than 30% of the surface area of the screen. A privacy screen required to protect an adjacent residence is to be fixed



Figure 3.2(p): Fixed screens and communal planters provide privacy for ground level open spaces and rooms but allow casual surveillance of common areas from each dwelling. Adjustable screens on balconies provide for microclimate control. (E)

3.2.9 Sunlight and Ventilation

Desired Outcome

- a. Development designed to provide solar access to living areas and open space areas.
- b. Development designed to provide natural cross ventilation.

Prescriptive Measures

Sunlight Access

- a. On 22 June, at least 70 percent of dwellings should receive 3 hours of unobstructed sunlight access to at least half of the dwellings principal living room windows and principal private open space area between 9am and 3pm.
- b. On 22 June, the active communal open space area should receive at least 2 hours sunlight between 9am and 3pm.

Natural Cross Ventilation

- c. All town houses should have windows in 2 separate exterior walls to provide effective natural cross ventilation.
- d. At least 60 percent of residential flats should have dual aspect and natural cross ventilation.
- e. All attic levels should have windows in two separate exterior walls and/or roof planes to provide effective natural cross ventilation.

Note:

SEPP -BASIX 2004 requires a BASIX certificate for new dwellings to facilitate energy efficient housing.

3.2.10 Housing Choice

Desired Outcome

- a. 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

- a. Development should include a mix of 1, 2 and 3 bedroom dwellings. For developments with 10 or more dwellings, at least 10 percent of each dwelling type should be provided.
- b. For developments with 10 or more dwellings:
 - At least 30% of proposed dwellings should be adaptable housing, designed to meet the needs of residents as they age.
 - At least one third of adaptable units (i.e. 10% of all units) are to be provided with a parking space designed for people with a disability.
 - Adaptable housing is to be equitably distributed through all types and sizes of dwellings.

Notes:

See Section 1C.2.2 of the DCP for more details on accessible and adaptable housing.

3.2.11 Vehicle Access and Parking

Desired Outcome

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

Prescriptive Measures

General

- a. Common driveway systems are preferred.
- b. The alignment of driveways should:
 - be located at least 2 metres from any side boundary and flanked by continuous landscaped verges, and
 - be varied to avoid a straight gun barrel appearance, particularly for town houses with parking at grade.
- c. Resident and visitor parking should be preferably provided within basements.
- d. Where carparking is provided above ground, it should:
 - be located outside of the prescribed building setback and separation areas,
 - not be located in a dwelling facade that faces a primary or secondary frontage,
 - comprise a maximum of 50 percent of any facade elevation, and
 - result in a contiguous group of garages no wider than 6 metres.
- e. Parking for service and delivery vehicles should be integrated with the design of driveways and landscaped verges and not visually dominate any street frontage.

Ancillary Fixtures and Facilities

- f. Separate dedicated and secure storage areas for each dwelling should be provided in basement car parks or private garages, suitable to accommodate larger items such as sporting equipment.

Note:

Refer to Part 1 'General' of the DCP for more detailed parking and service vehicle design requirements.

3.2.12 Public Domain and Traffic Management Works

Desired Outcome

- a. A public domain that encourages vitality around and within development precincts.
- b. Traffic management works that provide for the safe and efficient movement of vehicles to, from and within precincts.

Prescriptive Measures

Public Domain

- a. Development of the public domain should make the locality an attractive place that encourages development and provides amenity for residents.
- b. Embellishment of the public domain should include street furniture, new street plantings, and footpath improvements.
- c. Pedestrian linkages shown on the Key Development Principles Diagrams and Town Centre Linkage Diagrams (Annexure B) should be provided and reinforced as safe, accessible and vibrant pedestrian areas.

Traffic Management Works

- d. Traffic management works should be undertaken in accordance with the traffic improvements identified in the Key Development Principles Diagrams.
- e. Council or Roads and Maritime Services will undertake the necessary traffic management improvements located on public land and roads. Development should be designed to accommodate and complement the proposed traffic improvements or offer alternative traffic management solutions.
- f. Development proposing alternative traffic management solutions should be accompanied by a comprehensive traffic assessment.

Note:

This DCP will inform Council's Civic Works Program and Street Tree Planting Program.

3.2.13 Key Development Principles

The following provides more detailed controls for some particular precincts zoned for medium density housing as a result of the Hornsby Shire Housing Strategy (2010) and identification of the Epping Urban Activation Precinct.

Desired Outcome

- a. Orderly development that is consistent with the principles in the relevant Key Development Principles Diagrams.

Prescriptive Measures

- a. Key Development Principles Diagrams apply to the following localities:
 - Pacific Highway, Mount Colah and Asquith Precinct,
 - Stokes Avenue, Asquith Precinct,
 - Baldwin Avenue, Asquith Precinct,
 - Galston Road, Hornsby Precinct,
 - Old Berowra Road, Hornsby Precinct,
 - Mildred Avenue, Hornsby Precinct,
 - Derby Street, Epping Precinct,
 - Essex Street, Epping Precinct, and
 - Epping Road/Forest Grove, Epping Precinct.
- b. Development should be designed to embody the principles of the relevant Key Development Principles Diagram.
- c. Pedestrian thoroughfares should be provided in accordance with the Key Development Principles Diagram and Town Centre Linkage diagrams (see Annexure B).
- d. Development in the vicinity of heritage items and Heritage Conservation Areas shown in the Key Development Principles Diagram should have regard to the Heritage provisions in Part 9 of this DCP.
- e. Development adjoining railway lines and arterial roads should incorporate appropriate measures to reduce the impact of road/rail noise vibration and disturbance.

Note:

The Key Development Principles Diagrams are indicative only and are not to scale. The diagrams indicate unconstrained land that is available for redevelopment. Relevant setback, building form and landscaping controls are provided in Sections 3.2.4, 3.2.5 and 3.2.6 of the DCP.

Legend

The following symbols appear in the Key Development Principles Diagrams



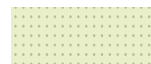
Significant trees
Prominent streetscape features or important bushland remnants which should be retained



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 Heritage Inventory*. Cross-hatching indicates the 'sensitive interface area' which is defined by this DCP



New street / lane / shareway



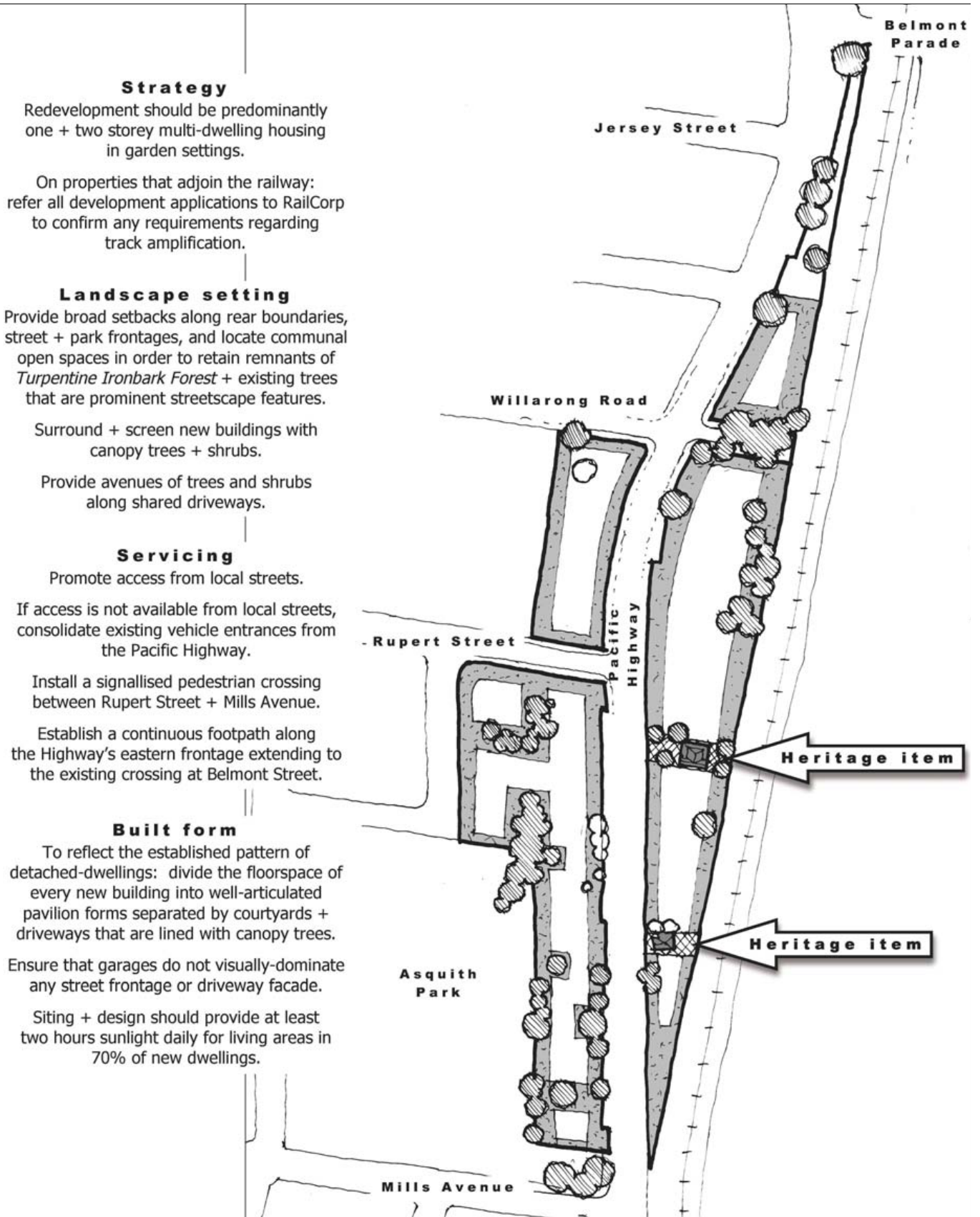
Pedestrian connections



Heritage conservation area

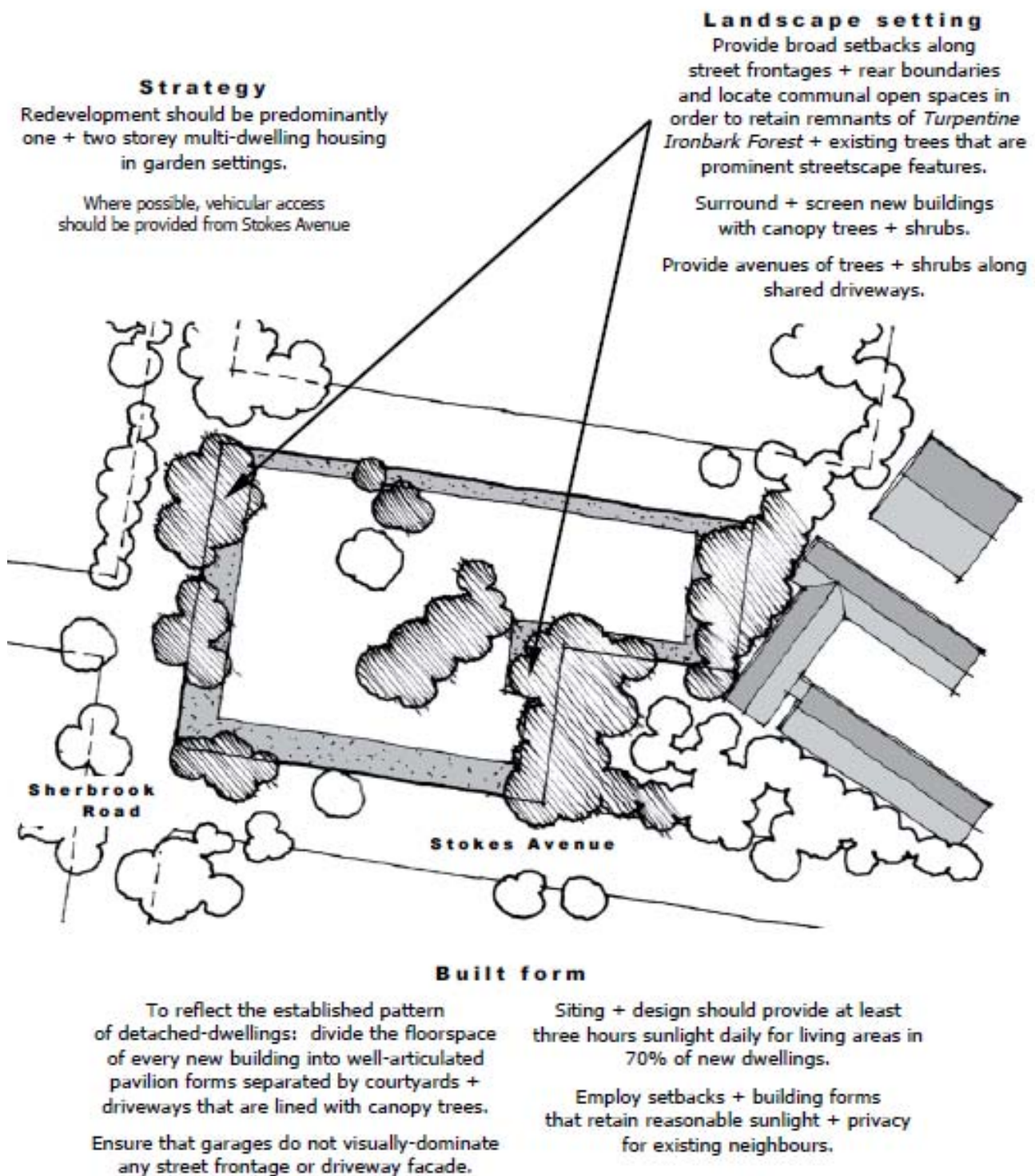
Pacific Highway, Mount Colah and Asquith Precinct

Key Development Principles Diagram



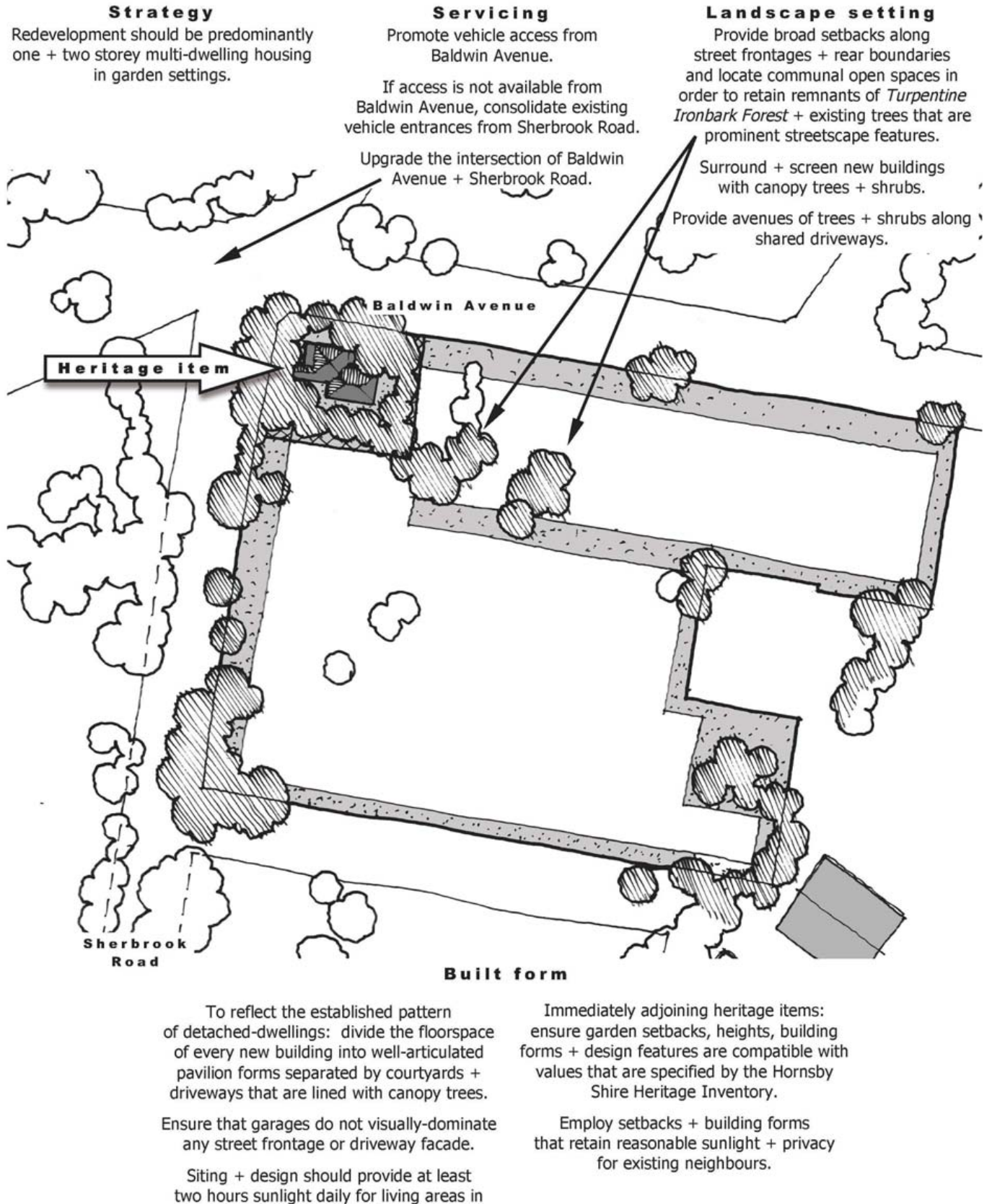
Stokes Avenue, Asquith Precinct

Key Development Principles Diagram



Baldwin Avenue, Asquith Precinct

Key Development Principles Diagram



Traffic Management Improvement Plan, Asquith Precincts

Key Development Principles Diagram

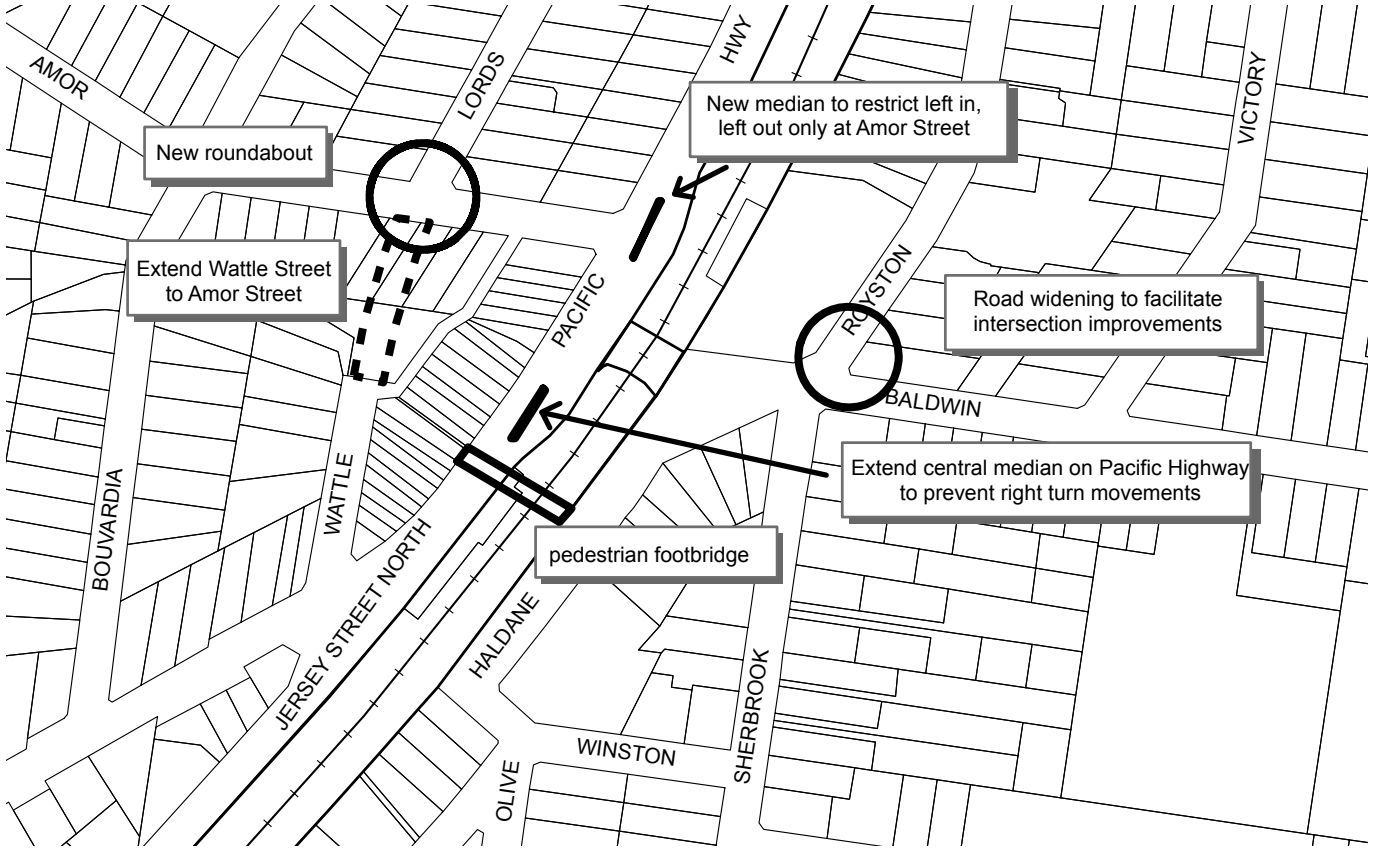
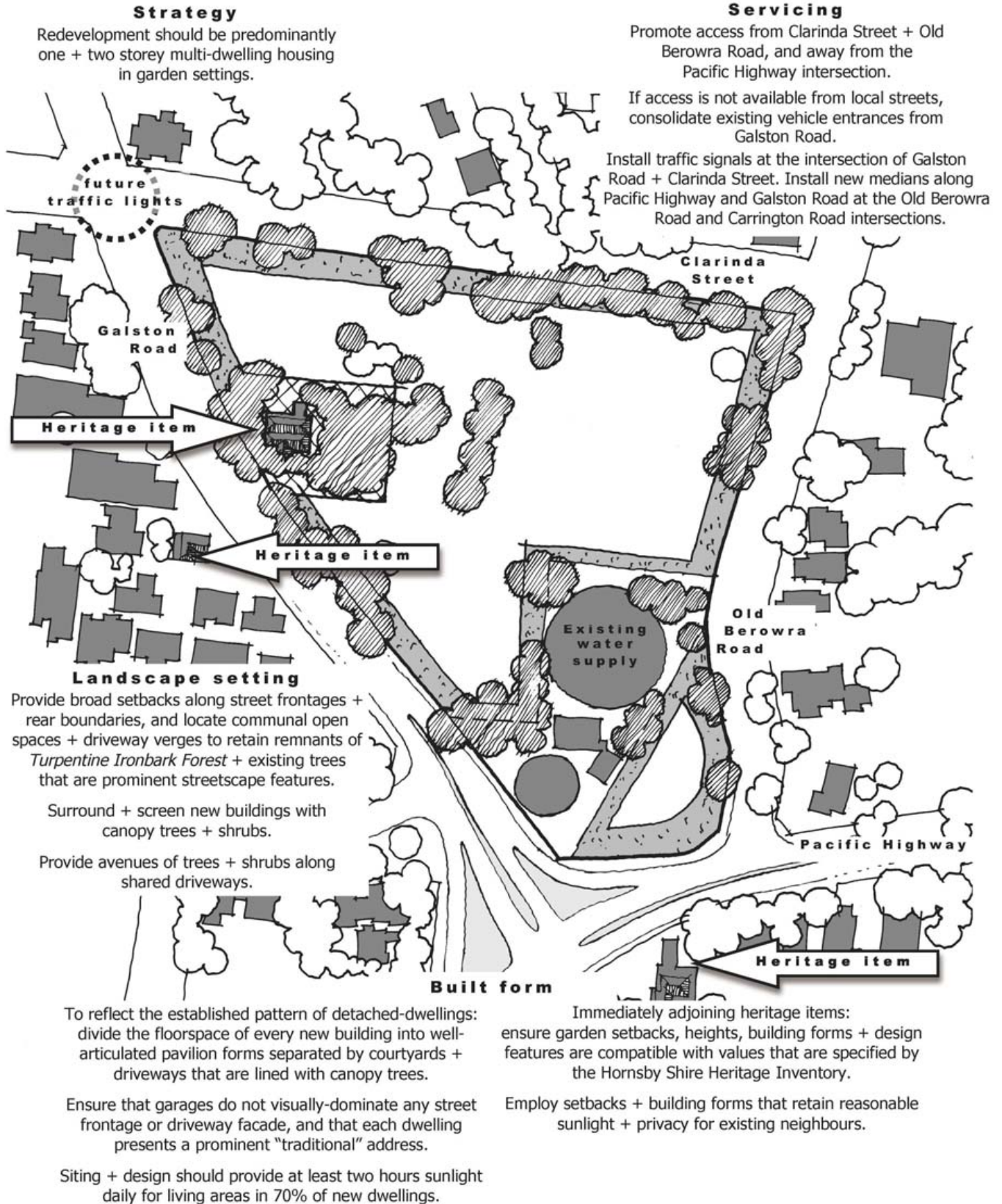


Figure 3.2(q): Traffic Management Improvement Plan - Asquith.(C)

Galston Road, Hornsby Precinct

Key Development Principles Diagram



Old Berowra Road, Hornsby Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly one + two storey multi-dwelling housing in garden settings.

Landscape setting

Provide broad setbacks facing the park + bowling greens and along street frontages + rear boundaries, and locate communal open spaces + driveway verges to retain remnants of *Turpentine Ironbark Forest* + existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

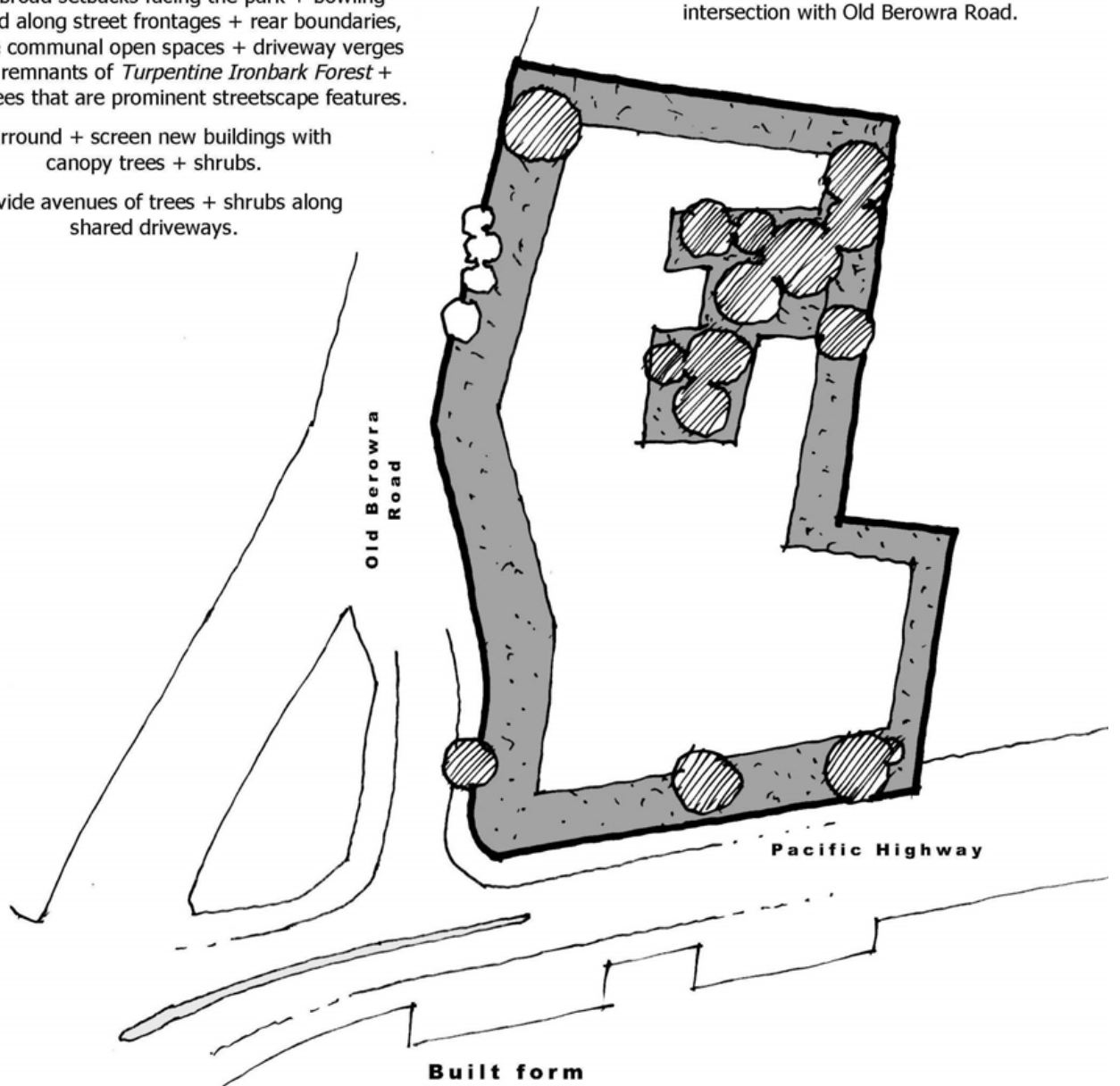
Provide avenues of trees + shrubs along shared driveways.

Servicing

Promote access from Old Berowra Road.

If access is not available from that street, consolidate existing vehicle entrances from the Pacific Highway.

Install medians in the Pacific Highway at the intersection with Old Berowra Road.



Built form

To reflect the established pattern of detached-dwellings: divide the floorspace of every new building into well-articulated pavilion forms separated by courtyards + driveways that are lined with canopy trees.

Ensure that garages do not visually-dominate any street frontage or driveway facade, and that each dwelling presents a prominent "traditional" address.

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.

Mildred Avenue, Hornsby Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly one + two storey multi-dwelling housing in garden settings.

Landscape setting

Provide broad setbacks along street frontages + rear boundaries, and locate communal open spaces + driveway verges to retain remnants of *Turpentine Ironbark Forest* + existing trees that are prominent streetscape features.

Surround + screen new buildings with canopy trees + shrubs.

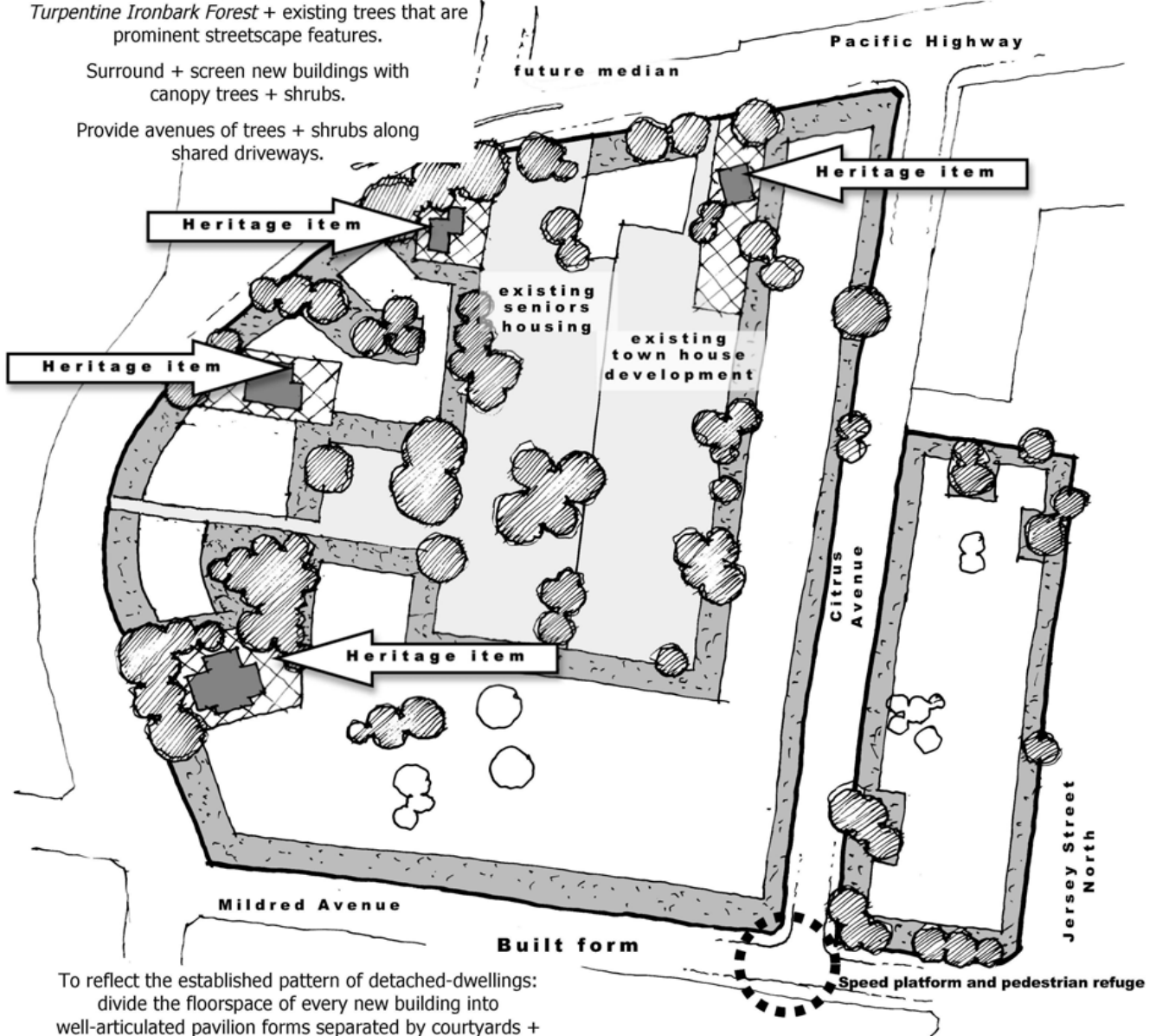
Provide avenues of trees + shrubs along shared driveways.

Servicing

Promote access from Citrus + Mildred Avenues, and away from the Pacific Highway intersection.

If access is not available from those streets, consolidate existing vehicle entrances from the Pacific Highway.

Install speed platforms + pedestrian refuges near the intersection of Mildred Avenue + Jersey Street North.



To reflect the established pattern of detached-dwellings: divide the floorspace of every new building into well-articulated pavilion forms separated by courtyards + driveways that are lined with canopy trees.

Ensure that garages do not visually-dominate any street frontage or driveway facade, and that each dwelling presents a prominent "traditional" address.

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.

Derby Street, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly three storey residential flat buildings and multi unit housing.

Servicing

Promote access from Derby street.

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.

Development should take into account bushfire, flooding and overland flow path provisions.

Built form

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

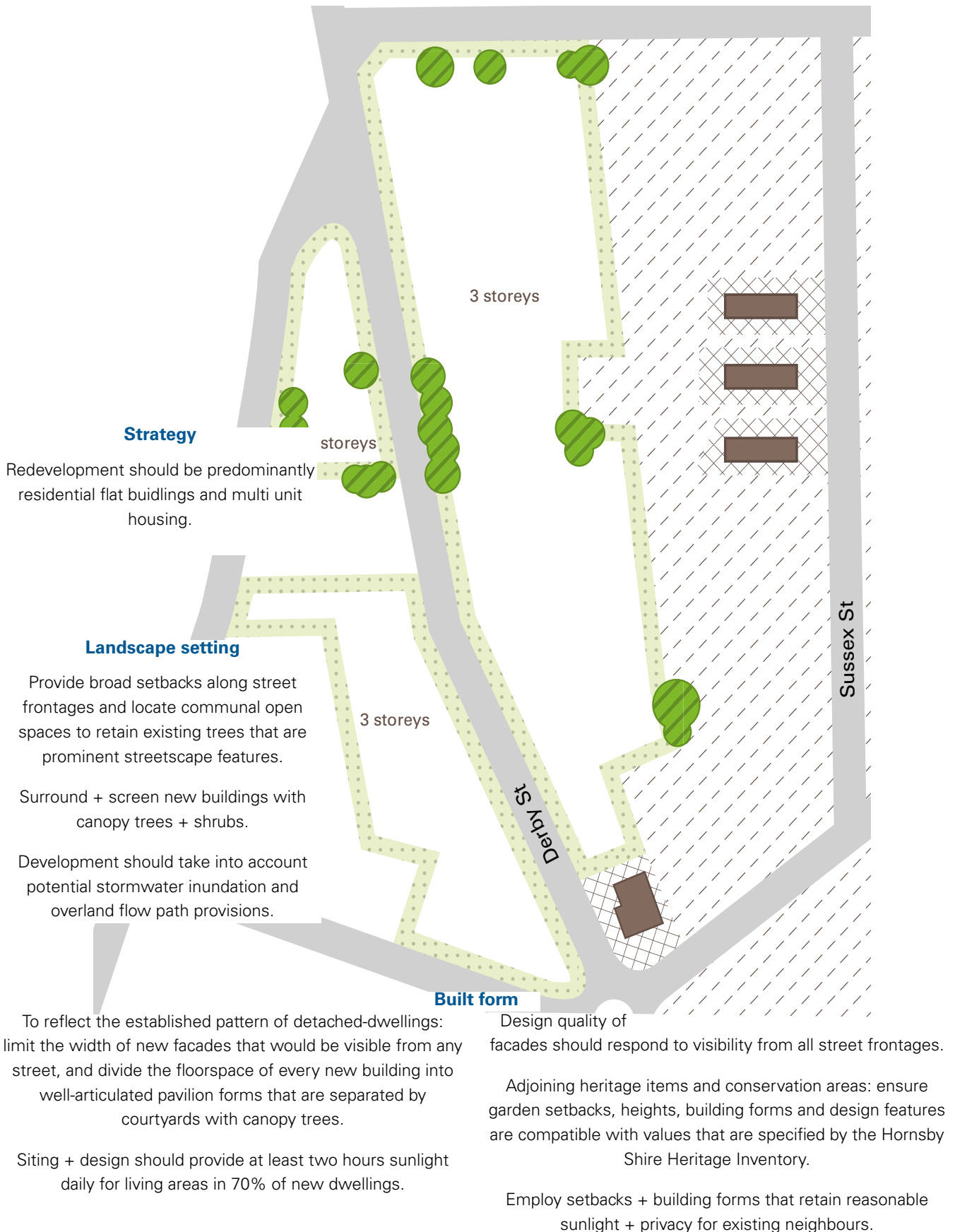
Design quality of facades should respond to visibility from all street frontages.

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



Essex Street, Epping Precinct

Key Development Principles Diagram



Epping Road/Forest Grove, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly residential flat buildings of varying heights. Redevelopment along the southern side of Maida Road should be predominately three storey townhouses.

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.

Development should take into account potential stormwater inundation and overland flow path provisions.

Servicing

Promote access from local streets.

If access is not available from the local streets, consolidate existing vehicle entrances on Epping Road.

Setback from Epping Road to be from new boundary in consideration of RMS road widening. Rear laneway to be located between common open space and rear boundary.



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.

Adjoining conservation areas: ensure garden setbacks, heights, building forms and 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.

Traffic Management Improvement Plan, Epping Precincts

Key Development Principles Diagram

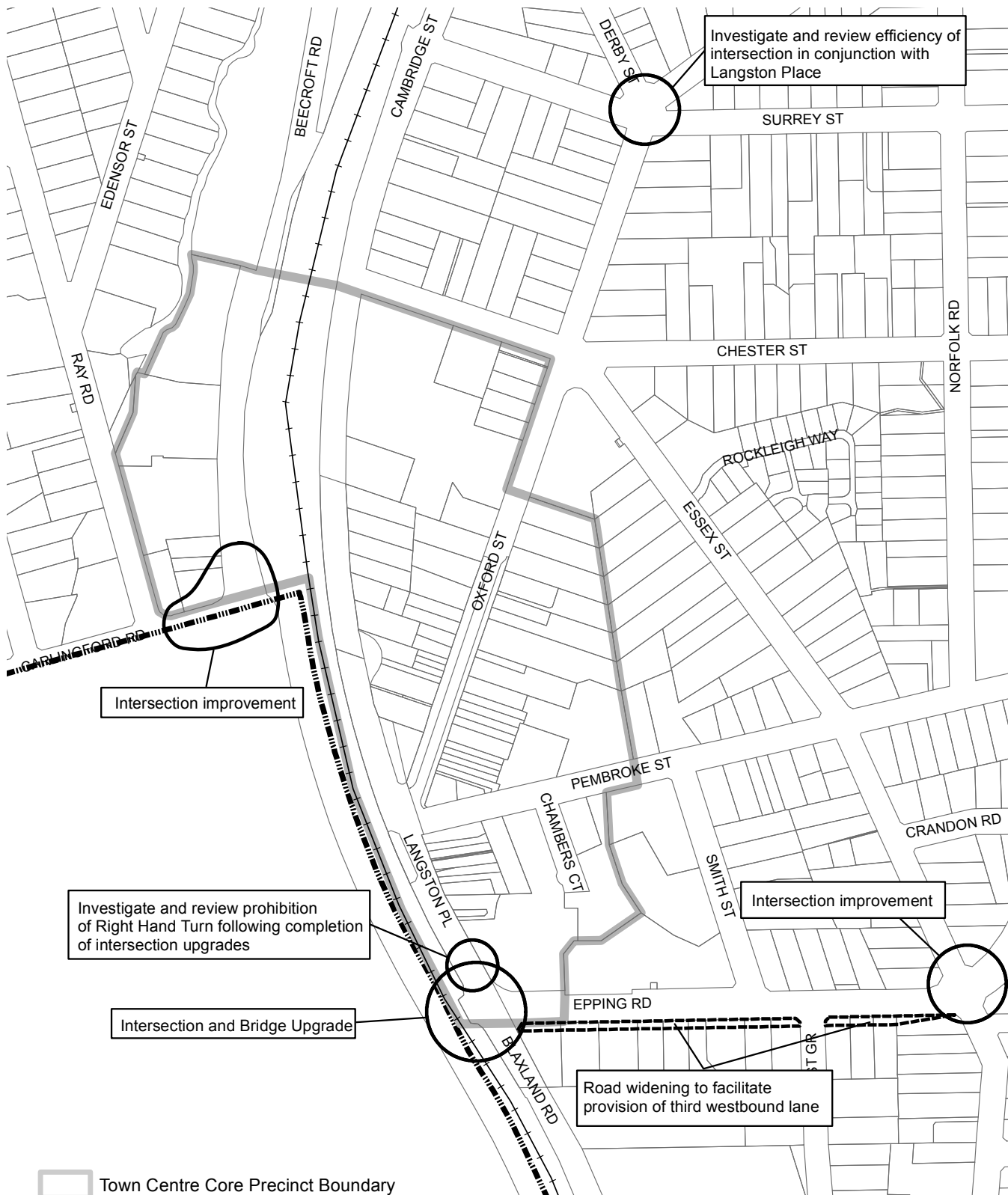


Figure 3.2 (r) : Traffic Management Improvement Plan - Epping (C)

3.3 Residential Flat Buildings (3 Storeys)

This section provides controls for erecting, and undertaking alterations and additions to, a residential flat building in the R3 Medium Density Residential Zone and the R4 High Density Residential Zone, within the area designated as M (12m - 3 storeys) on the HLEP Height of Building map.

3.3.1 Desired Future Character

Desired Outcome

- a. Development that contributes to the desired future character of the area.

Prescriptive Measures

- b. Development applications should demonstrate compatibility with the following statement of desired character:

Desired Future Character Statement

The locality is characterised by 3 storey residential flat buildings in a landscaped setting. The buildings have low pitched or flat roofs with wide eaves.

Development footprints are limited in scale and located to achieve setbacks to boundaries incorporating soft landscaping. Where more than one building is provided on-site, the buildings are separated by garden areas. The established tree canopy is complemented by new trees and shrubs throughout the landscaped area.

Car parking is provided on-site and integrally designed into the building in the form of basement parking.

A high standard of architectural and urban design quality is achieved. Contemporary buildings utilise facade modulation and incorporate shade elements, such as pergolas, verandahs and the like. Developments incorporate a mix of dwelling sizes to provide housing choice. Developments embody active living principles including prioritised pedestrian and cyclist entrances to buildings, connectivity to the public domain and bicycle parking and storage.

Notes:

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*.



Figure 3.3(a): Example of Desired Character - 3 storey residential flat building.(I)

3.3.2 Design Quality - SEPP 65

Desired Outcome

- a. 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

- a. 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,
 - 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, and
 - the design is consistent with the objectives of the *Residential Flat Design Code*.

Note:

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 and aesthetics
- an explanation of how the design addresses the detailed provisions of the *Residential Flat Design Code*, namely the Better Design Practice elements and Rules of Thumb.
- 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.

3.3.3 Site Requirements

Desired Outcome

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

Prescriptive Measures

- a. The minimum site width should be 30 metres measured at the street frontage.
- b. Where a development proposal results in an adjoining site within the precinct with no street frontage or a primary street frontage of less than 30 metres, proponents should demonstrate that orderly and economic development of the site can be achieved under this DCP.

- c. Where a property is likely to be isolated by a proposed development and it cannot be demonstrated that the site can be developed to its full potential, 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.

Notes:

Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.



Figure 3.3(b): Lot amalgamation should avoid isolating small sites. (I)

3.3.4 Height

Desired Outcome

- a. A built form not exceeding 3 storeys in height and comprising residential flat buildings.

Prescriptive Measures

Storeys

- a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.3.4(a).

Table 3.3.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
M	12	3 storeys

- b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- c. For development involving parking in an undercroft, the floor level of the lowest residential storey should be a maximum of 1.5 metres above natural ground level.
- d. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

Roof Design

- e. Low pitched or flat roofs with wide eaves are encouraged for compatibility with streetscape character and sun control.
- f. Flat roofs that are surrounded by parapets should be avoided except when used as a minor design feature.
- g. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof to minimise visual intrusiveness and support an integrated building design.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

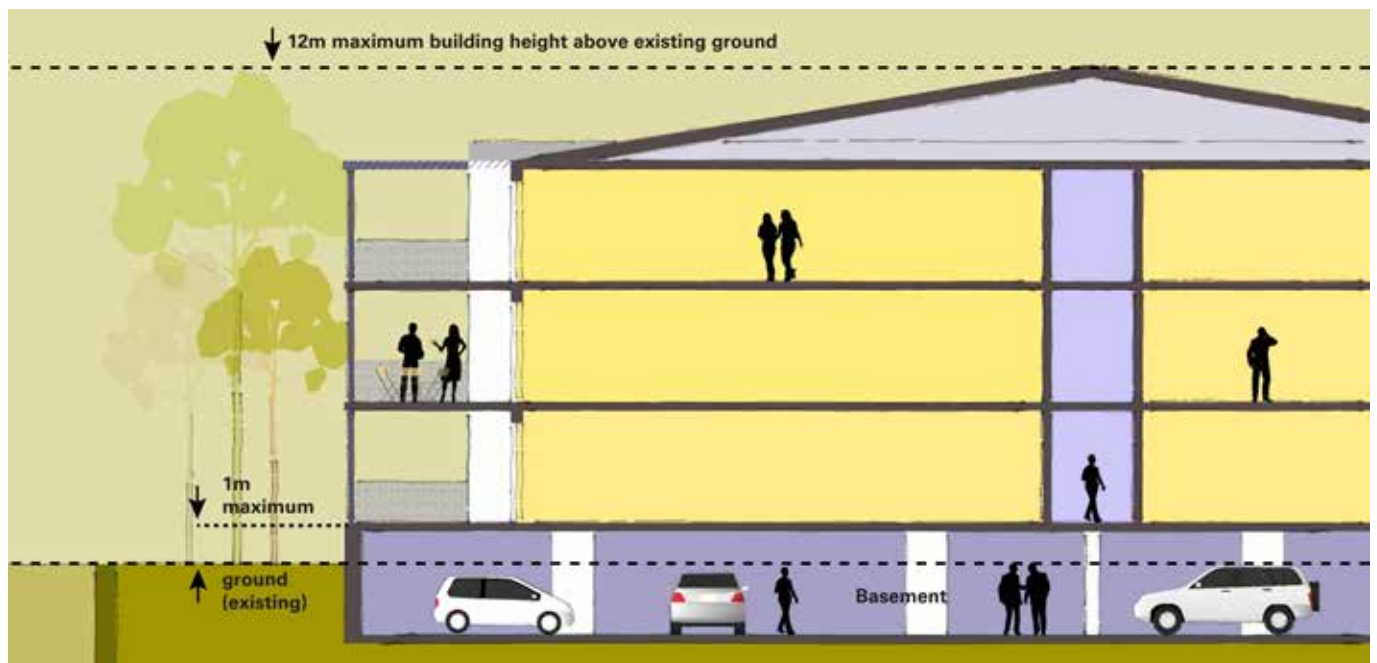


Figure 3.3(c): Building Height. (l) Height controls are based on a typical residential floor to floor height of 3 metres, with a 2 metre allowance for roof articulation and a 1 metre basement projection.

3.3.5 Setbacks

Desired Outcome

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

Prescriptive Measures

- a. The minimum setbacks of all buildings and structures to the boundaries of the site should comply with Table 3.3.5(a).

Table 3.3.5(a): Minimum Boundary Setbacks

Setback	Minimum Setback
Front Boundary	9m, which can be reduced to 6m for a maximum of 1/3 of the building width
Secondary Boundary (on corner lots)	as per Side setbacks
Side Boundary	6m, which can be reduced to 3m for a maximum of 1/3 of the building width
Rear Boundary	6m
Basement Parking Setback	6m from front boundary, and 4m from side and rear boundaries, to allow for deep soil landscaping

Sites with more than one frontage

- b. For buildings with a corner frontage:
- front and rear boundary setbacks apply to the shorter street frontage (the primary frontage), and
 - side boundary setbacks apply to the longer of the two street frontages (the secondary frontage).
- c. For a lot that adjoins parallel roads, the front boundary setback control applies to both the primary frontage and the parallel road boundary.

Setback Encroachments

- d. Balconies are able to encroach to within 6 metres of the front boundaries provided there is no impact on the achievement of daylight access, visual privacy, and acoustic privacy.
- e. The following minor structures are able to encroach into the prescribed setbacks:
- Driveways or basement ramps up to 6 metres wide, with deep soil verges at least 2 metres wide adjacent to the side boundary,

- 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 2 metres wide adjacent to the side boundary,
 - Fences, and
 - Garbage stores, letter boxes, meter enclosures, electricity kiosks and fire hydrants provided that they are located at least 2 metres from the front boundary and screened by plantings.
- f. The following structures are able to encroach into the prescribed rear boundary setbacks:
- Ground level light weight verandahs and pergolas are permitted to encroach to a minimum setback of 4 metres to the boundary.

Notes:

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Light weight verandahs or pergolas typically comprise timber or metal frames. They are not supported by brick or concrete columns and do not have brick or concrete balustrades.

3.3.6 Building Form and Separation

Desired Outcome

- a. Buildings that are limited in width and depth, incorporating articulated facades and separated by garden areas.

Prescriptive Measures

Floorplates

- a. Floorplates should have a maximum dimension of 35 metres measured in a perpendicular direction between opposing exterior walls at any point. Balconies, terraces and ground floor lobbies may project beyond this maximum.

Separation

- b. The minimum separation between residential buildings should comply with Table 3.3.6(a).

Table 3.3.6(a): Minimum Separation between buildings

3 Storey RFB Building	Separation
Facing side or rear boundaries shared with another RFB	12m between unscreened habitable rooms/ balconies/ principal private open space areas
Facing side or rear boundaries shared with an undeveloped site	Half of the building separation required by the <i>Residential Flat Design Code</i> under SEPP 65 - Design Quality of Residential Flat Buildings

- c. In addition to the above, on large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 9 metres.

Articulation

- d. Articulation should be achieved by dividing all facades into vertical panels. Wall planes of buildings should not exceed the following lengths in Table 3.3.6(b) without an offset of at least 1 metre and a corresponding change in roof form:

Table 3.3.6(b): Facade Articulation

Facade	Residential Flat Buildings
For facades that face a street	8m
All other facades	12m

- e. Buildings should include structural elements such as sunshades, balconies and verandahs that provide variety in the built form.
- f. To maintain the design integrity of buildings, the enclosure of existing balconies should not occur.

Materials and Finishes

- g. Facades should incorporate a mix of compatible materials such as face or rendered brickwork and contrasting areas of light weight structures such as wrap around balconies with operable louvres.



Figure 3.3(d): Articulation of facades. (E)

3.3.7 Landscaping

Desired Outcome

- a. Landscaping that integrates the built form with the locality and enhances the tree canopy.
- b. Development that retains existing landscape features.

Prescriptive Measures

General

- a. Landscaped areas should adjoin property boundaries, in accordance with Table 3.3.7(a), and be designed to accommodate:
 - Canopy trees that will reach mature heights of at least 10 to 12 metres in the front and rear setback, and
 - Trees that will reach a mature heights of at least 6 to 7 metres in the side setbacks.

Table 3.3 .7(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary	6m wide
Secondary Boundary (on corner lots)	as per Side setbacks
Side Boundary	4m wide, which can be reduced to 3m for a maximum of 1/3 of the building width
Rear Boundary	4m wide

- b. Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.
- c. In addition to the boundary setbacks at 3.3.7(a), landscaped areas should be provided between 2 or more buildings located on a development site, designed to:
 - have a minimum total width of 7 metres,
 - accommodate trees that will reach a mature height of at least 6 to 7 metres,
 - provide a minimum soil depth of 1 metre,
 - be located in a deep soil area or above a basement car park, and
 - include a component of deep soil area (ie: no basement intrusions) that measures at least 7 metres by 7 metres (sufficient for at least one canopy tree planted 3.5 metres from a building foundation).

Retention of Landscape Features

- d. The proposed building, ancillary structures, driveways, drainage and service trenches should be setback:
 - in accordance with the 'Watercourses' element in Section 1C.1.3 of this DCP,
 - 10-20 metres to significant bushland as detailed in the 'Biodiversity' element in Section 1C.1.1 of this DCP, and
 - in accordance with the requirements of AS 4970 for significant trees to be retained.

Fencing

- e. Within front setbacks, fences should not be higher than 1.2 metres.
- f. Fencing enclosing private courtyards behind the front building line may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.
- g. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

Notes:

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Landscaped area between 2 buildings on a development site is able to be erected above a basement, notwithstanding the definition of landscaped area above, except where deep soil is specifically required.

The applicant is encouraged to incorporate species from Council's publication *Indigenous Plants for the Bushland Shire* available at Council's website hornsby.nsw.gov.au.

3.3.8 Open Spaces

Desired Outcome

- a. Development that incorporates passive and active recreation areas with privacy and access to sunlight.
- b. Communal open space comprising landscaped setbacks, landscaping between dwellings, and a principal communal open space area.

Prescriptive Measures

Private Open Space

- a. Every dwelling should be provided with a principal private open space area in accordance with Table 3.3.8(a):

Table 3.3.8(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
0-1 bed unit	10m ²	2.5m
2 bed unit	12m ²	2.5m
3+ bed unit	16m ²	2.5m

- b. 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.
- c. Private open spaces at ground level may be located within the side and rear boundary setback areas where there is communal landscaping along the adjacent boundary with a minimum width of 2.5 metres.
- d. Roof terraces or balconies are not permitted.

Clothes Drying Area

- e. Each dwelling should have an external air clothes drying area that is separate from the principal private open space area. This facility is to be screened from public places and communal areas.

Communal Open Space

- f. A principal communal open space area should be provided for each residential flat building of 10 or more dwellings as follows:
 - be located at ground level,
 - have a minimum area of 50m²,
 - have a minimum dimension of 4 metres,
 - be landscaped for active and/or passive recreation and encourage social interaction between residents,
 - receive at least 2 hours of sunlight during mid winter,
 - be located to provide direct sight lines and convenient access from the building lobby, and
 - be sited and designed to protect the amenity of adjacent dwellings.

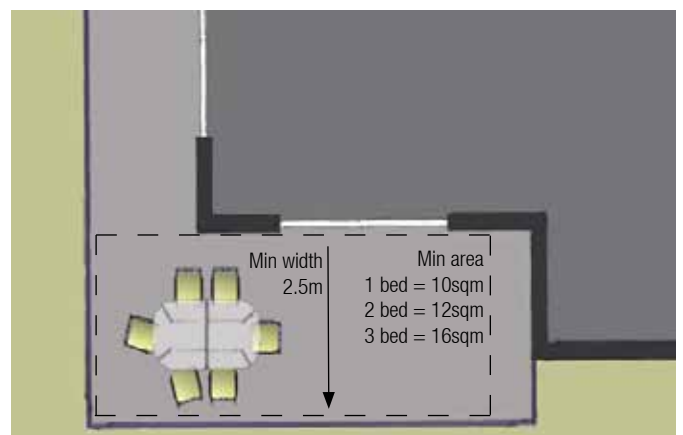


Figure 3.3(e): Articulation of facades. (E)

3.3.9 Privacy and Security

Desired Outcome

- a. Development designed to provide reasonable privacy to proposed and adjacent properties and high levels of residential security.

Prescriptive Measures

Privacy

- a. Orient dwellings living rooms and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.
- b. Balconies, terraces or bedroom windows near ground level should be screened or separated from the street and active communal areas by landscaping to protect the privacy of dwelling occupants.
- c. Common lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.
- d. Open space areas should not be provided on the roof.

Security

- e. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.
- f. Private open spaces, living room windows and lobbies should be designed and oriented to overlook the street and communal open spaces on the site.
- g. Communal hallways, including access to entrance foyers, should be limited in length and desirably provide windows, so that hallways may overlook the street or communal areas.

Note:

All developments should comply with the minimum building setback and separation controls within this DCP which will assist in achieving the desired outcome for privacy.

A privacy screen means a screen that is at least 1.5m high, measured from the floor level, and has no individual opening more than 30mm wide, and has a total of all openings less than 30% of the surface area of the screen. A privacy screen required to protect an adjacent residence is to be fixed.



Figure 3.3(f): Residential flats oriented to the front and rear boundary to promote privacy between development sites and security of communal areas and the public domain.(l)

3.3.10 Sunlight and Ventilation

Desired Outcome

- a. Development designed to provide reasonable solar access to living areas and open space areas.
- b. Development designed to provide natural cross ventilation.

Prescriptive Measures

Sunlight Access

- a. On 22 June, at least 70 percent of dwellings should receive 3 hours of unobstructed sunlight access to at least half of the dwellings principal living room windows and principal private open space area between 9am and 3pm.
- b. On 22 June, the active communal open space area should receive at least 2 hours sunlight between 9am and 3pm.

Natural Cross Ventilation

- c. At least 60% of dwellings should have dual aspect and natural cross ventilation.

Note:

SEPP -BASIX 2004 requires a BASIX certificate for new dwellings to facilitate energy efficient housing.

3.3.11 Housing Choice

Desired Outcome

- a. 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

- a. Development should include a mix of 1, 2 and 3 bedroom dwellings. For developments with 10 or more dwellings, at least 10 percent of each dwelling type should be provided.
- b. For developments with 10 or more dwellings:
 - At least 30% of proposed dwellings should be adaptable housing, designed to meet the needs of residents as they age.
 - At least one third of adaptable units (i.e. 10% of all units) are to be provided with a parking space designed for people with a disability.
 - Adaptable housing is to be equitably distributed through all types and sizes of dwellings.

Notes:

See Section 1C.2.2 of the DCP for more details on accessible and adaptable housing.

3.3.12 Vehicle Access and Parking

Desired Outcome

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

Prescriptive Measures

General

- a. Direct access to main roads should be avoided.
- b. Driveways should be located at least 2 metres from any side boundary and flanked by continuous landscaped verges.
- c. Resident and visitor parking should be provided within basements.
- d. Any undercroft carparking should be screened and not be located in a dwelling facade that faces a primary or secondary street frontage.
- e. Driveways and garage entrances should not visually dominate any street or facade that facades a communal area upon the site.
- f. Parking for service and delivery vehicles should be integrated with the design of driveways and landscaped verges and not visually dominate any street frontage.

Ancillary Fixtures and Facilities

- g. 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.

Note:

Refer to Part 1 'General' of the DCP for car parking and bicycle parking rates and ancillary general design requirements.

3.3.13 Public Domain and Traffic Management Works

Desired Outcome

- a. A public domain that encourages vitality around and within development precincts.
- b. Traffic management works that provide for the safe and efficient movement of vehicles to, from and within precincts.

Prescriptive Measures

Public Domain

- a. Development of the public domain should make the locality an attractive place that encourages development and provides amenity for residents.
- b. Embellishment of the public domain should include street furniture, new street plantings and footpath improvements.
- c. Pedestrian linkages shown on the Key Development Principles Diagrams and Town Centre Linkage Diagrams (Annexure B) should be provided and reinforced as safe, accessible and vibrant pedestrian areas.

Traffic Management Works

- d. Traffic management works should be undertaken in accordance with the traffic improvements identified in the Key Development Principles Diagrams.
- e. Council or Roads and Maritime Services will undertake the necessary traffic management improvements located on public land and roads. Development should be designed to accommodate and complement the proposed traffic improvements or offer alternative traffic management solutions.
- f. Development proposing alternative traffic management solutions should be accompanied by a comprehensive traffic assessment.

Note:

This DCP will inform Council's Civic Works Program and Street Tree Planting Program.

3.3.14 Key Development Principles

The following provides more detailed controls for particular Epping Town Centre Precincts in the R3 Medium Density Residential Zone, within the area designated M(12m - 3 storeys) on the HLEP Height of Building Map.

Desired Outcome

- a. Orderly development that is consistent with the principles in the relevant Key Development Principles Diagrams.

Prescriptive Measures














- a. Key Development Principles Diagrams apply to the following localities:
 - Derby Street, Epping Precinct;
 - Essex Street, Epping Precinct; and
 - Epping Road/Forest Grove, Epping Precinct.
- b. Development should be designed to embody the principles of the relevant Key Development Principles Diagram.
- c. Pedestrian thoroughfares should be provided in accordance with the Key Development Principles Diagram and Town Centre Linkage diagrams (see Annexure B).
- d. Development in the vicinity of heritage items and Heritage Conservation Areas shown in the Key Development Principles Diagram should have regard to the Heritage provisions in Part 9 of this DCP.
- e. Development adjoining railway lines and arterial roads should incorporate appropriate measures to reduce the impact of road/rail noise vibration and disturbance.

Note:

The Key Development Principles Diagrams are indicative only and are not to scale. The diagrams indicate unconstrained land that is available for redevelopment. Relevant setback, building form and landscaping controls are provided in Sections 3.3.5, 3.3.6 and 3.3.7 of the DCP.

Legend

The following symbols appear in the Key Development 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 <i>Note: removal of trees may require a permit under Council's Tree Preservation Order</i>
	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 <i>Hornsby Heritage Inventory</i> . Cross-hatching indicates the 'sensitive interface area' which is defined by this DCP
	New street / lane / shareway
	Pedestrian connections
	Heritage conservation area

Derby Street, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly three storey residential flat buildings and multi unit housing.

Servicing

Promote access from Derby street.

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.

Development should take into account bushfire, flooding and overland flow path provisions.

Built form

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.

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



Essex Street, Epping Precinct

Key Development Principles Diagram



Strategy

Redevelopment should be predominantly residential flat buildings and multi unit housing.

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.

Development should take into account potential stormwater inundation and overland flow path provisions.

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.

Adjoining heritage items and conservation areas: ensure garden setbacks, heights, building forms and 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.

Epping Road/Forest Grove, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly residential flat buildings of varying heights. Redevelopment along the southern side of Maida Road should be predominately three storey townhouses.

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.

Development should take into account potential stormwater inundation and overland flow path provisions.

Servicing

Promote access from local streets.

If access is not available from the local streets, consolidate existing vehicle entrances on Epping Road.

Setback from Epping Road to be from new boundary in consideration of RMS road widening. Rear laneway to be located in set-back between rear boundary and common open space



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.

Adjoining conservation areas: ensure garden setbacks, heights, building forms and 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.

Traffic Management Improvement Plan, Epping Precincts

Key Development Principles Diagram

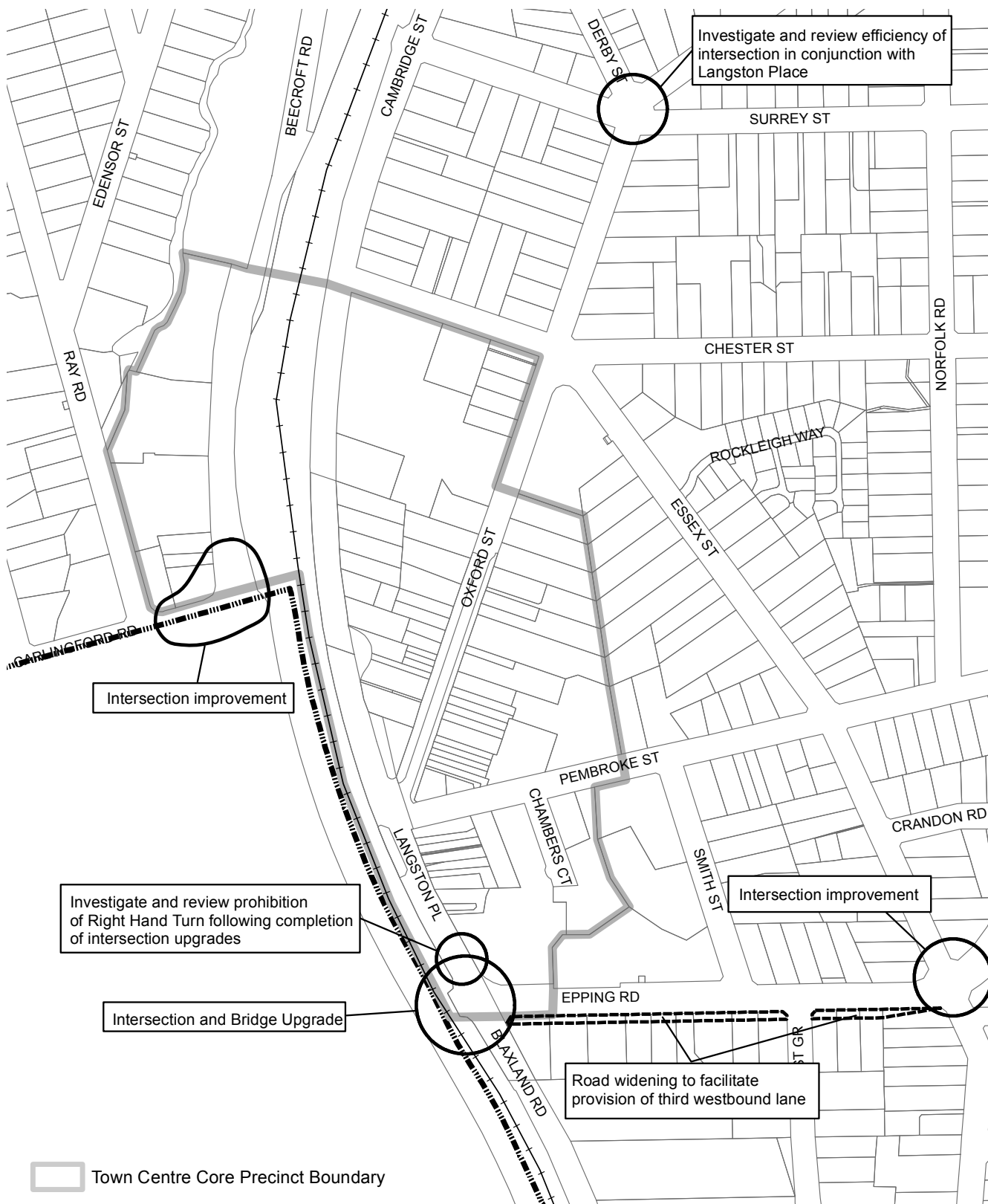


Figure 3.3 (g) : Traffic Management Improvement Plan - Epping (C)

3.4 Residential Flat Buildings (5 Storeys)

This section provides controls for erecting, and undertaking alterations and additions to, residential flat buildings in the R4 High Density Residential Zone, within the area designated as P (17.5m - 5 storeys) on the HLEP Height of Building map, with the exception of land in Beecroft that is addressed in Part 9 of this DCP.

3.4.1 Desired Future Character

Desired Outcome

- a. Development that contributes to the desired future character of the area.

Prescriptive Measures

- b. Development applications should demonstrate compatibility with the following statement of desired character:

Desired Future Character Statement

The locality is characterised by 5 storey residential flat buildings in landscaped settings with underground car parking.

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

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

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

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

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

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*.



Figure 3.4(a): Example of Desired Character - 5 storey residential flat building.(I)



Figure 3.4(b): Desirable features - buildings in a landscaped setting with canopy trees.(E)



Figure 3.4(c): Desirable features- top storey set back with wide eaves (no parapets).(E)

3.4.2 Design Quality - SEPP 65

Desired Outcome

- a. 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

- b. 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,
 - 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, and
 - the design is consistent with the objectives of the *Residential Flat Design Code*.

Note:

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 and Aesthetics
- an explanation of how the design addresses the detailed provisions of the *Residential Flat Design Code*, namely the Better Design Practice elements and Rules of Thumb.
- 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.

3.4.3 Site Requirements

Desired Outcome

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

Prescriptive Measures

- a. The minimum site width should be 30 metres measured at the street frontage.
- b. Where a development proposal results in an adjoining site within the precinct with no street frontage or a primary street frontage of less than 30 metres, proponents should demonstrate that orderly and economic development of the site can be achieved under this DCP.

- c. Where a property is likely to be isolated by a proposed development and it cannot be demonstrated that the site can be developed to its full potential, 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

Notes:

Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.



Figure 3.4(d): Lot amalgamation should avoid isolating small sites.(l)

3.4.4 Height

Desired Outcome

- a. A built form not exceeding 5 storeys in height and comprising residential flat buildings.

Prescriptive Measures

Storeys

- a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.4.4(a).

Table 3.4.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
P	17.5m	5 storeys

- b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- c. For development involving parking in an undercroft, the floor level of the lowest residential storey should be a maximum of 1.5 metres above natural ground level.
- d. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

Roof Design

- e. Flat-pitched roofs without parapets to minimise the height of exterior walls, incorporating eaves which cast shadows across the top-storey walls.
- f. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof, to minimise visual intrusiveness and support an integrated building design.



Figure 3.4(e): Building Height. (I) Height controls are based on a typical residential floor to floor height of 3 metres, with a 1.5 metre allowance for roof articulation and a 1 metre basement projection.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP. Sensitive interface areas are indicated on the Key Development Principles Diagrams.

3.4.5 Setbacks

Desired Outcome

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

Prescriptive Measures

- a. The minimum setbacks of all buildings and structures to the boundaries of the site should comply with Table 3.4.5(a).

Table 3.4.5(a): Minimum Boundary Setbacks

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

Corner Sites

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

Setback Encroachments

- c. Balconies are able to encroach to within 7 metres of the front and rear boundaries provided there is no impact on the achievement of daylight access, visual privacy, and acoustic privacy.
- d. Notwithstanding the table above, where a secondary frontage adjoins an existing laneway (with no verge), all buildings and structures should be setback a minimum of 6 metres from the boundary.

- e. The following minor structures are able to encroach into the prescribed setbacks:

- Driveways or basement ramps up to 6 metres wide with deep soil verges at least 2 metres wide adjacent to the side boundary,
- 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 2 metres wide adjacent to the side boundary,
- Fences, and
- Letter boxes, meter enclosures, electricity kiosks and fire hydrants, located at least 2 metres from the front boundary and screened by plantings.

Setbacks to Heritage Items

- f. A transition in setbacks should be provided at sensitive interface areas adjacent to heritage items.
- g. Variations to the setback controls may be considered where the variation assists the protection of heritage qualities.

Notes:

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP.

3.4.6 Building Form and Separation

Desired Outcome

- a. Buildings that are limited in width and depth, incorporating articulated facades and separated by garden areas.

Prescriptive Measures

Floorplates

- a. Floorplates should have a maximum dimension of 35 metres measured in a perpendicular direction between opposing exterior walls at any point. Balconies, terraces and ground floor lobbies may project beyond this maximum.
- b. Floorplates exceeding 25 metres should incorporate a distinct indentation which measures at least 4 metres by 4 metres recess, 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.

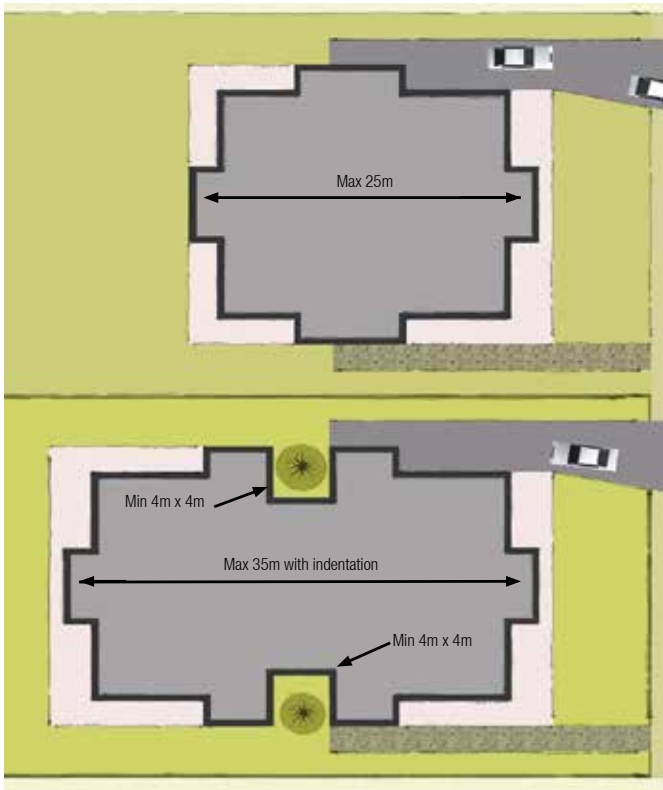


Figure 3.4(f): Building floorplates should be limited in width and depth.(E)

Separation

- c. The minimum separation between residential buildings should comply with Table 3.4.6(a).

Table 3.4.6(a): Minimum Separation between buildings

5 Storey RFB Building	Separation
Up to 4 storeys/ 12m	12m between unscreened habitable rooms/ balconies/ principal private open space areas
Up to 5 storeys/ over 12m	18m between unscreened habitable rooms/ balconies/ principal private open space area
Facing side or rear boundaries shared with an undeveloped site	Half of the building separation required by the Residential Flat Design Code under SEPP 65 - Design Quality of Residential Flat Buildings

- d. In addition to the above, on large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 9 metres.



Figure 3.5(g): Separation of buildings on the same site.(E)

Articulation

e. Articulation of facades should be achieved by dividing all facades into vertical “panels” generally no wider than 8 metres and by visually-separating the adjoining panels by steps of at least 1 metre such as:

- Indentations or projections in the alignment of exterior walls, or
- Balconies or terraces that project forward of walls, and/or
- Eaves, pergolas and awnings that project forward of exterior walls.

Note:

To achieve the above element, the following are 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.

f. 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.

g. Facade elements should not be repetitive.

h. Facades should be expressed as 2 or 3 distinct levels and 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 percent of the width of every facade (ie: sheer vertical planes are not taller than 2 or 3 storeys),
- The remainder of any facade may include a sheer vertical rise of up to 4 storeys, and
- 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.

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;
- A high proportion of large windows at the top storey;
- Masonry walls confined to the lower storeys;
- Levels 1 to 4 should display a varied pattern of “solid-to-void”;
- The vertical step required between Levels 1 to 4 should be at least 1 metre in depth and visible from the external façade.
- If vertical rows of windows are proposed, the height of masonry sills should be minimised to avoid a bulky character.

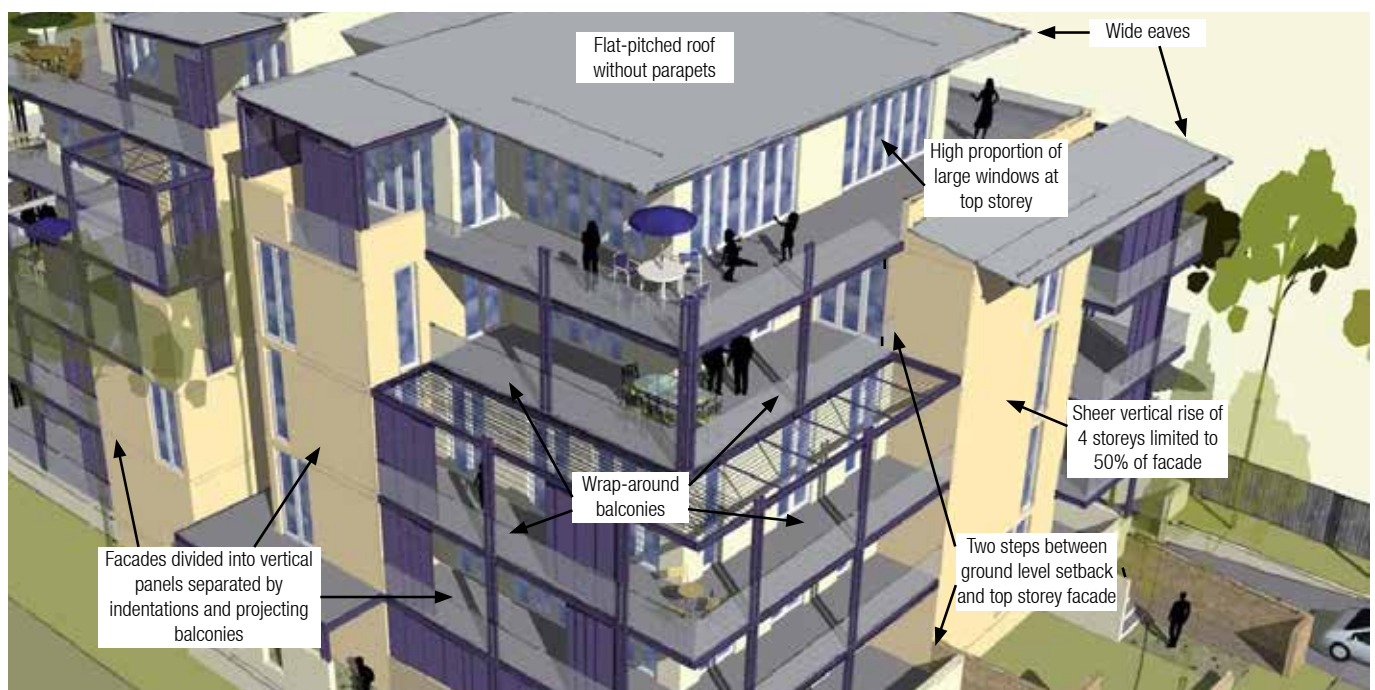


Figure 3.4(h): Articulation of facades.(I)

3.4.7 Landscaping

Desired Outcome

Landscaping that integrates the built form with the locality and enhances the tree canopy.

Development that retains existing landscape features.

Prescriptive Measures

General

- a. Landscaped areas should adjoin property boundaries, in accordance with Table 3.5.7(a), and be designed to accommodate:
 - Canopy trees that will reach mature heights of at least 10 to 12 metres in the front and rear setback, and
 - Trees that will reach a mature height of at least 6 to 7 metres in the side setbacks.

Table 3.4.7(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary	7m wide
Secondary Boundary (on corner lots)	4m wide
Rear Boundary	7m wide *
Side Boundary	4m wide

- b. Notwithstanding the above, where a secondary property boundary adjoins an existing laneway without a landscaped verge, the landscaped area (deep soil) setback is to increase to at least 6 metres wide to provide a landscaped setting that accommodates trees and maintains the integrity of the laneway.
- c. Landscaped areas should be provided between 2 or more buildings located on a development site, designed to:
 - have a minimum total width of 8 metres,
 - accommodate trees that will reach a mature height of at least 6 to 7 metres,
 - provide a minimum soil depth of 1 metre,
 - be located in a deep soil area or above a basement car park, and

- include a component of deep soil area (ie: no basement intrusions) that measures at least 7 metres by 7 metres (sufficient for at least one canopy tree).

- d. Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.

Retention of Landscape Features

- e. The proposed building, ancillary structures, driveways, drainage and service trenches should be setback:
 - in accordance with the 'Watercourses' element in Section 1C.1.3 of this DCP,
 - 10-20 metres to significant bushland as detailed in the 'Biodiversity' element in Section 1C.1.1 of this DCP, and
 - in accordance with the requirements of AS 4970 for significant trees to be retained.

Fencing

- f. Within front setbacks, fences should not be higher than 1.2 metres.
- g. Fencing enclosing private courtyards behind the front building line may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.
- h. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

Notes:

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Landscaped area between 2 buildings on a development site is able to be erected above a basement, notwithstanding the definition of landscaped area above, except where deep soil is specifically required.

The applicant is encouraged to incorporate species from Council's publication *Indigenous Plants for the Bushland Shire* available at Council's website hornsby.nsw.gov.au.

* Rear Boundary deep soil landscape areas are not required where a Key Development Principles Diagram includes a rear laneway or shareway located in the rear set-back. The laneway or shareway should have a continuous landscaped verge of at least 2 metres wide between the rear boundary and the laneway or shareway.

3.4.8 Open Spaces

Desired Outcomes

- a. Development that incorporates passive and active recreation areas with privacy and access to sunlight.
- b. Communal open space comprising landscaped setbacks, landscaping between dwellings, and a principal communal open space area.

Prescriptive Measures

Private Open Space

- a. Every dwelling should be provided with a principal private open space area in accordance with Table 3.4.8(a):

Table 3.4.8(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
0-1 bed unit	10m ²	2.5m
2 bed unit	12m ²	2.5m
3+ bed unit	16m ²	2.5m

- b. 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.
- c. Private open spaces at ground level may be located within the side and rear boundary setback areas where there is communal landscaping along the adjacent boundary with a minimum width of 2.5 metres.
- d. Roof terraces or balconies are not permitted.

Clothes Drying Area

- e. Each dwelling should have an external air clothes drying area that is separate from the principal private open space area. This facility is to be screened from public places and communal areas.

Communal Open Space

- f. Communal open space should be provided at ground level, equivalent to a minimum of 25 percent of the site area.
- g. A principal communal open space area should be provided for each residential flat building of 10 or more dwellings as follows:
 - be located at ground level,
 - have a minimum area of 50m²,
 - have a minimum dimension of 4 metres,
 - be landscaped for active and/or passive recreation and encourage social interaction between residents,
 - receive at least 2 hours of sunlight during mid winter,
 - be located to provide direct sight lines and convenient access from the building lobby, and
 - be sited and designed to protect the amenity of adjacent dwellings.

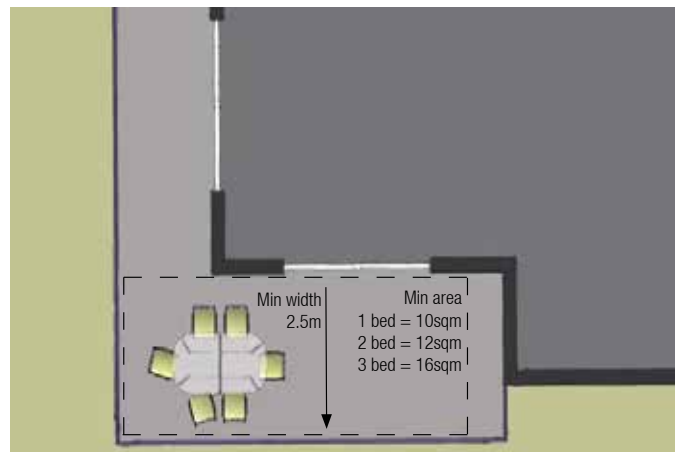


Figure 3.4(i): Private open space in a residential flat.(I)

3.4.9 Privacy and Security

Desired Outcome

- a. Development designed to provide reasonable privacy to proposed and adjacent residential properties and high levels of security.

Prescriptive Measures

Privacy

- a. Orient dwellings living rooms and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.
- b. Balconies, terraces or bedroom windows near ground level should be screened or separated from the street and active communal areas by landscaping to protect the privacy of dwelling occupants.
- c. Common lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.
- d. Open space areas should not be provided on the roof.

Security

- e. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.
- f. Private open spaces, living room windows and lobbies should be designed and oriented to overlook the street and communal open spaces on the site.
- g. Communal hallways, including access to entrance foyers, should be limited in length and desirably provide windows, so that hallways may overlook the street or communal areas.

Note:

All developments should comply with the minimum building setback and separation controls within this DCP which will assist in achieving the desired outcome for privacy.

A privacy screen means a screen that is at least 1.5m high, measured from the floor level, and has no individual opening more than 30mm wide, and has a total of all openings less than 30% of the surface area of the screen. A privacy screen required to protect an adjacent residence is to be fixed.

3.4.10 Sunlight and Ventilation

Desired Outcome

- a. Development designed to provide reasonable solar access to living areas and open space areas.
- b. Development designed to provide natural cross ventilation.

Prescriptive Measures

- a. On 22 June, at least 70 percent of dwellings should receive 2 or more hours of unobstructed sunlight access to at least half of the dwellings principal living room windows and principal private open space area between 9am and 3pm.
- b. On 22 June, the active communal open space area should receive at least 2 hours sunlight between 9am and 3pm.
- c. At least 60 percent of dwellings should have dual aspect and natural cross ventilation.

Note:

SEPP -BASIX 2004 requires a BASIX certificate for new dwellings to facilitate energy efficient housing.

As the 5 storey buildings are being constructed within a redevelopment precinct, the level of sunlight access required needs to take into account the overshadowing that will occur in this precinct from approved developments on adjacent sites and if no adjacent application is approved, a compliant development envelope on a neighbouring site. So, for example, this may require the proposed residential flat building envelope to comprise larger units on the lower levels that will be subject to overshadowing, with smaller units on upper levels that enjoy improved sunlight access.

3.4.11 Housing Choice

Desired Outcome

- a. 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

- a. Development should include a mix of 1, 2 and 3 bedroom dwellings. For developments with 10 or more dwellings, at least 10 percent of each dwelling type should be provided.
- b. For developments with 10 or more dwellings:
 - At least 30% of proposed dwellings should be adaptable housing, designed to meet the needs of residents as they age.
 - At least one third of adaptable units (i.e. 10% of all units) are to be provided with a parking space designed for people with a disability.
 - Adaptable housing is to be equitably distributed through all types and sizes of dwellings.

Notes:

See Section 1C.2.2 of the DCP for more details on accessible and adaptable housing.

3.4.12 Vehicle Access and Parking

Desired Outcome

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

Prescriptive Measures

General

- a. Direct access to main roads should be avoided.
- b. Driveways should be located at least 2 metres from any side boundary and flanked by continuous landscaped verges.
- c. Resident and visitor parking should be provided within basements.
- d. Any undercroft carparking should be screened and should not be located in a dwelling facade that faces a primary or secondary street frontage.
- e. Driveways and garage entrances should not visually dominate any street or facade that facades a communal area upon the site.
- f. Parking for service and delivery vehicles should be integrated with the design of driveways and landscaped verges and should not visually dominate any street frontage.

Ancillary Fixtures and Facilities

- g. 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.

Note:

Refer to Part 1 'General' of the DCP for car parking and bicycle parking rates and ancillary general design requirements.

3.4.13 Public Domain and Traffic Management Works

Desired Outcomes

- a. A public domain that encourages vitality around and within development precincts.
- b. Traffic management works that provide for the safe and efficient movement of vehicles to, from and within precincts.

Prescriptive Measures

Public Domain

- a. Development of the public domain should make each precinct an attractive place that encourages development and provides amenity for residents.
- b. Embellishment of the public domain should include street furniture, new street plantings, and footpath improvements.
- c. Pedestrian linkages shown on the Key Development Principles Diagrams and Town Centre Linkage Diagrams (Annexure B) should be provided and reinforced as safe, accessible and vibrant pedestrian areas.

Traffic Management Works

- d. Traffic management works should be undertaken in accordance with the traffic improvements identified in the Key Development Principles Diagrams, and Traffic Management Improvement Plans Figures 3.4(j), 3.4(k) and 3.4(l).
- e. Council or Roads and Maritime Services will undertake the necessary traffic management improvements located on public land and roads. Development should be designed to accommodate and complement the proposed traffic improvements or offer alternative traffic management solutions.
- f. Development proposing alternative traffic management solutions should be accompanied by a comprehensive traffic assessment.

Note:

This DCP will inform Council's Civic Works Program and Street Tree Planting Program.

3.4.14 Key Development Principles

The following provides more detailed controls for some particular precincts zoned for 5 storey Residential Flat Buildings as a result of the Hornsby Shire Housing Strategy (2010) and the Epping UAP Amendment.

Desired Outcome

- a. Orderly development that is consistent with the principles in the relevant Key Development Principles Diagrams.

Prescriptive Measures

- a. Key Development Principles diagrams apply to the following localities:
 - Pacific Highway, Mount Colah Precinct,
 - Lords Avenue, Asquith Precinct,
 - Jersey Street Nth, Asquith Precinct,
 - Bouvardia Street, Asquith Precinct,
 - 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,
 - Cliff Avenue, Epping Precinct,
 - Essex/Pembroke Street, Epping Precinct,
 - Essex Street, Epping Precinct and
 - Epping Road/Forest Grove, Epping Precinct.
- b. Development should be designed to embody the principles of the relevant precinct Key Development Principles Diagram.
- c. Pedestrian thoroughfares should be provided in accordance with the principles diagrams and/or Town Centre Linkage diagrams (see Annexure B).
- d. Development in the vicinity of heritage items and Heritage Conservation Areas shown in the Key Development Principles Diagrams should have regard to the relevant provisions in Part 9 of this DCP.
- e. Development adjoining railway lines and arterial roads should incorporate appropriate measures to reduce the impact of road/rail noise vibration and disturbance.

Note: The Key Development Principles Diagrams are indicative only and are not to scale. The diagrams indicate unconstrained

land that is available for redevelopment. Relevant setback, building form and landscaping controls are provided in Sections 3.4.5, 3.4.6 and 3.4.7 of the DCP.

Legend

The following symbols appear in the Key Development 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 <i>Note: removal of trees may require a permit under Council's Tree Preservation Order</i>
	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 area 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 street 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 <i>Hornsby Heritage Inventory</i> . Cross-hatching indicates the 'sensitive interface area' which is defined by this DCP
	New street / lane / shareway
	Pedestrian connections
	Heritage conservation area

Pacific Highway, Mount Colah precinct

Key Development 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.

Pacific Highway

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

Cowan Road

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.

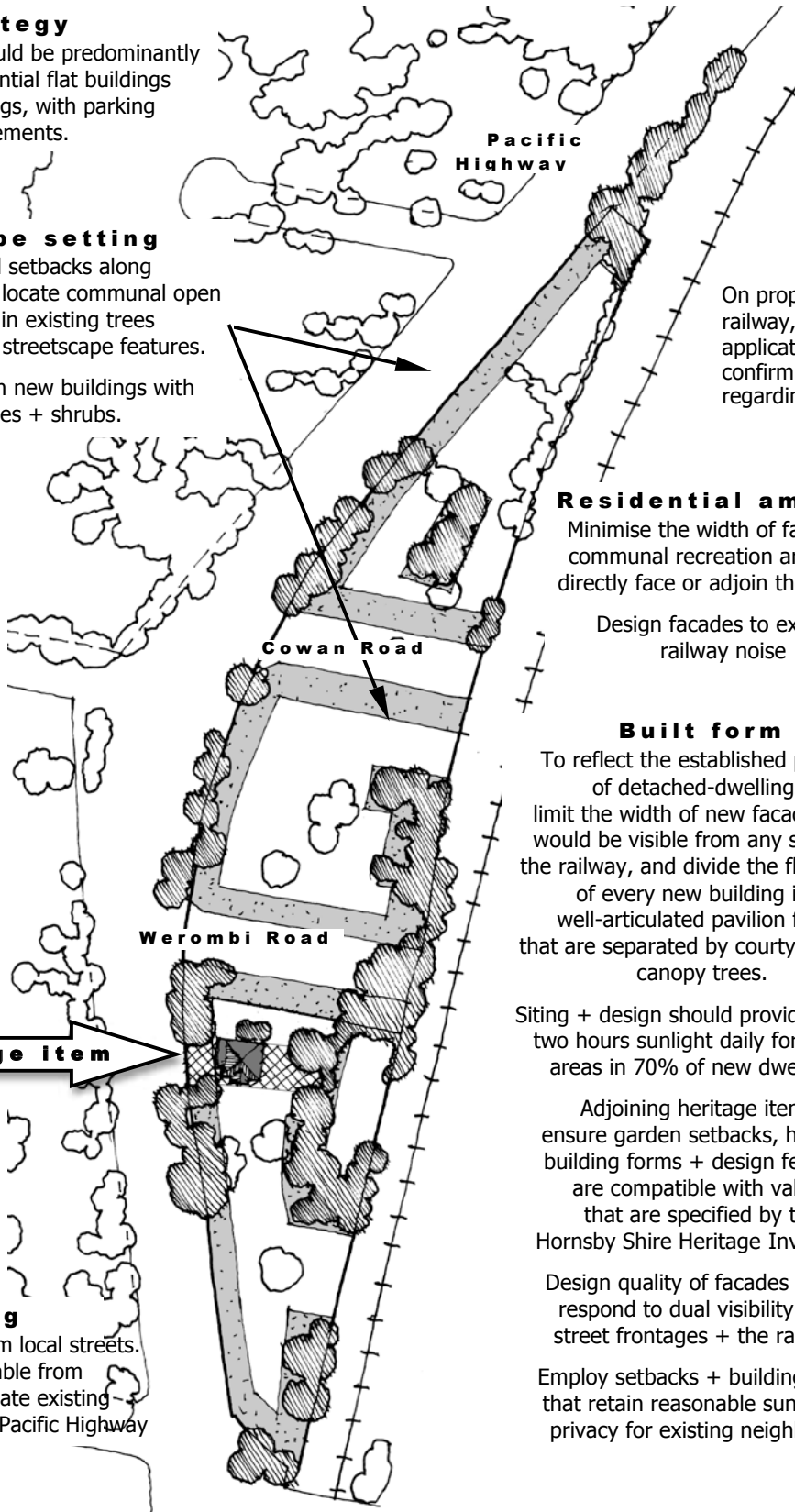
Employ setbacks + building forms that retain reasonable sunlight + privacy for existing neighbours.

Werombi Road

Heritage item

Servicing

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



Traffic Management Improvement Plan, Asquith Precincts

Key Development Principles Diagram

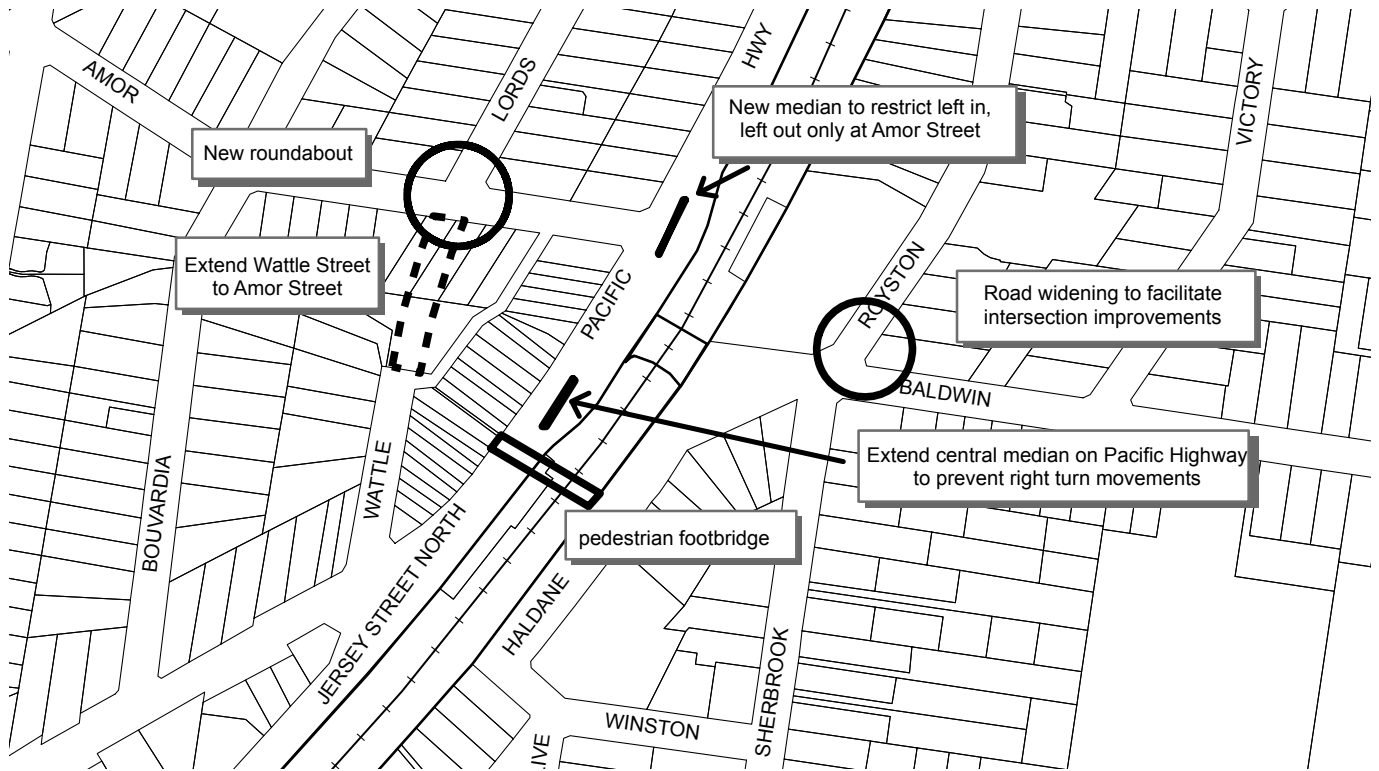


Figure 3.4(j): Traffic Management Improvement Plan - Asquith.(C)

Lords Avenue, Asquith precinct

Key Development 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.

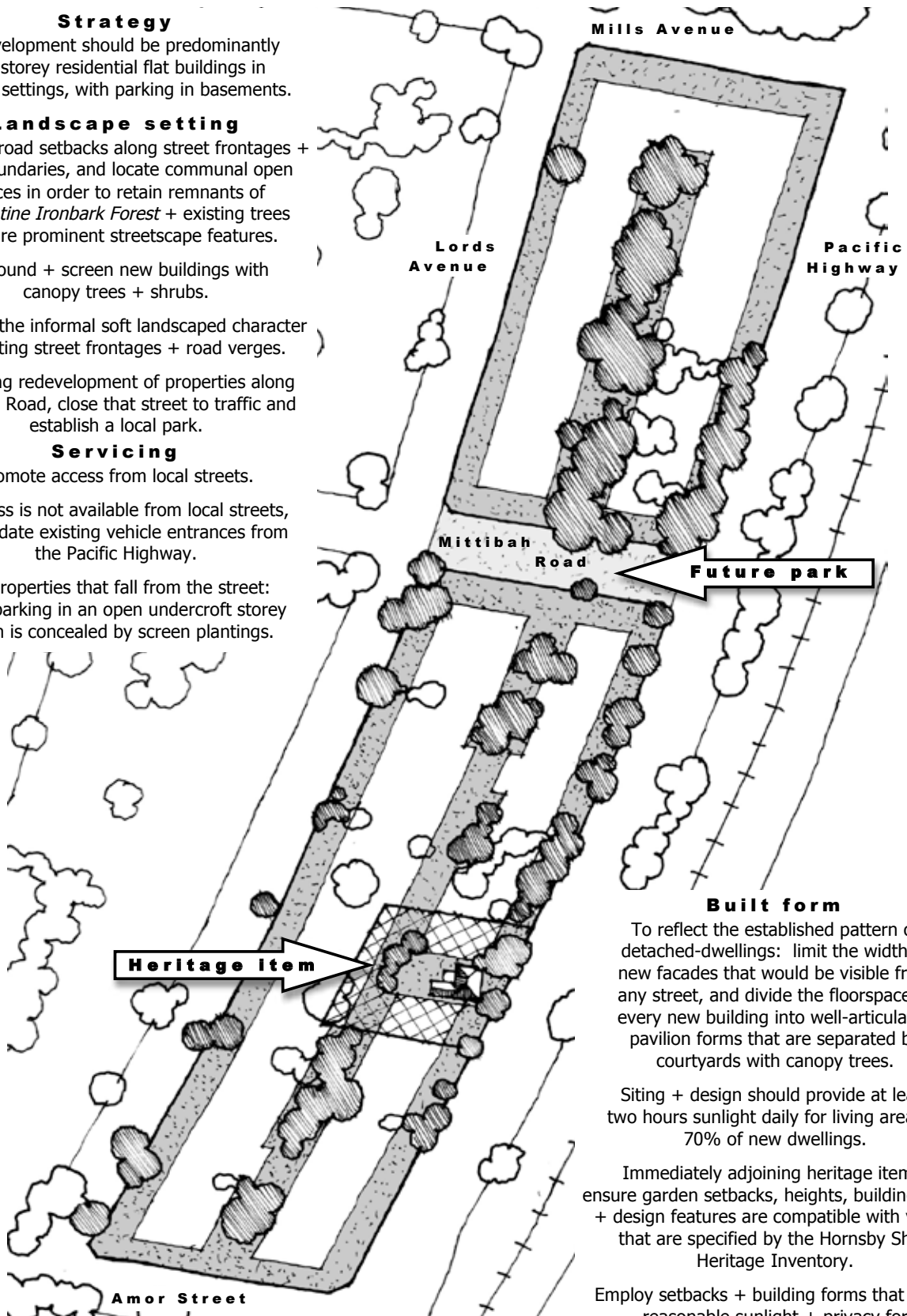
Following redevelopment of properties along Mittibah Road, close that street to traffic and establish a local park.

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 Development Principles Diagram

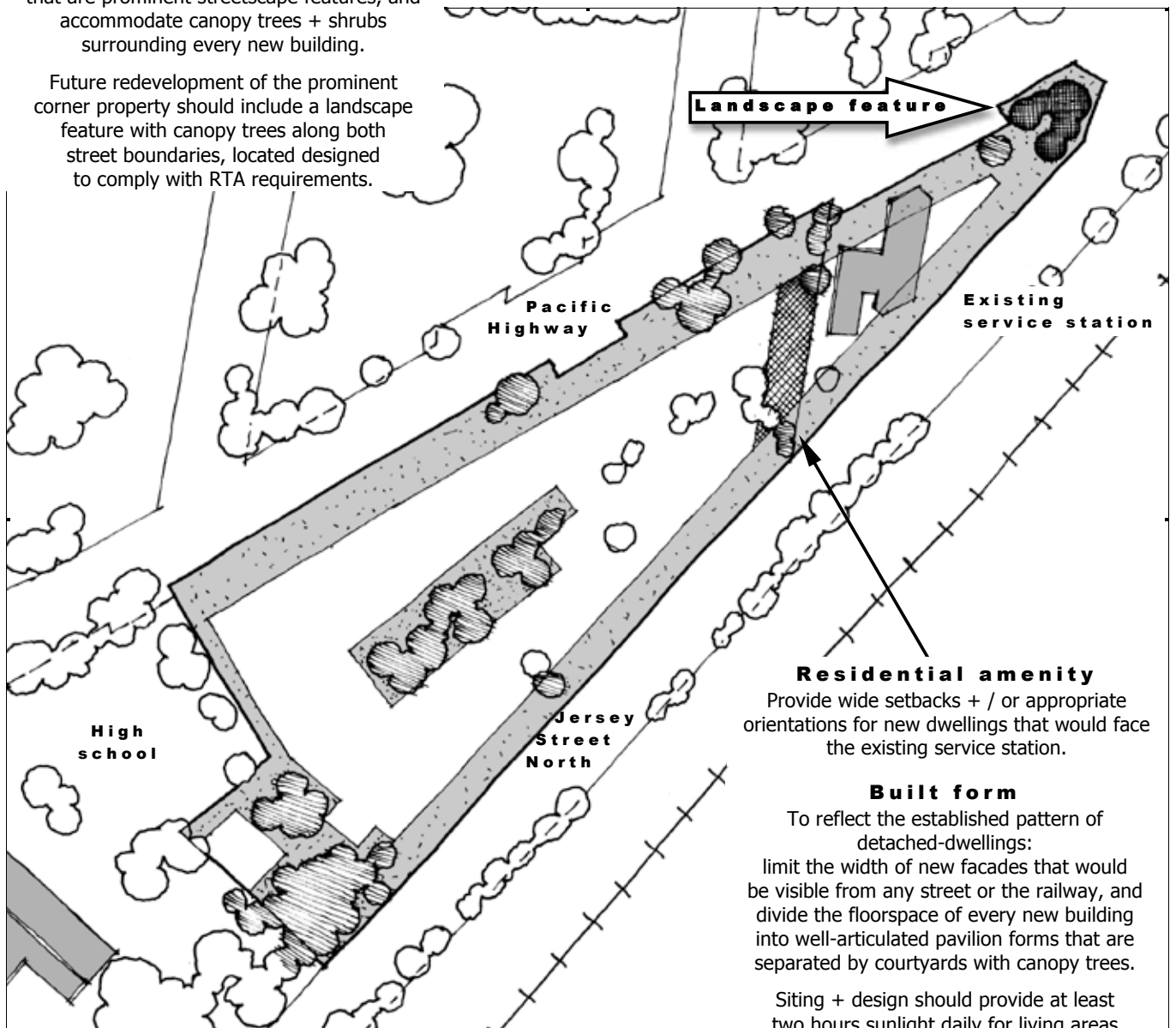
Strategy

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.

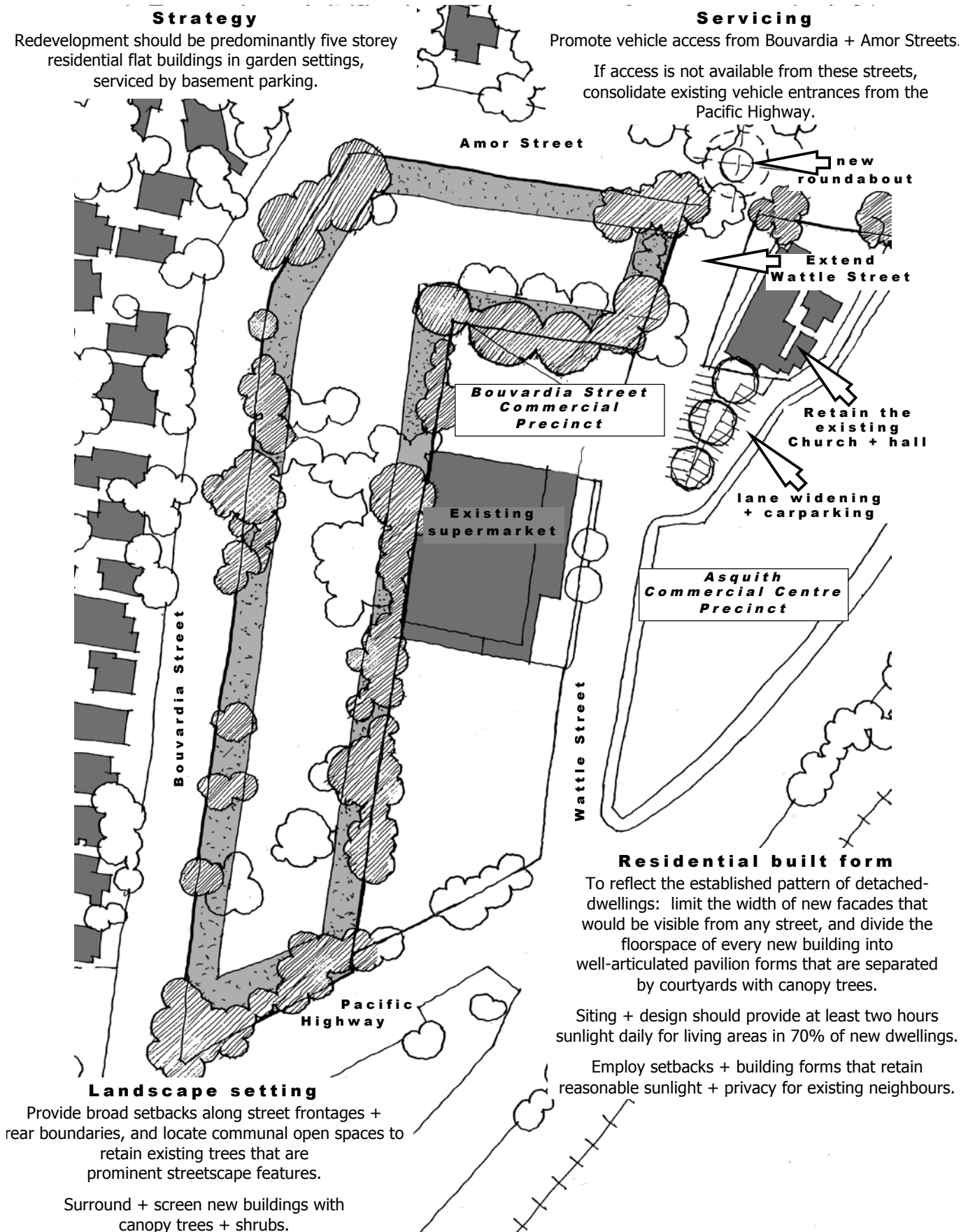
Siting + design should provide at least two hours sunlight daily for living areas in 70% of new dwellings.

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 Development Principles Diagram



Hyacinth Street, Asquith precinct

Key Development Principles Diagram

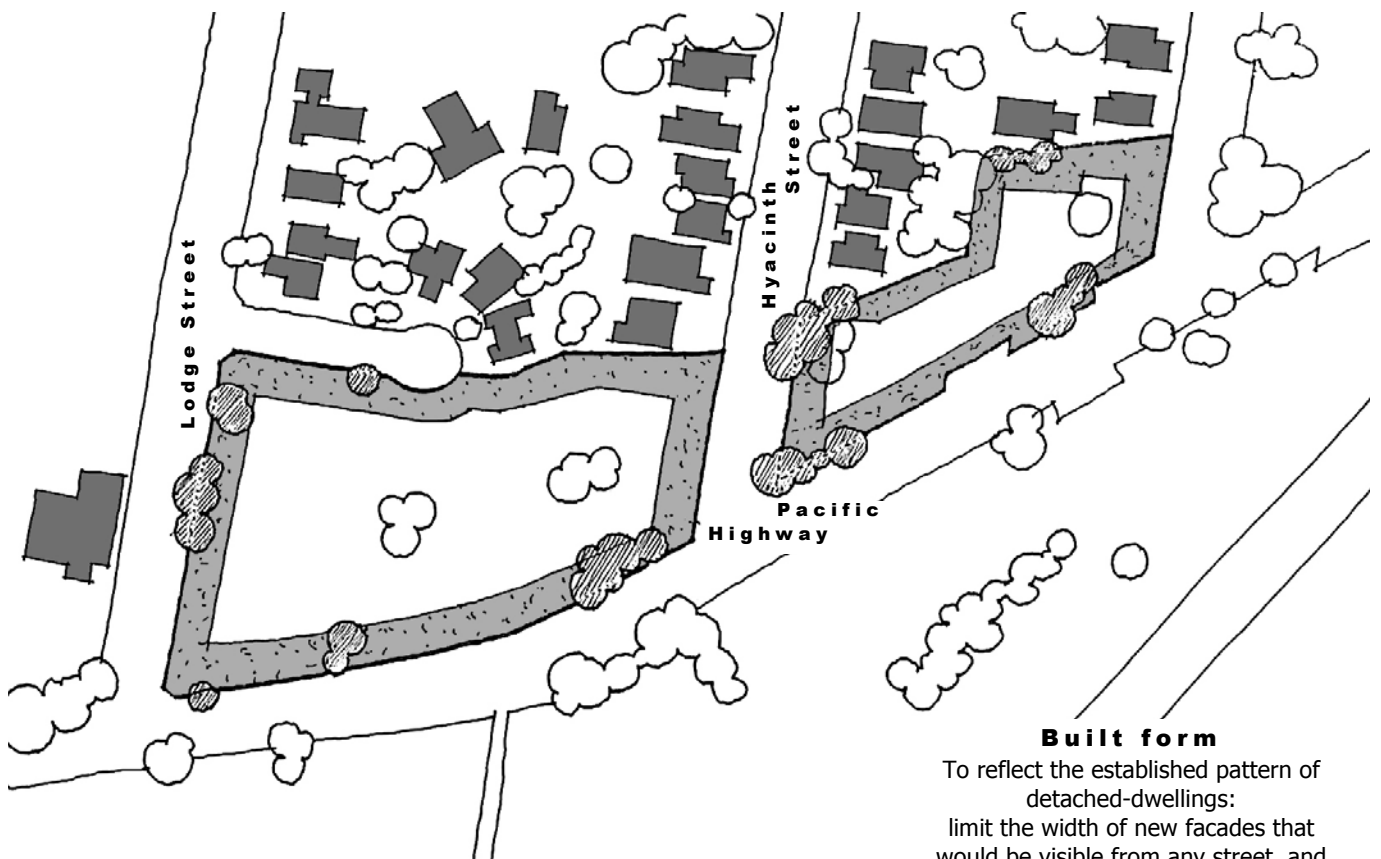
Strategy

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 Development Principles Diagram

Strategy

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

Landscape setting

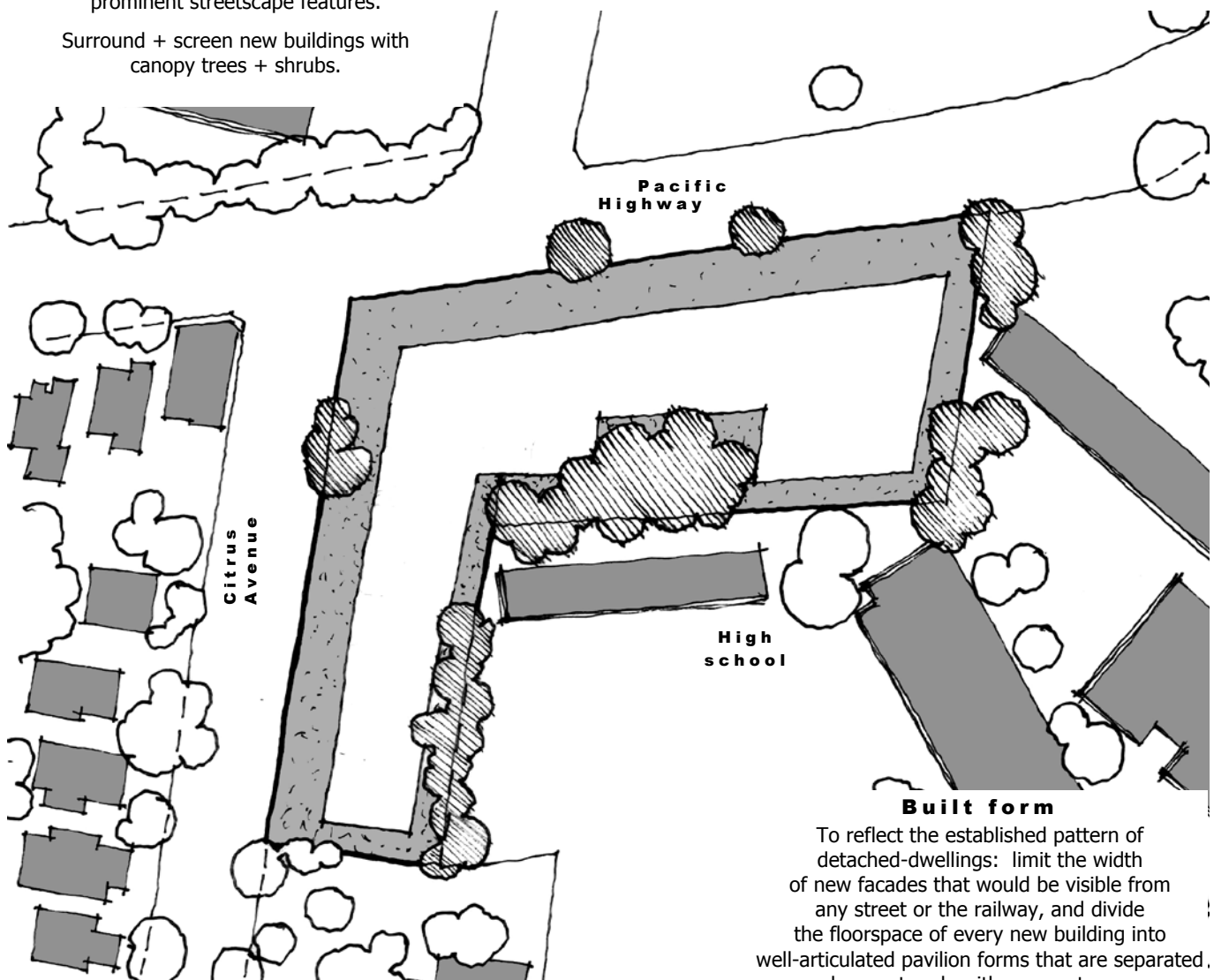
Provide broad setbacks along street frontages + rear boundaries, and locate communal open spaces to retain existing trees that are prominent streetscape features.

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 Development 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.

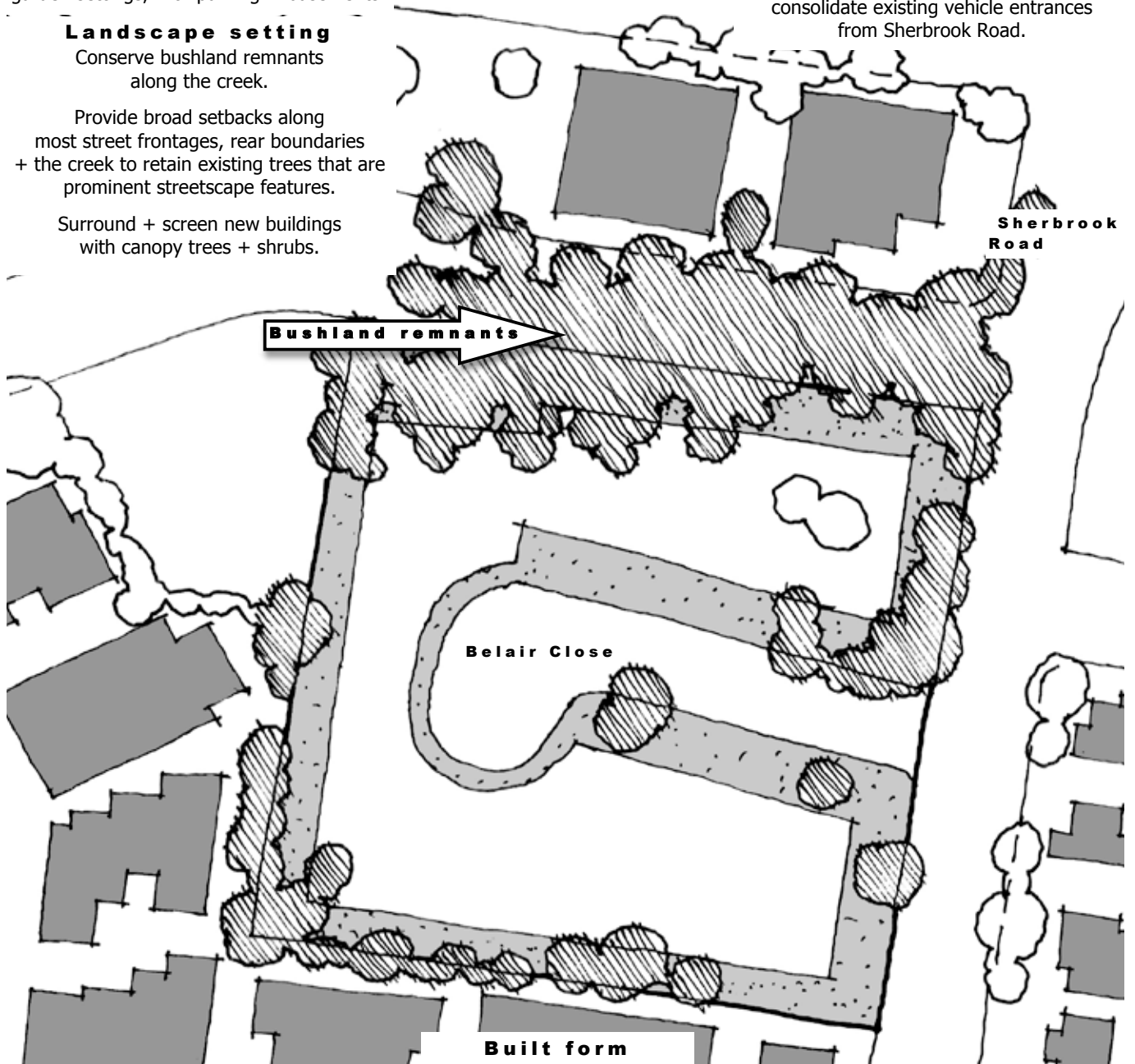
Provide broad setbacks along most street frontages, rear boundaries + the creek to retain existing trees that are prominent streetscape features.

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.



Built form

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 Development 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

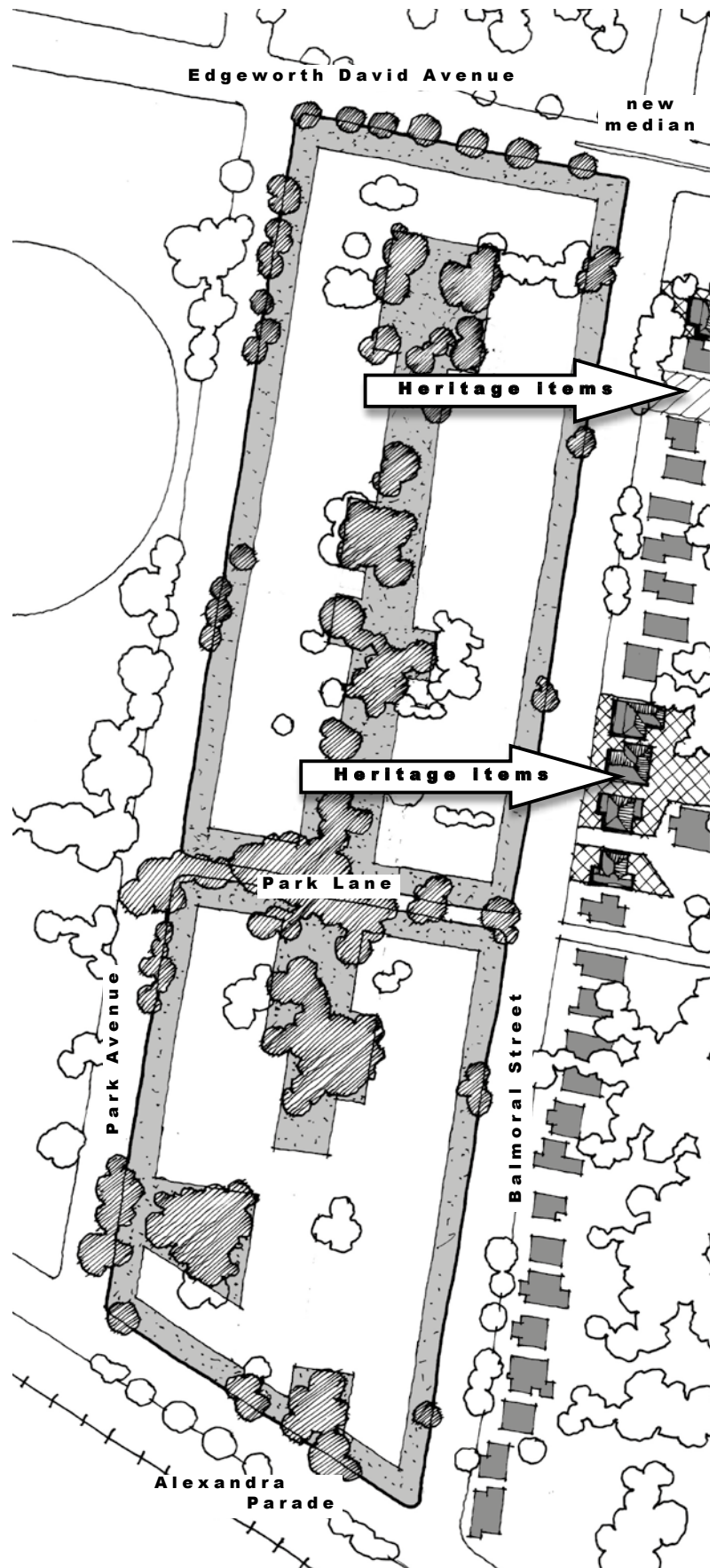
To reflect the established pattern of detached-dwellings: limit the width of new facades that would be visible from any street, and divide the floorspace of every new building into well-articulated pavilion forms that are separated by courtyards with canopy trees.

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 Development Principles Diagram

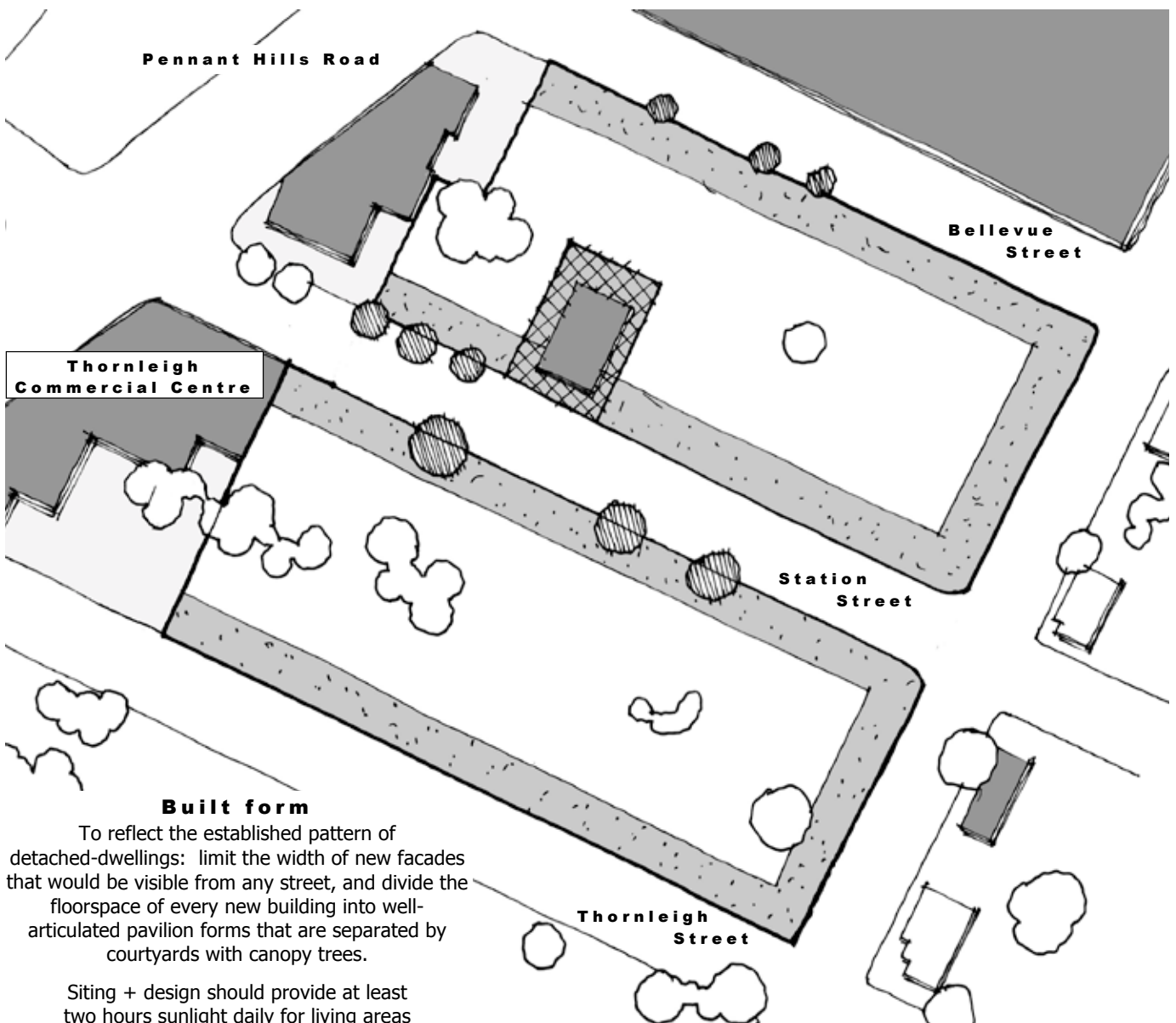
Strategy

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 Development Principles Diagram

Strategy

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

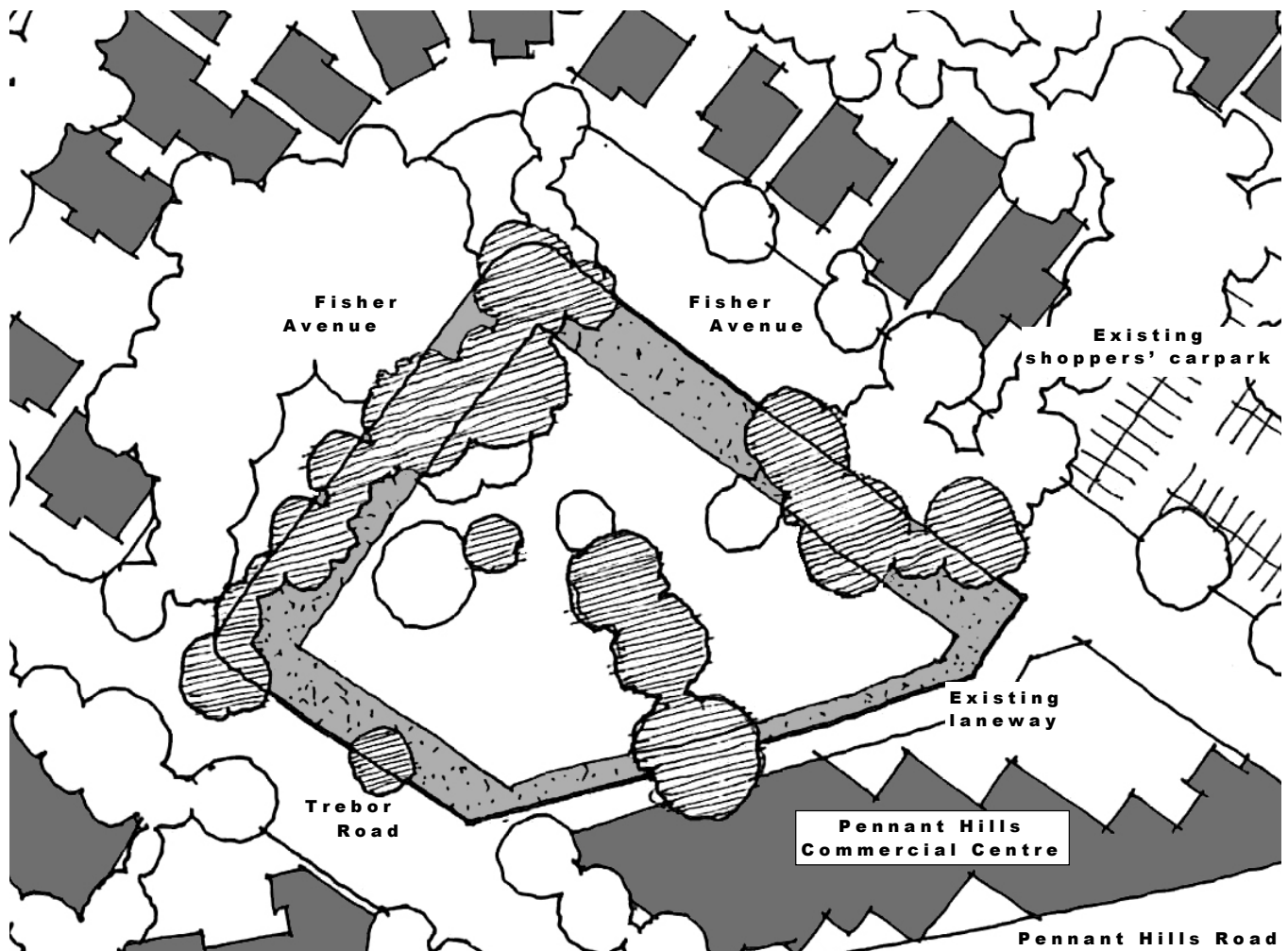
Servicing

Promote access from Fisher Avenue. If access is not available from that street, consolidate existing vehicle entrances and maximise separation to the intersection of Trebor Road + Pennant Hills Road. Left in/ left out required to Trebor Road.

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.

Traffic Management Improvement Plan, Pennant Hills precinct

Key Development Principles Diagram

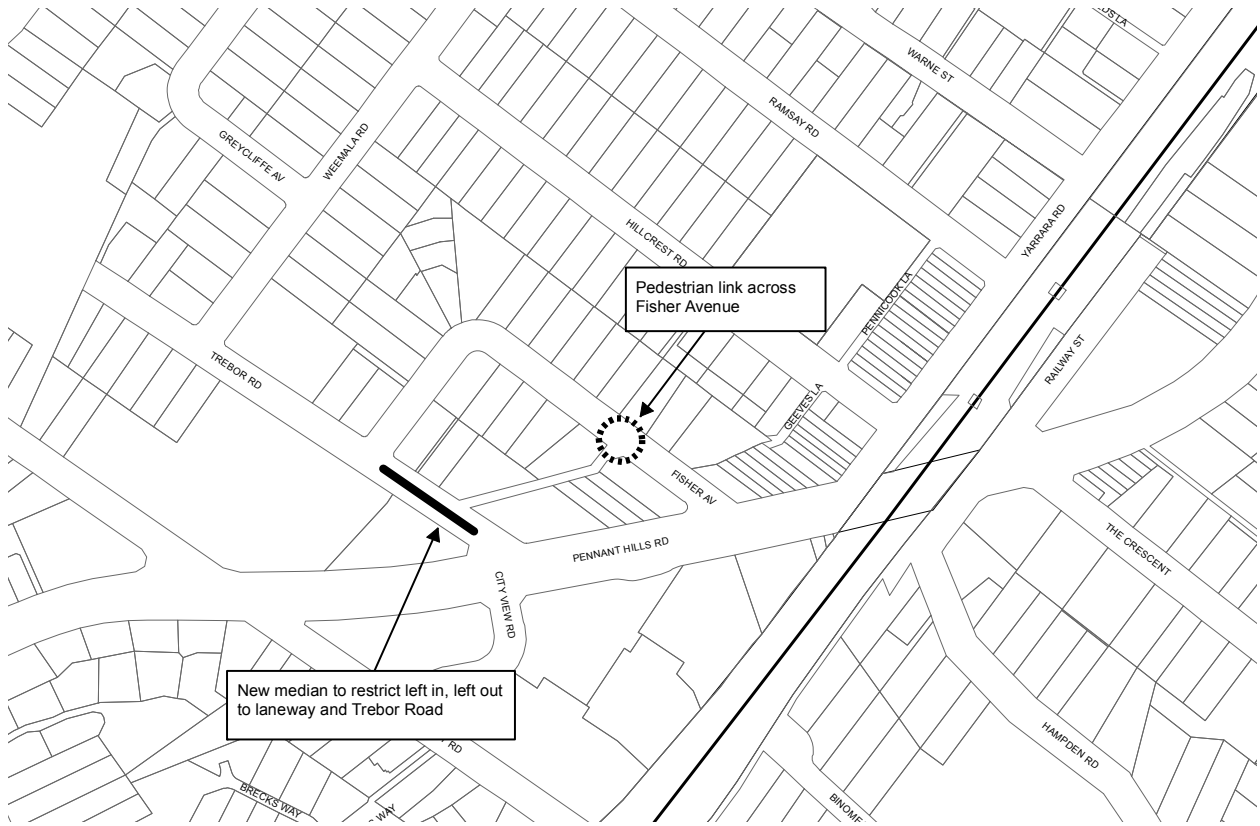


Figure 3.4(k): Traffic Management Improvement Plan - Pennant Hills (C)

Carlingford Road, Carlingford precinct

Key Development 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.

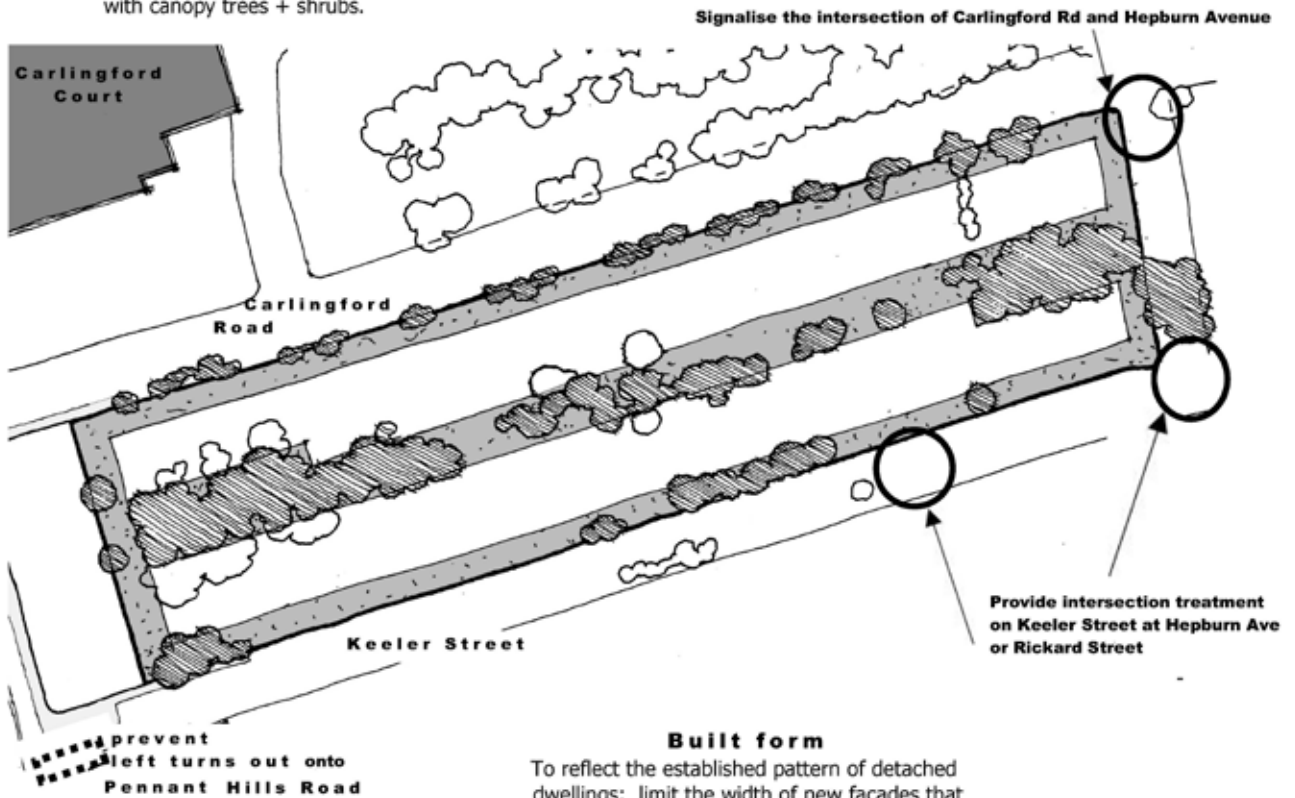
If access is not available from local streets, consolidate existing vehicle entrances from Carlingford Road.

Prevent left turns from Keeler Street to Pennant Hills Road.

Signalise the intersection of Carlingford Road and Hepburn Avenue.

Install traffic calming devices in Keeler Street.

Provide intersection treatment/roundabout on Keeler Street at Hepburn Avenue or Rickard Street.



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.

Cliff Road, Epping Precinct

Key Development Principles Diagram

Strategy

Residential flat buildings of varying heights in garden settings, with parking in basements.

Servicing

Promote access from local streets.

If access is not available from the local streets, consolidate existing vehicle entrances on Carlingford Road.

Subject to amalgamation, close the end of Hazlewood Place + combine within a development site. Maintain pedestrian access from Hazlewood Place to Kent Street Reserve.



Landscape setting

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

Maintain the significant vegetation adjoining Kent Street Reserve to the north of the precinct.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account flooding and overland flow path provisions.

Built form

Limit the width of new facades that would be visible from any street, and divide the floorspace of new buildings 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.

Adjoining heritage items and conservation areas: 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.

Essex/Pembroke Street, Epping Precinct

Key Development Principles Diagram

Strategy

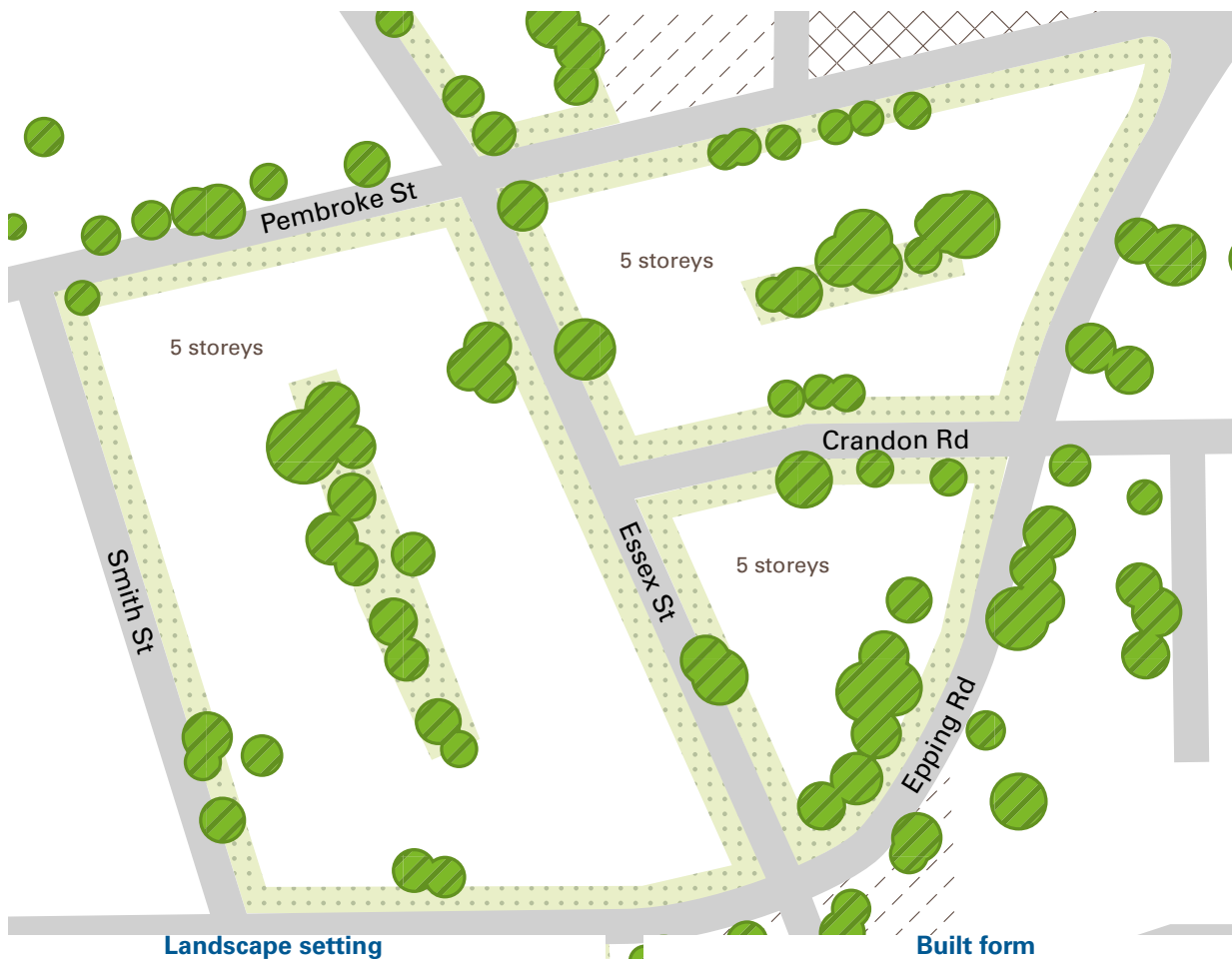
Redevelopment should be predominantly five storey residential flat buildings in garden settings, with parking in basements.

Servicing

Promote access from local streets. Limit access along Essex Street.

If access along Epping Road is required, consolidate existing vehicle entrances.

Accommodate potential intersection upgrade at Essex Street / Epping Road intersection.



Landscape setting

Built form

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.

Development should take into account potential stormwater inundation and overland flow path provisions.

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.

Essex Street, Epping Precinct

Key Development Principles Diagram



Strategy

Redevelopment should be predominantly residential flat buildings and multi unit housing.

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.

Development should take into account potential stormwater inundation and overland flow path provisions.

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.

Adjoining heritage items and conservation areas: ensure garden setbacks, heights, building forms and 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.

Epping Road/Forest Grove, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly residential flat buildings of varying heights. Redevelopment along the southern side of Maida Road should be predominately three storey townhouses.

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.

Development should take into account potential stormwater inundation and overland flow path provisions.

Servicing

Promote access from local streets.

If access is not available from the local streets, consolidate existing vehicle entrances on Epping Road.

Setback from Epping Road to be from new boundary in consideration of RMS road widening. Rear laneways to be located in set-back between common open space and boundary



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.

Adjoining conservation areas: ensure garden setbacks, heights, building forms and 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.

Traffic Management Improvement Plan, Epping Precincts

Key Development Principles Diagram

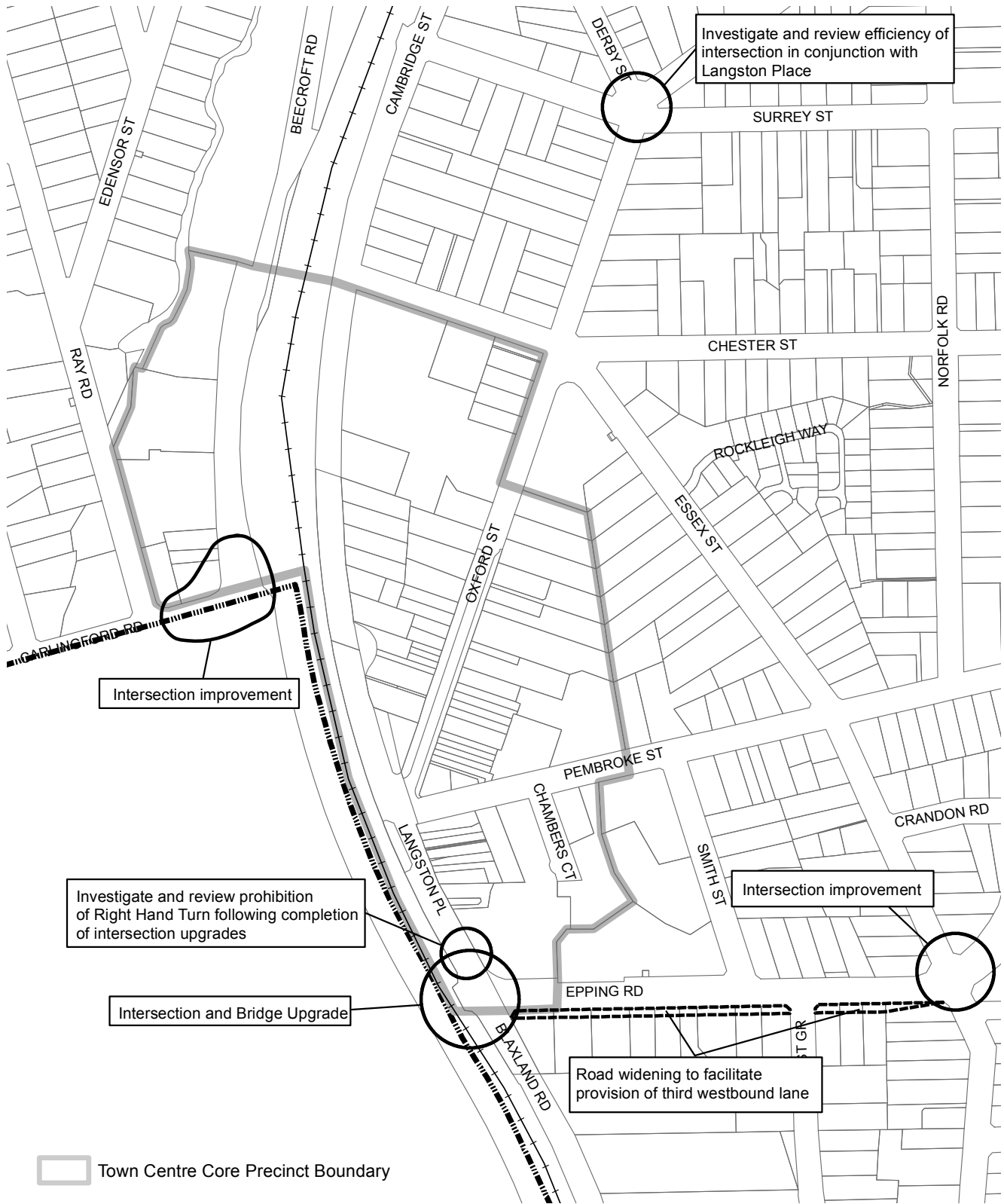


Figure 3.4 (I) : Traffic Management Improvement Plan - Epping (C)

3.5 Residential Flat Buildings (6 or more Storeys)

This section provides controls for erecting, and undertaking alterations and additions to, a residential flat building in the R4 High Density Residential Zone, within the area designated as S to AA (except W1) (6 storeys to 22 storeys) on the HLEP Height of Building map.

3.5.1 Desired Future Character

Desired Outcome

- a. Development that contributes to the desired future character of the area.

Prescriptive Measures

- a. Development applications should demonstrate compatibility with the following statements of desired character:

Desired Future Character Statement (excluding Pound Road, Hornsby Precinct)

The locality is characterised by residential flat buildings of 6 or more storeys in height in landscaped settings with underground car parking.

Development footprints maintain landscape corridors around and through development sites. The established tree canopy is complemented by new trees and shrubs throughout all gardens. Facade widths are limited, avoiding the appearance of a continuous wall of development. Buildings are integrated into a campus like setting with large areas of consolidated public and communal open space.

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

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



Figure 3.5(a): Example of Desired Character - 8 storey residential flat building (excluding Pound Road, Hornsby precinct).(1)

Desired Future Character Statement (Pound Road, Hornsby Precinct)

The locality is characterised by residential flat buildings of up to 9 storeys in height, with commercial floorspace on the ground floor that provides an active frontage to the public domain.

Development footprints incorporate a podium of 3 storeys that is consistent with the existing built form in the precinct. Ground floors incorporate a pedestrian colonnade along the Pacific Highway. The levels above the podium are setback providing a human scale to the precinct, preserving key vistas and managing residential amenity. Vehicular access is provided via the accessway at the rear western boundary of the precinct.

Buildings are integrated into a campus like setting with large areas of consolidated public and communal open space. Communal open space is predominantly located between the 2 residential towers. Development is setback from the Pacific Highway and other public areas to ensure continuity of the building alignment and to allow for landscape corridors with trees that will mature to a height above the podium.

Balconies provide outdoor living areas, providing usable open space as well as articulation in built form.

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

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.



Figure 3.5(b): Example of Desired Character - 9 storey residential flat building (Pound Road, Hornsby precinct).(l)

3.5.2 Design Quality - SEPP 65

Desired Outcome

- a. 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

- a. 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,
 - 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, and
 - the design is consistent with the objectives of *The Residential Flat Design Code*.

Note:

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 and aesthetics
- an explanation of how the design addresses the detailed provisions of the Residential Flat Design Code, namely the Better Design Practice elements and Rules of Thumb.
- 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.

3.5.3 Site Requirements

Desired Outcome

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

Prescriptive Measures

- a. The minimum site width measured at the street frontage should comply with Table 3.6.3(a).

Table 3.5.3(a): Minimum Site Width

Area	Minimum Site Frontage
All Areas (Excluding Pound Road, Hornsby)	40m
Pound Road, Hornsby	25m

- b. Where a development proposal results in an adjoining site within the precinct with no street frontage or a primary street frontage of less than that required in the Table 3.6.3(a), proponents should demonstrate that orderly and economic development of the site can be achieved under this DCP.
- c. Where a property is likely to be isolated by a proposed development and it cannot be demonstrated that the site can be developed to its full potential, 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

Notes:

Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.



Proposed development site resulting in an adjoining isolated site

Isolated site with frontage less than 40m wide

Developed Site

Figure 3.5(c): Lot amalgamation should avoid isolating small sites (excluding Pound Road Hornsby) (I)

3.5.4 Height

Desired Outcome

- a. A built form in accordance with the Height of Building Map in the *HLEP* and comprising residential flat buildings.

Prescriptive Measures

Storeys

- a. Sites with the following maximum building heights under Clause 4.3 of the *HLEP* should comply with the maximum number of storeys in Table 3.5.4(a).

Table 3.5.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
S	23.5m	7 storeys
T1	26.5m	8 storeys
T2	29.5m	9 storeys
U	32.5m	10 storeys
V1	35.5m	11 storeys
V2	38.5m	12 storeys
W2	41.5m	13 storeys
X	48m	15 storeys
AA	72m	22 storeys

- b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- c. A transition in building height should be provided at sensitive interface areas adjacent to heritage items, conservation areas and residential areas outside the precinct.

Podiums

- d. Within the Pound Road Precinct, a broad podium should be provided adjacent to the public domain with a height of 3 storeys and consistent with the existing built form in the precinct.
- e. Within the Oxford Street, Epping precinct, a broad podium should be provided with a height of 2-3 storeys and consistent with the existing built form in the precinct.

Roof Design

- f. Flat or very gentle pitched roofs without parapets to minimise the height of exterior walls, incorporating eaves immediately above and beneath the penthouse storeys to cast shadows across the top-storey walls.
- g. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof to minimise visual intrusiveness and support an integrated building design.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

A transition in building height should be provided at sensitive interface areas adjacent to heritage items and Heritage Conservation Areas. Refer to Part 9 Heritage of this DCP for additional heritage controls.

Height controls (ex Pound Road and Oxford Street, Epping precinct) are based on a typical residential floor to floor height of 3 metres, with a 1.5 metre allowance for roof articulation and a 1 metre basement projection.

Height controls (Pound Road and Oxford Street, Epping precinct) are based on a ground floor height of 4 metres, a typical residential floor to floor height of 3 metres, with a 1.5 metre allowance for roof articulation and no basement projection.

3.5.5 Setbacks

Desired Outcome

- a. Well articulated building forms that are setback to incorporate landscaping, open space and separation between buildings.
- b. Well articulated building forms with a “pedestrian-friendly” scale and provides for landscaping, open space and separation between buildings.

Prescriptive Measures

All Sites

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- a. The minimum setbacks of all buildings and structures to the boundaries of the site *(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)* should comply with Table 3.5.5(a).

Table 3.5.5(a): Minimum Boundary Setbacks

Setback	Minimum Building Setback
Front Boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Side Boundary	9m, which can be reduced to 7m for a maximum of 1/3 of the building width
Rear Boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the lowest storey.
Basement Parking Setback	7m from front and rear boundaries and 6m from side boundaries to allow for deep soil landscaping

Corner Sites

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

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

Setback Encroachments

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- c. Balconies are able to encroach to within 6 metres of the side boundaries and within 7 metres of the front and rear boundaries provided there is no impact on the achievement of daylight access, visual privacy, and acoustic privacy.
- d. Despite the above, the balcony encroachments for the top-most 2 storeys should not extend beyond the setback of the external walls of the storey immediately below.
- e. The following minor structures are able to encroach into the prescribed setbacks:
 - Driveways or basement ramps up to 6 metres wide with deep soil verges at least 2 metres wide adjacent to the side boundary,
 - 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 2 metres wide adjacent to the side boundary,
 - Fences, and
 - Letter boxes, meter enclosures, electricity kiosks and fire hydrants, with a minimum landscaped setback of 2 metres from any boundary.

Notes:

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Greater setbacks may apply to the upper storeys in accordance with the separation controls in Section 3.5.6 Building Form and Separation and the Residential Flat Design Code.

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. Refer to Part 9 Heritage of this DCP for additional heritage controls.

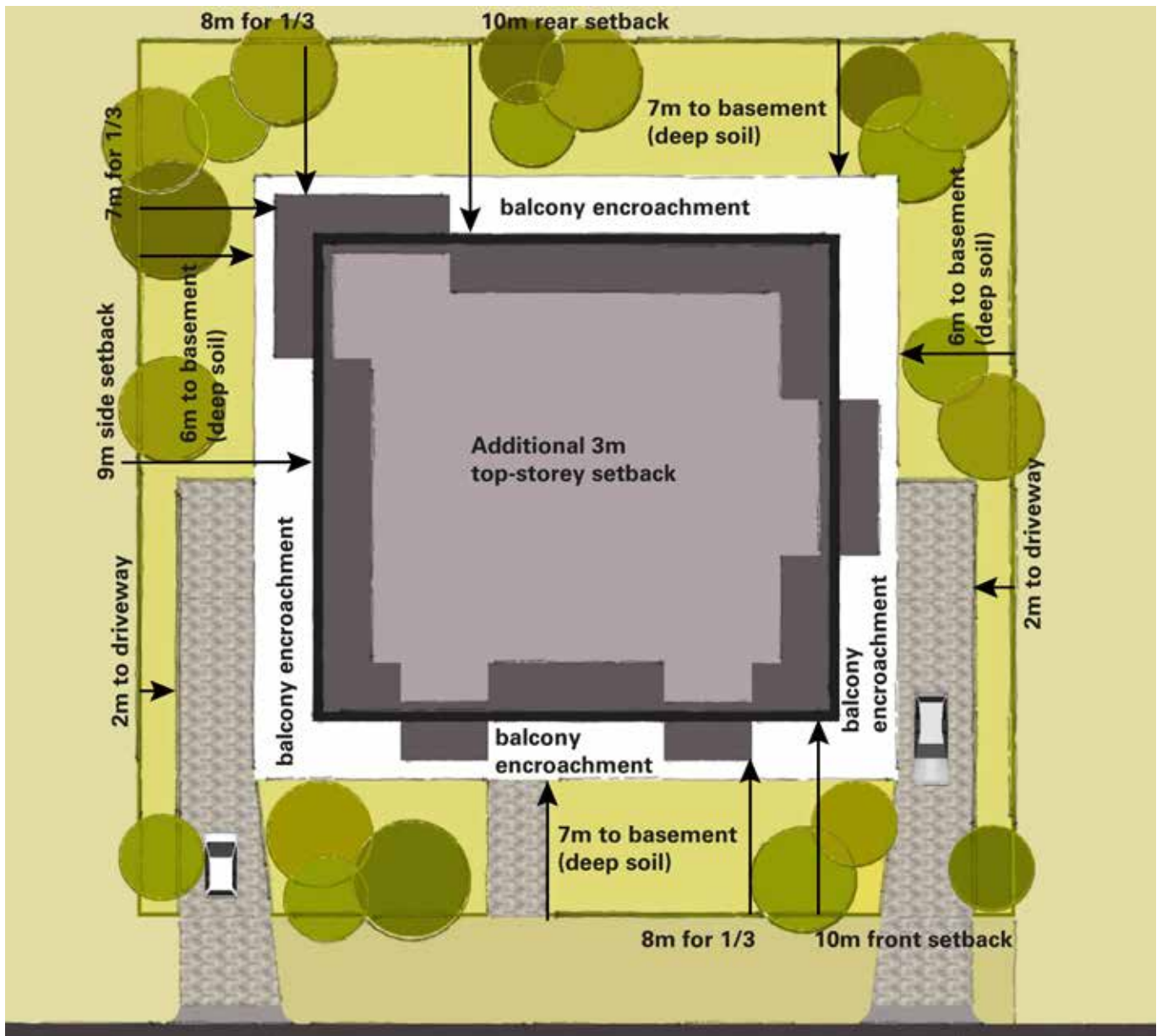


Figure 3.5(d): Minimum setbacks (excluding the Pound Road Hornsby Precinct and Oxford Street, Epping Precinct).(E)

Pound Road, Hornsby Precinct

f. The minimum setbacks of all buildings and structures to the boundaries of the site in the Pound Road, Hornsby precinct are prescribed in the Table 3.5.5(b):

Table 3.5.5(b): Minimum Boundary Setbacks (Pound Road)

3 STOREY PODIUM

Setback	Minimum Building Setback
Primary and Secondary road boundary	4m, plus any ground floor commercial premises should be setback behind a colonnade that has a minimum depth of 3.5m (i.e. min setback of 7.5m to the road boundary)
Side or Rear boundary adjoining an existing building	0m, up to the height of any adjoining development that is built to the boundary, or half of the required separation prescribed in Section 3.6.6
Western boundary (railway corridor)	12m to the railway corridor boundary (to accommodate Wanderers Way)
Basement Parking Setback	4m from any primary and secondary road boundary, and 12m from the railway corridor boundary to allow for deep soil landscaping and Wanderers Way

4th STOREY AND ABOVE (TOWER ELEMENT)

Setback	Minimum Building Setback
Primary and Secondary Road Boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Side or Rear boundary adjoining an existing building	Half of the required building separation prescribed in Section 3.6.6
Western boundary (railway corridor)	15m to the railway corridor boundary, which can be reduced to 13m for a maximum of 1/3 of the building width
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the 4th storey

Setback Encroachments (Pound Road, Hornsby Precinct)

g. Balconies are able to encroach within the prescribed boundary setbacks areas as follows:

- 4 metre setback to the primary and secondary road boundary for the podium element (3 storeys),
- 8 metre setback to the primary and secondary road boundary for the tower element (4th storey and above), and
- 12 metre setback to the railway corridor boundary provided there is no impact on the achievement of daylight access, visual privacy, and acoustic privacy.

h. Despite the above, the balcony encroachments for the top-most 2 storeys should not extend beyond the setback of the external walls below.

i. The following minor structures are able to encroach into the prescribed setbacks:

- Driveways or basement ramps up to 6 metres wide with deep soil verges at least 2 metres wide adjacent to the side boundary,
- 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 2 metres wide adjacent to the side boundary,
- Fences, and
- Letter boxes, meter enclosures, electricity kiosks and fire hydrants, with a minimum landscaped setback of 2 metres from any boundary.

Oxford Street, Epping Precinct

- a. The minimum setbacks of all buildings and structures to the boundaries of the site in the Oxford Street, Epping precinct are prescribed in the Table 3.5.5(c):

Table 3.5.5(c): Minimum Boundary Setbacks (Oxford Street)

PODIUM

Setback	Minimum Building Setback
Primary and Secondary road boundary	3m
Side or Rear boundary adjoining an existing building	6m
Basement Parking Setback	3m from any primary and secondary road boundary, and 6m from side and rear boundaries to allow for deep soil landscaping

TOWER ELEMENT

Setback	Minimum Building Setback
Primary and Secondary Road Boundary	6m, which can be reduced to 4m for a maximum of 1/3 of the building width
Side or Rear boundary adjoining an existing building	Half of the required building separation prescribed in Section 3.6.6
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the 4th storey

Setback Encroachments (Oxford Street, Epping Precinct)

- b. Balconies are able to encroach within the prescribed boundary setbacks areas as follows:
- 4 metre setback to the primary and secondary road boundary for the tower element provided there is no impact on the achievement of daylight access, visual privacy, and acoustic privacy.
- c. Despite the above, the balcony encroachments for the top-most 2 storeys should not extend beyond the setback of the external walls below.
- d. The following minor structures are able to encroach into the prescribed setbacks:
- Driveways or basement ramps up to 6 metres wide with deep soil verges at least 2 metres wide adjacent to the side boundary,

- 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 2 metres wide adjacent to the side boundary,
- Fences, and
- Letter boxes, meter enclosures, electricity kiosks and fire hydrants, with a minimum landscaped setback of 2 metres from any boundary.

Notes:

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Greater setbacks may apply to the upper storeys in accordance with the separation controls in Section 3.6.6 Building Form and Separation and the Residential Flat Design Code.

3.5.6 Building Form and Separation

Desired Outcome

- a. Buildings that are limited in width and depth, incorporating articulated facades and separated by garden areas.
- b. Buildings in the Pound Road Hornsby Precinct that incorporate a podium that achieves a pedestrian friendly environment and enhances the streetscape character.

Prescriptive Measures

Floorplates

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- a. Floorplates should have a maximum dimension of 35 metres measured in a perpendicular direction between opposing exterior walls at any point. Balconies, terraces and ground floor lobbies may project beyond this maximum.

Separation

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- b. The minimum separation between residential buildings should comply with Table 3.5.6(a).

Table 3.5.6(a): Minimum Separation between buildings

6+ Storey RFB Building	Separation
Up to 4 storeys/ 12m	12m between unscreened habitable rooms/ balconies/ principal private open space areas
5 to 8 storeys/ up to 25m	18m between unscreened habitable rooms/ balconies/ principal private open space area
9 storeys and above/ over 25m	24m between unscreened habitable rooms/ balconies/ principal private open space areas
Facing side or rear boundaries shared with an undeveloped site	Half of the building separation required by the Residential Flat Design Code under SEPP 65 - Design Quality of Residential Flat Buildings

- c. In addition to the above, on large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 12 metres.

Articulation

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- d. Facades should be expressed as 3 distinct levels, a base, middle and top.
- e. Asymmetric floor plans are preferred as they contribute to effective articulation.
- f. Avoid exterior walls that are long and straight by stepping wall alignments and attaching balconies that project.
- g. Balconies should provide effective articulation for tall buildings by:
 - being varied in form and design across each facade in a variety of shapes and dimensions repeated in semi-regular patterns,
 - disguising the sheer vertical walls by providing some balconies at the building’s corners,
 - not extending continuously across the full width of any facade, and
 - varying the form and design of balcony balustrades and limiting the use of masonry upstands to avoid a bulky character.

Materials and Finishes

- h. Every facade should incorporate a variety of materials and finishes as follows:
 - materials and finishes should accentuate the articulation of building forms, in particular the vertical layering of structures,
 - varied arrangements and proportions for windows should contribute to the animated patterning of each facade,
 - penthouse storeys should incorporate a high proportion of large windows / glazing and light weight balconies to minimise scale and bulk, and
 - Exterior sunshades and screens should be used as design elements, as well as contributing to residential amenity.

Floorplates (Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- i. The Podium level adjacent to the public domain should provide for continuity in the building alignment, with minimal lengths of gaps in the street wall.

Separation (Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- j. The minimum separation between residential buildings should comply with Table 3.6.6(b).

Table 3.5.6(b): Minimum Separation between buildings (Pound Road Hornsby Precinct and Oxford Street, Epping Precinct)

6+ Storey RFB Building	Separation
Up to 4 storeys/ 12m	12m between unscreened habitable rooms/ balconies/ principal private open space areas
5 to 8 storeys/ up to 25m	18m between unscreened habitable rooms/ balconies/ principal private open space area
9 storeys and above/ over 25m	24m between unscreened habitable rooms/ balconies/ principal private open space areas

- k. Setbacks from side and rear boundaries that adjoin neighbouring residential buildings should be half of the separation distances prescribed in Table 3.6.6(b).
- l. In addition to the above, on large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 12 metres.

Notes:

For the purposes of the Pound Road Hornsby precinct, the first residential storey above the podium is counted as the first storey for the purposes of the separation controls within the table.

Articulation (Pound Road Hornsby Precinct and Oxford Street, Epping Precinct)

- m. Facades should be expressed as 3 distinct levels, a base, middle and top.
- n. A podium should be provided adjacent to the public domain with a height of 3 storeys.
- o. Asymmetric floor plans are preferred as they contribute to effective articulation.

- p. The ground floor adjacent to the Pacific Highway should incorporate active commercial ground floor uses at the same general level as the public footpath, with a colonnade or undercroft with a minimum depth of 3.5 metres.
- q. Facades that face the street or railway may accommodate car parking and building services if the facades are designed architecturally to screen those facilities.
- r. Building lobbies and entrances to residential courtyards should be visually prominent elements of the streetscape.
- s. Avoid exterior walls that are long and straight by stepping wall alignments and attaching balconies that project (*with the exception of side walls with a zero setback that adjoins a side wall of an existing building*).
- t. Balconies should provide effective articulation for tall buildings by:
 - being varied in form and design across each facade in a variety of shapes and dimensions repeated in semi-regular patterns,
 - not extending continuously across the full width of any facade, and
 - varying the form and design of balcony balustrades and limiting the use of masonry upstands to avoid a bulky character.



Figure 3.5(e): Articulation of facades (Pound Road Hornsby precinct and Oxford Street, Epping Precinct).(E)

3.5.7 Landscaping

Desired Outcome

- a. Landscaping that integrates the built form with the locality and enhances the tree canopy.
- b. Landscaping that retains existing features such as prominent or significant trees.

Prescriptive Measures

General

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- a. Landscaped areas should adjoin property boundaries, in accordance with Table 3.6.7(a), and be designed to accommodate:
 - Canopy trees that will reach mature heights of at least 10 to 12 metres in the front and rear setback, and
 - Trees that will reach a mature height of at least 6 to 7 metres in the side setbacks.

Table 3.5.7(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary Epping Town Centre	7m wide 4-8m wide
Secondary Boundary (on corner lots)	6m wide
Rear Boundary	7m wide*
Side Boundary	6m wide

- b. Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.
- c. Landscaped areas should be provided between 2 or more buildings located on a development site, designed to:
 - have a minimum total width of 12 metres,
 - accommodate trees that will reach a mature height of at least 10 to 12 metres,
 - provide a minimum soil depth of 1 metre,
 - be located in a deep soil area or above a basement car park, and
 - include a component of deep soil area (ie: no basement intrusions) that measures at least 7 metres by 7 metres (sufficient for at least one canopy tree).

Fencing

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- d. Within front setbacks, fences should not be higher than 1.2 metres.
- e. Fencing enclosing private courtyards behind the front building line may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.
- f. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

Retention of Landscape Features (All areas)

- g. The proposed building, ancillary structures, driveways, drainage and service trenches should be setback:
 - in accordance with the 'Watercourses' element in Section 1C.1.3 of this DCP,
 - 10-20 metres to significant bushland as detailed in the 'Biodiversity' element in Section 1C.1.1 of this DCP, and
 - in accordance with the requirements of AS 4970 for significant trees to be retained.

Deep soil zones (Epping Town Centre, excluding Oxford Street, Epping Precinct)

- h. Locate basement car parking predominately under the building footprint to provide opportunities for deep soil areas.

Podium planting (Epping Town Centre)

- i. Where podium planting is proposed, planting is to be provided as illustrated at Figure 3.6(f): Deep soil planting, with the appropriate soil depth and width as illustrated at Figure 3.6(g): Soil depth.

* Rear boundary deep soil landscape areas are not required where a Key Development Principles Diagram includes a rear laneway or shareway located in the rear set-back. The laneway/shareway should have a continuous landscaped verge at least 2m wide between the rear boundary and the laneway/shareway.

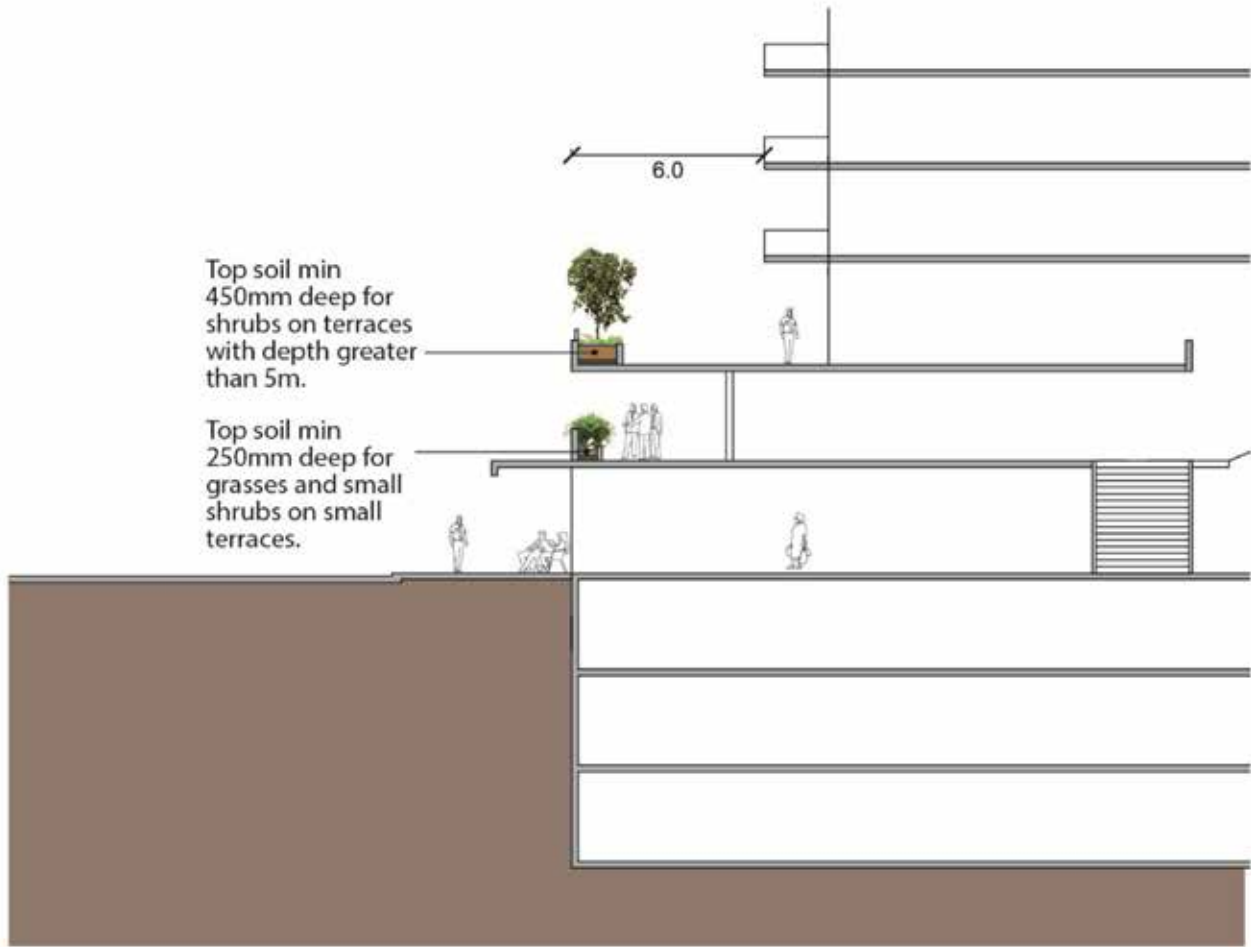


Figure 3.6(f): Deep soil planting.(E)



Figure 3.6(g): Soil depth.(E)

General (Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- j. Landscaped areas should adjoin all primary and secondary property boundaries as follows:
- Achieve a minimum width of 4 metres for the length of the boundary, and
 - Accommodate canopy trees that will reach mature heights of at least 10 to 12 metres.
- k. Landscaped areas should be provided between 2 or more buildings located on a development site, designed to:
- have a minimum total width of 12 metres,
 - accommodate shrubs or small trees that will reach mature heights of at least 3 to 5 metres,
 - provide a minimum soil depth of 1 metre, and
 - be located on a podium above a basement car park.

Fencing (Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- l. Fencing is discouraged in the primary and secondary boundary setbacks.
- m. Fencing enclosing private courtyards may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.
- n. Side and rear boundary fences should be a maximum of 1.8 metres high.

Notes:

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Landscaped area between 2 buildings on a development site is able to be erected above a basement, notwithstanding the definition of landscaped area above, except where deep soil is specifically required.

The applicant is encouraged to incorporate species from Council's publication *Indigenous Plants for the Bushland Shire* available at Council's website hornsby.nsw.gov.au.

3.5.8 Open Spaces

Desired Outcome

- a. Development that incorporates passive and active recreation areas with privacy and access to sunlight.
- b. Communal open space comprising landscaped setbacks, landscaping between dwellings, and a principal communal open space area.

Prescriptive Measures

Private Open Space

- a. Every dwelling should be provided with a principal private open space in accordance with Table 3.5.8(a).

Table 3.5.8(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
0-1 bed unit	10m ²	2.5m
2 bed unit	12m ²	2.5m
3+ bed unit	16m ²	2.5m

- b. 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.

- c. Private open spaces at ground level may be located within the side and rear boundary setback areas where there is communal landscaping along the adjacent boundary with a minimum width of 2.5 metres.

Clothes Drying Area

- d. Each dwelling should have an external air clothes drying area that is separate from the principal private open space area. This facility is to be screened from public places and communal areas.

Communal Open Space

- e. A principal communal open space area should be provided per building as follows:
 - be located at ground level (or located on a podium in the Pound Road, Hornsby precinct),
 - have a minimum area of 50m²,
 - have a minimum dimension of 6 metres,
 - be landscaped for active and/or passive recreation and encourage social interaction between residents,
 - receive at least 2 hours of sunlight during midwinter,
 - be located to provide direct sight lines and convenient access from the building lobby, and
 - be sited and designed to protect the amenity of adjacent dwellings.



Figure 3.6(h): L-shaped balconies and terraces accommodate a number of activities, and adjustable screens provide shade, privacy and enclosure for outdoor rooms.(E)

3.5.9 Privacy and Security

Desired Outcome

- a. Development designed to provide reasonable privacy to proposed and adjacent properties and high levels of residential security.

Prescriptive Measures

Privacy

- a. Orient dwellings living rooms and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.
- b. Balconies, terraces or bedroom windows near ground level should be screened or separated from the street and active communal areas by landscaping to protect the privacy of dwelling occupants.
- c. Common lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.
- d. The commercial and residential component of development should be distinguished in terms of building entries and private, communal and public open space.

Security

- e. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.
- f. Private open spaces, living room windows and lobbies should be designed and oriented to overlook the street and communal open spaces on the site.
- g. Communal hallways, including access to entrance foyers, should be limited in length and desirably provide windows, so that hallways may overlook the street or communal areas.
- h. Where a mix of land uses are proposed, separate, secure access should be provided to lift lobbies, basements and communal storage areas.

Notes:

All developments should comply with the minimum building setback and separation controls within this DCP which will assist in achieving the desired outcome for privacy.

A privacy screen means a screen that is at least 1.5 metres high, measured from the floor level, and has no individual opening more than 30 millimetres wide, and has a total of all openings less than 30 percent of the surface area of the screen. A privacy screen required to protect an adjacent residence is to be fixed.

3.5.10 Sunlight and Ventilation

Desired Outcome

- a. Development designed to provide reasonable solar access to living areas and open space areas.
- b. Development designed to provide natural cross ventilation.

Prescriptive Measures

- a. On 22 June, at least 70 percent of dwellings should receive 2 or more hours of unobstructed sunlight access to at least half of the dwellings principal living room windows and principal private open space area between 9am and 3pm.
- b. On 22 June, the active communal open space area should receive at least 2 hours sunlight between 9am and 3pm.
- c. At least 60 percent of dwellings should have dual aspect and natural cross ventilation.

Note:

SEPP - BASIX 2004 requires a BASIX certificate for new dwellings to facilitate energy efficient housing.

3.5.11 Housing Choice

Desired Outcome

- a. 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

- a. Development should include a mix of 1, 2 and 3 bedroom dwellings. For developments with 10 or more dwellings, at least 10 percent of each dwelling type should be provided.
- b. For developments with 10 or more dwellings:
 - At least 30% of proposed dwellings should be adaptable housing, designed to meet the needs of residents as they age.
 - At least one third of adaptable units (i.e. 10% of all units) are to be provided with a parking space designed for people with a disability.
 - Adaptable housing is to be equitably distributed through all types and sizes of dwellings

Notes:

See Section 1C.2.2 of the DCP for more details on accessible and adaptable housing.

3.5.12 Vehicle Access and Parking

Desired Outcome

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

Prescriptive Measures

General

- a. Direct access to main roads should be avoided.
- b. Driveways should be located at least 2 metres from any side boundary and flanked by continuous landscaped verges. (*excluding Pound Road, Hornsby Precinct*).
- c. In the Pound Road, Hornsby precinct, vehicular access should be provided via the accessway (Wanderers Way) at the rear of the precinct.
- d. Resident and visitor parking should be provided within basements.
- e. Any undercroft car parking should be screened and should not be located in a dwelling facade that faces a primary or secondary street frontage.
- f. Driveways and garage entrances should not visually dominate any street or facade that faces a communal area upon the site.
- g. Parking for service and delivery vehicles should be integrated with the design of driveways and surrounding landscaped verges, and should not visually dominate any street frontage.

Ancillary Fixtures and Facilities

- h. 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.

Note:

Refer to Part 1 'General' of the DCP for car parking and bicycle parking rates and ancillary general design requirements.

3.5.13 Public Domain and Traffic Management Works

Desired Outcome

- a. A public domain that encourages vitality around and within development precincts.
- b. Traffic management works that provide for the safe and efficient movement of vehicles to, from and within precincts.

Prescriptive Measures

Public Domain

- a. Development of the public domain should make each precinct an attractive place that encourages development and provides amenity for residents.
- b. Embellishment of the public domain should include street furniture, new street plantings, and footpath improvements.
- c. Pedestrian linkages shown on the Key Development Principles Diagrams and Town Centre Linkage diagrams (see Annexure B) should be provided and reinforced as safe, accessible and vibrant pedestrian areas.

Traffic Management Works

- d. Traffic management works should be undertaken in accordance with the traffic improvements identified in the Key Development Principles Diagrams and Figure 3.6(i) Traffic Management Plan.
- e. Council or the Roads and Maritime Services will undertake the necessary traffic management improvements located on public land and roads. Development should be designed to accommodate and complement the proposed traffic improvements or offer alternative traffic management solutions.
- f. Development proposing alternative traffic management solutions should be accompanied by a comprehensive traffic assessment.

Note:

This DCP will inform Council's Civic Works Program and Street Tree Planting Program.

3.5.14 Key Development Principles

The following provides more detailed controls for some particular precincts zoned for 6+ storey Residential Flat Buildings as a result of the Hornsby Shire Housing Strategy (2010) and the Pound Road Hornsby Precinct.

Desired Outcome

- a. Orderly development that is consistent with the principles in the relevant Key Development Principles Diagrams.

Prescriptive Measures

- a. Key Development Principles Diagrams apply to the following localities:
 - Park Avenue, Waitara Precinct;
 - Pound Road, Hornsby Precinct;
 - Epping Road/Forest Grove, Epping Precinct;
 - Oxford Street, Epping Precinct;
 - Ray/Beecroft Roads, Epping Precinct;
 - Cliff Road, Epping Precinct.
- b. Development should be designed to embody the principles of the relevant precinct Key Development Principles Diagram.
- c. Pedestrian thoroughfares should be provided in accordance with the principles diagrams and/or Town Centre Linkage diagrams (see Annexure B).
- d. Development in the vicinity of heritage items and Heritage Conservation Areas shown in the precinct diagrams should have regard to the provisions in Part 9 of this DCP.
- e. Development adjoining railway lines and arterial roads should incorporate appropriate measures to reduce the impact of road/rail noise vibration and disturbance.

Note:

The Key Development Principles Diagrams are indicative only and are not to scale. Relevant setback, building form and landscaping controls are provided in Sections 3.6.5, 3.6.6 and 3.6.7 of this DCP.

Legend

The following symbols appear in the Key Development Principles diagrams for Park Avenue, Waitara precinct, and Pound Road, Hornsby precinct,:

	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 <i>Note: removal of trees may require a permit under Council's Tree Preservation Order</i>
	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 exiting 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 <i>Hornsby Heritage Inventory</i> . Cross-hatching indicates the 'sensitive interface area' which is defined by this DCP
	New street / lane / shareway
	Pedestrian connections
	Heritage conservation area

Park Avenue, Waitara precinct

Key Development Principles Diagram

Strategy

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

Servicing

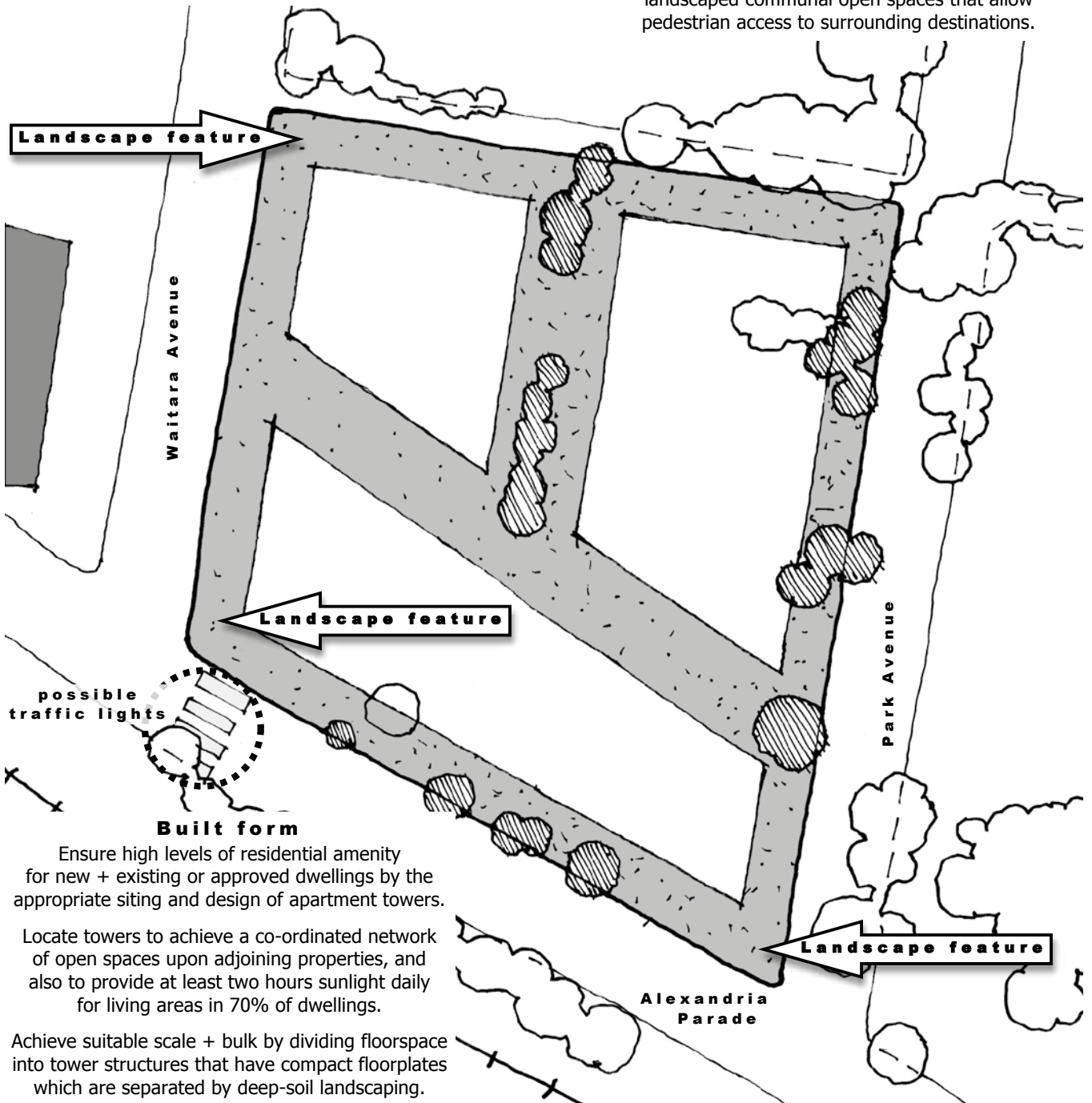
Subject to future pedestrian traffic, install a signalled crossing at the intersection of Alexandria Parade + Waitara Avenue.

Landscape setting

Provide broad setbacks along street frontages + rear boundaries to separate buildings and accommodate new avenues of street-trees.

Facing each street corner: provide landscape features which include clusters of canopy trees.

Establish an interconnected network of landscaped communal open spaces that allow pedestrian access to surrounding destinations.



Built form

Ensure high levels of residential amenity for new + existing or approved dwellings by the appropriate siting and design of apartment towers.

Locate towers to achieve a co-ordinated network of open spaces upon adjoining properties, and also to provide at least two hours sunlight daily for living areas in 70% of dwellings.

Achieve suitable scale + bulk by dividing floorspace into tower structures that have compact floorplates which are separated by deep-soil landscaping.

Design quality of facades should respond to visibility from all quarters, and adjoining towers should display distinct variations in terms of height + profile.

Pound Road, Hornsby precinct

Key Development Principles Diagram

Strategy

For properties with buildings that are smaller than permitted by the current controls, encourage mixed use redevelopment of up to nine storeys, with residential flats above business + / or retail premises at street level, serviced by basement parking.

Enhance the existing public domain in order to encourage high levels of pedestrian activity plus a variety of new businesses + local employment.

Servicing

Prevent vehicle access from the Highway, and consolidate access to basements + service areas via the existing rear laneway.

Extend the existing rear service laneway to provide continuous two-way access between Pretoria Parade + Pound Road.

Accommodate emergency vehicle access along the laneway, and ensure that future buildings do not extend above the laneway or turning area.

Public frontages

Close the southern end of Pound Road and establish a public park.

Provide consistent landscaped setbacks along all street frontages to accommodate new avenues of street trees.

Extend existing colonnades along the Highway to provide a continuous pedestrian-friendly setting that encourages new business activities.

Maximise activity facing the Highway by providing a nearly-continuous mix of shopfronts, offices, building entrances + balconies.

Built form

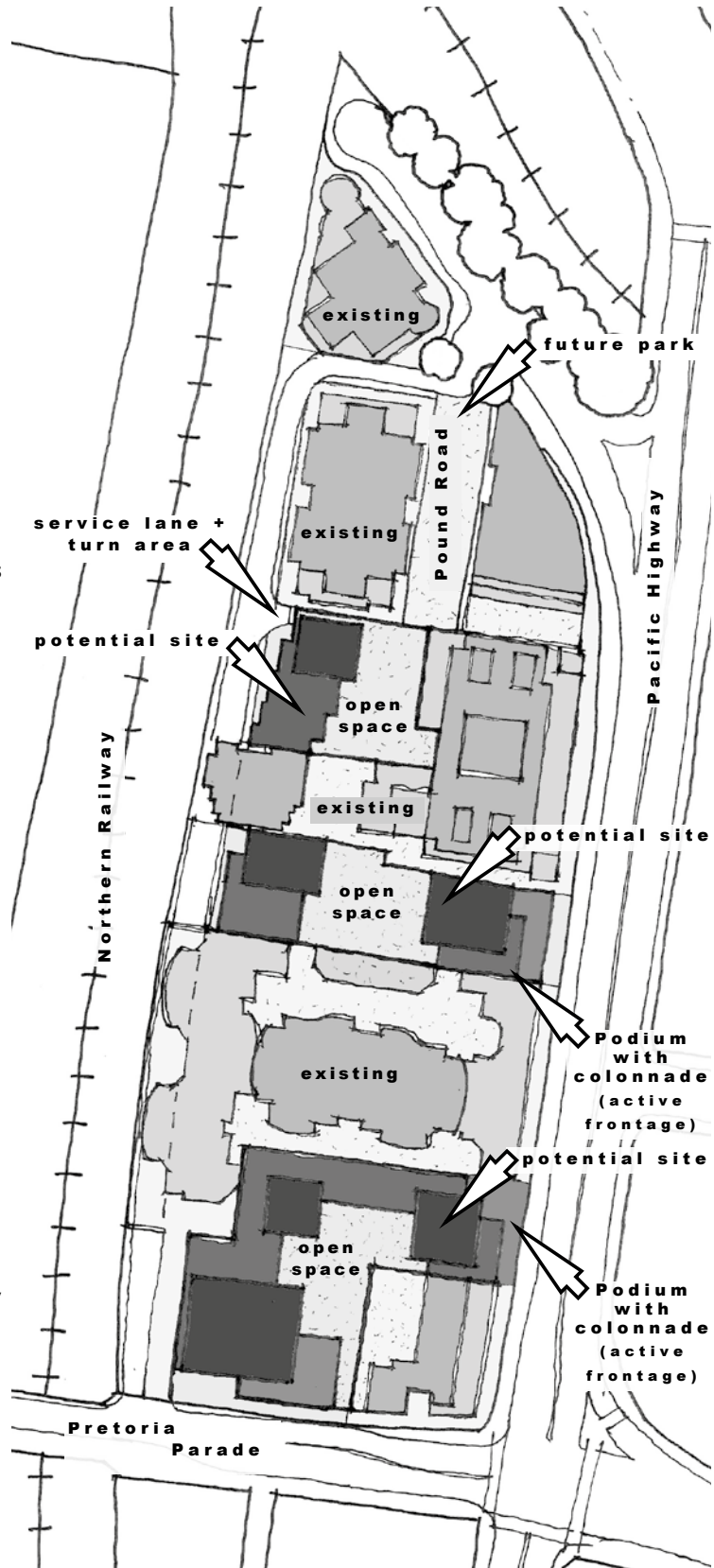
Provide a continuous podium of three storeys facing the Highway + Pretoria Parade, plus an additional setback to tower elements above the podium.

Ensure high levels of residential amenity for new + existing or approved dwellings by the appropriate siting and design of apartment towers.

Locate towers to achieve a co-ordinated network of open spaces upon adjoining properties, and also to provide at least two hours sunlight daily for living areas in 70% of dwellings.

Achieve suitable scale + bulk by dividing floorspace into tower structures that have compact floorplates which are separated by deep-soil landscaping.

Design quality of facades should respond to visibility from all quarters, and adjacent towers should display distinct variations in terms of height + profile.



Epping Road/Forest Grove, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly residential flat buildings of varying heights. Redevelopment along the southern side of Maida Road should be predominately three storey townhouses.

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.

Development should take into account potential stormwater inundation and overland flow path provisions.

Servicing

Promote access from local streets. If access is not available from the local streets, consolidate existing vehicle entrances on Epping Road.

Setback from Epping Road to be from new boundary in consideration of RMS road widening. Rear laneways to be located in rear set-back between rear boundary and common open space



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.

Adjoining conservation areas: ensure garden setbacks, heights, building forms and 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.

Oxford Street, Epping Precinct

Key Development Principles Diagram

Strategy

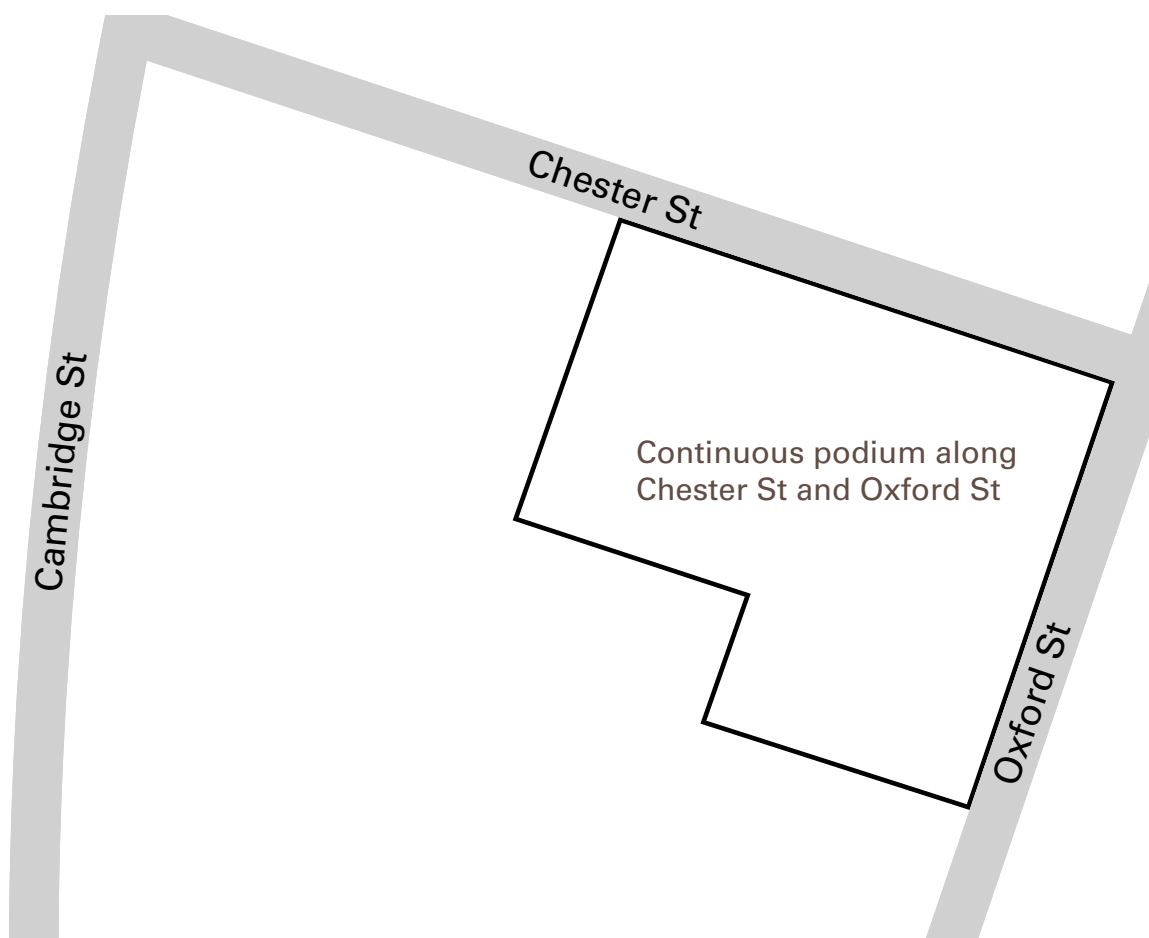
Redevelopment along the corner of Chester Street + Oxford Street should be predominantly fifteen storey residential flat buildings serviced by basement parking.

Landscaping

Retain significant trees.

Surround + screen new buildings with canopy trees + shrubs.

Establish landscaped setbacks along street frontages.



Built form

Provide a continuous podium of three storeys facing Chester Street + Oxford Street, plus an additional setback to tower elements above the podium.

Achieve suitable scale + bulk by dividing floorspace into tower structures that have compact floorplates which are separated by deep-soil landscaping.

Ensure high levels of residential amenity for new + existing or approved dwellings by the appropriate siting and design of apartment towers.

Design quality of facades should respond to visibility from all quarters, and adjacent towers should display distinct variations in terms of height + profile.

Locate towers to achieve a co-ordinated network of open spaces upon adjoining properties, and also to provide at least two hours sunlight daily for living areas in 70% of dwellings.

Ray/Beecroft Roads, Epping precinct

Key Development Principles Diagram

Strategy

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

Servicing

Promote access from Ray Road or Beecroft Road. Access points should be consolidated.

Landscape setting

Locate communal open spaces to retain significant trees on the site.

Surround + screen new buildings with canopy trees + shrubs.

The watercourse along the north-western boundary should be revegetated and naturalised where possible + a landscaped setback provided to the watercourse.

Public frontages

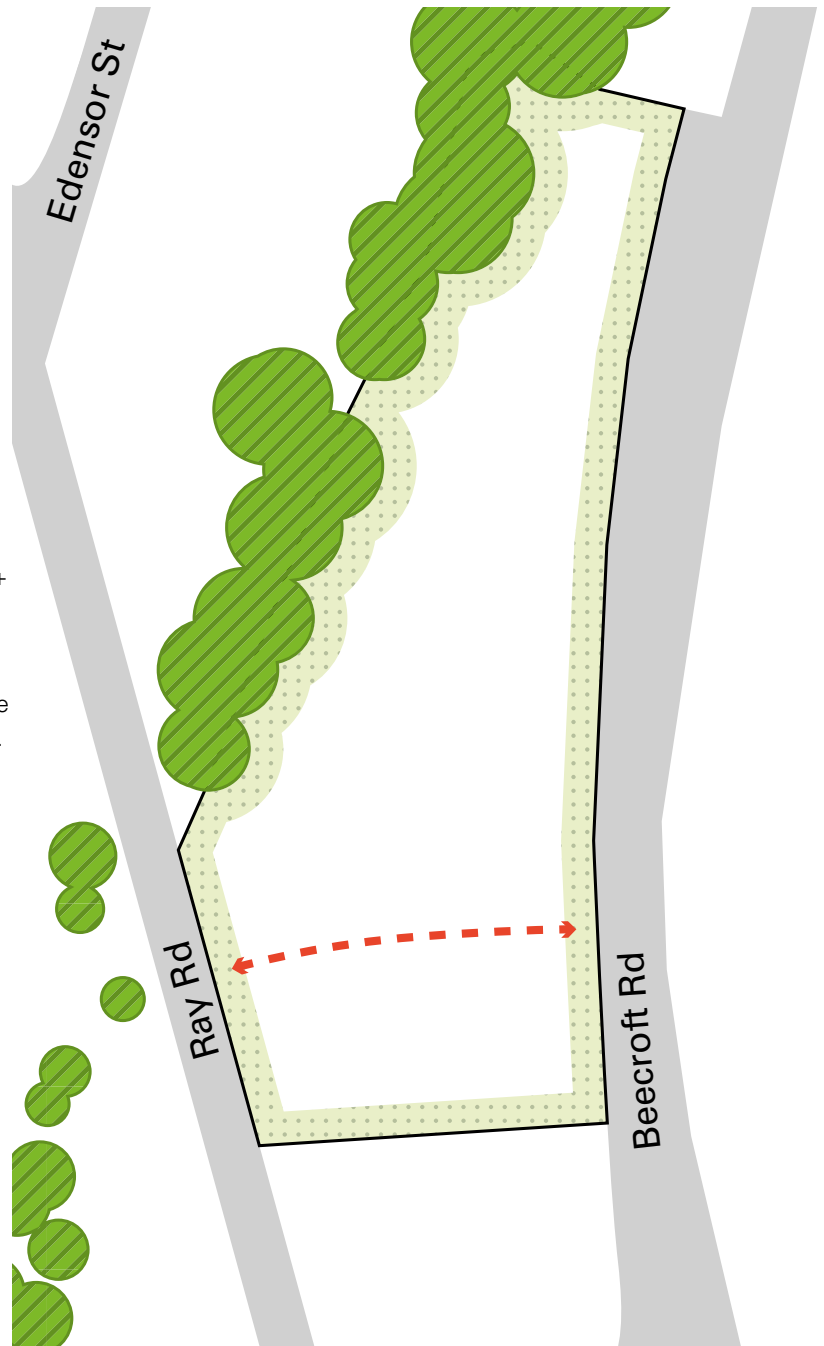
Provide a pedestrian connection between Ray Road and Beecroft Road.

Built form

Locate towers to achieve a co-ordinated network of open spaces upon adjoining properties, and also to provide at least two hours sunlight daily for living areas in 70% of dwellings.

Achieve suitable scale + bulk by dividing floorspace into tower structures that have compact floorplates which are separated by deep-soil landscaping.

Design quality of facades should respond to visibility from all quarters, and adjoining towers should display distinct variations in terms of height + profile.



Cliff Road, Epping Precinct

Key Development Principles Diagram

Strategy

Redevelopment should be predominantly townhouses and residential flat buildings of varying heights in garden settings, with parking in basements.

Servicing

Promote access from local streets.

If access is not available from the local streets, consolidate existing vehicle entrances on Carlingford Road.

Subject to amalgamation, close the end of Hazlewood Place + combine within a development site. Maintain pedestrian access from Hazlewood Place to Kent Street Reserve.



Landscape setting

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

Maintain the significant vegetation adjoining Kent Street Reserve to the north of the precinct.

Surround + screen new buildings with canopy trees + shrubs.

Development should take into account flooding and overland flow path provisions.

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.

Adjoining heritage items and conservation areas: 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.

Traffic Management Improvement Plan, Epping Precincts

Key Development Principles Diagram

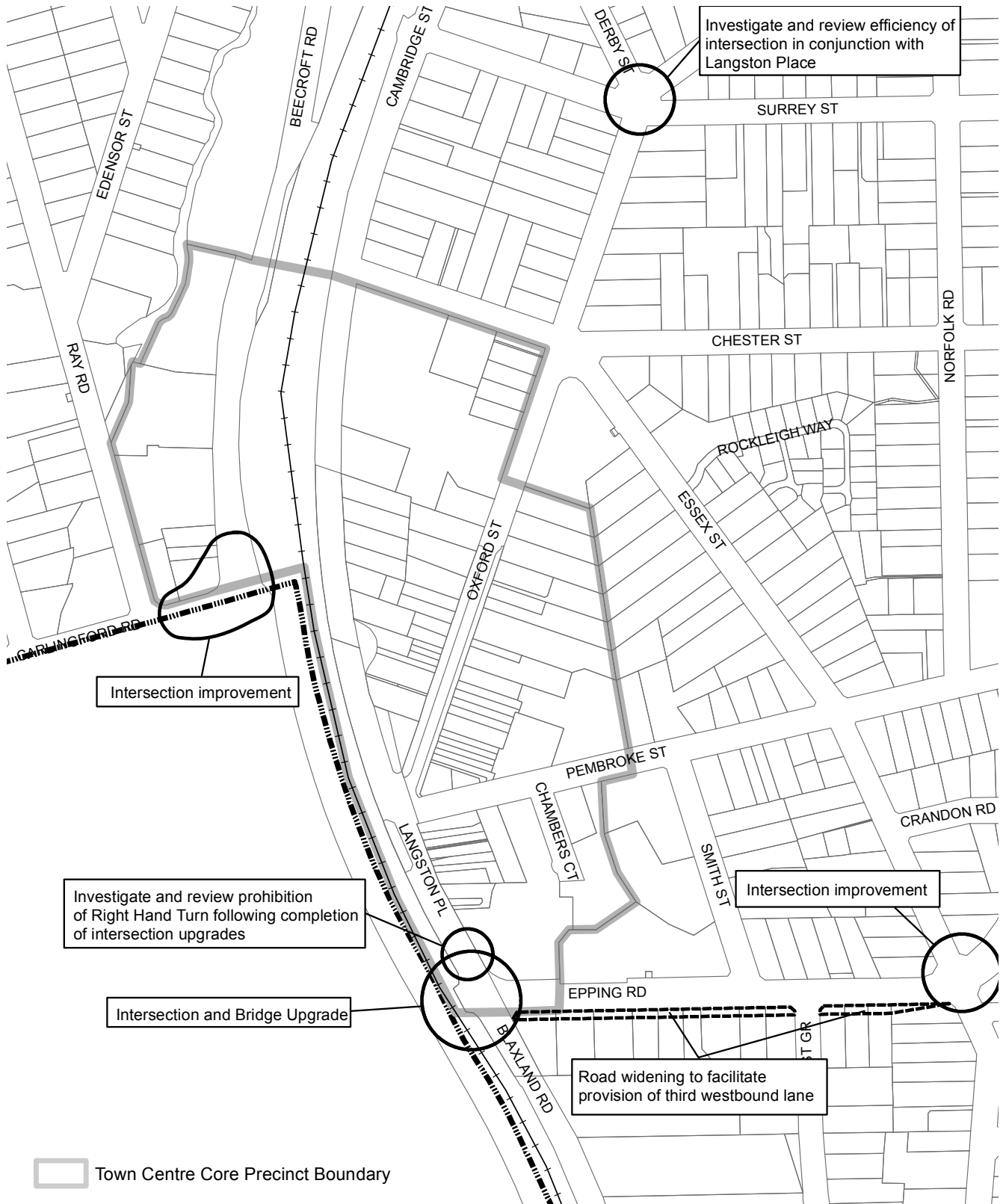


Figure 3.6 (i) : Traffic Management Improvement Plan - Epping (C)

