



Business

Part 4

STATE OF NEW SOUTH WALES
HERALD AND COASTAL MARINE
REVENUE
TRAFFIC MALL
100 BRIDGE ST
SYDNEY NSW 2000

Part 4 Business

Introduction	4-4		
4.1 Commercial Centres Hierarchy	4-5		
4.1.1 Commercial Centres Hierarchy	4-5		
4.2 Business Lands	4-7		
4.2.1 Scale	4-7		
4.2.2 Setbacks	4-9		
4.2.3 Open Spaces	4-15		
4.2.4 Landscaping	4-16		
4.2.5 Privacy and Security	4-17		
4.2.6 Sunlight and Ventilation	4-18		
4.2.7 Housing Choice	4-18		
4.2.8 Vehicle Access and Parking	4-19		
4.2.9 Public Domain and Traffic Management Works	4-20		
4.2.10 Design Details	4-24		
		4.3 Town Centre Masterplans	4-26
		4.3.1 Town Centre Masterplans - General	4-26
		Berowra Town Centre Masterplan	4-27
		Galston Town Centre Masterplan	4-28
		Mount Colah Town Centre Masterplan	4-29
		Pennant Hills Town Centre Masterplan	4-30
		Pennant Hills Town Centre Masterplan - Urban Design Guidelines	4-31
		Pennant Hills Town Centre Masterplan - Urban Design Guidelines	4-32
		Pennant Hills Town Centre Masterplan - Urban Design Guidelines	4-33
		Pennant Hills Town Centre Masterplan - Pedestrian Network	4-34
		Pennant Hills Town Centre Masterplan - Traffic Management	4-35
		4.4 Mixed Use Precincts	4-36
		4.4.1 Desired Future Character	4-37
		4.4.2 Design Quality - SEPP 65	4-38
		4.4.3 Site Requirements	4-39
		4.4.4 Scale	4-40
		4.4.5 Setbacks	4-41
		4.4.6 Building Form and Separation	4-43
		4.4.7 Open Spaces	4-45
		4.4.8 Privacy and Security	4-46
		4.4.9 Sunlight and Ventilation	4-47
		4.4.10 Housing Choice	4-47
		4.4.11 Landscaping	4-48
		4.4.12 Vehicle Access and Parking	4-49
		4.4.13 Public Domain and Traffic Management Works	4-50
		4.4.14 Key Development Principles	4-51
		Asquith Commercial Centre Precinct	4-52
		Bouvardia Street, Asquith Precinct	4-53
		Traffic Management Plan Improvement Plan, Asquith Precincts	4-54
		Palmerston Road, Waitara Precinct	4-55
		Normanhurst Road, Normanhurst Precinct	4-56
		Pennant Hills Road, Thornleigh Precinct	4-57
		Thompsons Corner, West Pennant Hills Precinct	4-58

4.5 Hornsby Town Centre	4-59
4.5.1 Desired Future Character.....	4-61
4.5.2 Design Quality - SEPP 65	4-66
4.5.3 Site Requirements.....	4-66
4.5.4 Scale	4-67
4.5.5 Setbacks	4-71
4.5.6 Open Spaces	4-79
4.5.7 Landscaping	4-82
4.5.8 Privacy and Security	4-84
4.5.9 Sunlight and Ventilation	4-85
4.5.10 Housing Choice	4-86
4.5.11 Vehicle Access and Parking	4-86
4.5.12 Public Domain and Traffic Management Works	4-93
4.5.13 Design Details	4-99

Introduction

This Part of the DCP applies to land within the business areas of Hornsby Shire. The business areas include land within the following zones: B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor.

The planning controls for the business areas are informed by the Ku-ring-gai and Hornsby Subregional Employment Study (2008) and the Dural Service Centre Retail and Commercial Study (2009). In addition, the planning controls for the Mixed Use Precincts in Section 4.4 of this chapter are informed by the Hornsby Shire Housing Strategy (2010). The commercial centres in Section 4.4 were identified by the Housing Strategy as being suitable for additional housing, in a mixed use built form, to assist meet Council's housing obligations into the future.

Hornsby Shire's business lands are competitively placed to attract business activity. Development in business areas will incorporate a range of employment generating land uses such as shops, offices, community facilities and services. Development should reinforce the role and function of the centre under the commercial centres hierarchy. In particular, Hornsby Town Centre, being a major centre, should be a major shopping and business centre serving the immediate and Subregional residential population with a shopping mall, Council offices, taller office and residential buildings, central community facilities and a minimum of 8,000 jobs.

Development is to be sited and designed to be environmentally sustainable, minimise land use conflicts and operate under appropriate environmental management measures to manage waste and minimise air, water and noise pollution. Development will be compatible with the existing or desired future character of the commercial area. Development will provide attractive, active and vibrant streetscapes and public domains. In mixed use developments this will involve an active commercial ground floor providing a broad podium for dwellings

Where sites contain a heritage item, are in the vicinity of a heritage item or within a conservation area, the provisions of Part 9 Heritage of the DCP apply. Changes to facades, setbacks, awnings and the like may not be feasible where heritage significance would be impacted upon.

4.1 Commercial Centres Hierarchy

4.1.1 Commercial Centres Hierarchy

Desired Outcome

- a. Development that reinforces the role and function of the centre in the commercial centres hierarchy.

Prescriptive Measures

- a. Development should reinforce the commercial centre hierarchy identified at Figure 4.1(a) and described in the following:

Strategic Centres

- b. Hornsby Town Centre is a Strategic Centre serving the North District. This centre should contribute to the civic, cultural, retail and economic requirements for the District. The centre should accommodate a diversity of employment opportunities and be the primary location for offices and services.

Local Centres

- c. Local Centres should provide a wide range of goods and services, including a supermarket, for the community. Trips to larger centres such as Hornsby Town Centre should only be required for higher order commodities. They typically contain a supermarket over 1,000m².

Neighbourhood Centres

- d. Neighbourhood Centres provide a range of smallscale retail and other services that serve the convenience needs of people that live and work in the surrounding neighbourhood. Higher order retail and commercial uses that serve the wider community are not located in neighbourhood centres.

Rural Village

- e. Rural villages provide retail, commercial and employment opportunities for their local community. They typically provide under 2,000m² of retail space, may contain a small neighbourhood supermarket (under 1,000m²) and are zoned RU5 - Village.

Enterprise Corridors and Business Development Nodes

- f. Enterprise Corridors and Business Development Nodes provide accommodation for local and district services that benefit from high levels of passing traffic such as start-up offices, light industry, motor showrooms, building supplies and bulky good retail. They provide essential population support services that meet the day to day needs of their surrounding community. They support the function of local centres.

Strategic Centre		
■ Hornsby TownCentre		
Local Centres		
■ Thornleigh Village	■ Asquith Village	■ Galston Road Village
■ Cherrybrook Village	■ West Pennant Hills Village	■ Westleigh Village
■ Pennant Hills Village	■ Berowra Village	■ Pacific Highway Mount Kuring-Gai
■ Berowra Heights Village	■ Dural Service Centre	■ Waitara Village
■ Beecroft Village		
Neighbourhood Centre		
■ Appletree Drive, Cherrybrook	■ Galston Road, Hornsby Heights	■ Pacific Highway, Cowan
■ Dangar Island	■ Malton Road, North Epping	■ Parklands Road, Mount Colah
■ David Road, Castle Hill	■ Myrtle Street, Normanhurst	■ Wisemans Ferry
■ Denman Parade, Normanhurst	■ Mount Colah Village	■ Sefton Road, Thornleigh
■ Balmoral Street, Waitara		■ Yallambee Road, Berowra
■ Brooklyn Village		
Rural Village		
■ Dural Rural Village		
Enterprise Corridor and Business Development Nodes		
■ Pennant Hills Road, Pennant Hills		
■ Pennant Hills Road, Thornleigh		
■ Pacific Highway, Waitara		

Figure 4.1(a): Commercial Centres Hierarchy.(C)

4.2 Business Lands

The following provides controls for the development of land zoned B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor.

Some business zoned properties are not subject to the controls in this section as detailed in Table 4.2(a):

Table 4.2(a): Business Zones Subject to Other DCP Provisions

Business Zone Precincts	DCP Reference
Mixed Use Housing Strategy Precincts	
Asquith Commercial Centre precinct	4.4
Bouvardia Street, Asquith precinct	4.4
Palmerston Road, Waitara precinct	4.4
Normanhurst Road, Normanhurst precinct	4.4
Pennant Hills Road, Thornleigh precinct	4.4
Thompsons Corner, West Pennant Hills precinct	4.4
Hornsby Town Centre	4.5

4.2.1 Scale

Desired Outcome

- a. Development with a height, scale and intensity compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Height

- a. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.2.1(a).

Table 4.2.1(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Mixed Use Building Maximum Storeys (excluding basement carparking)	Commercial Building Maximum Storeys (excluding basement carparking)
I	8.5m	2	2
K	10.5m	2	2
M	12m	3	3
N	14.5m	4	3
O1	16m	4	4
O2	16.5m	5	4
Q	20.5m	6	5
S	23.5	7	6
U	32.5m	10	8
X	48m	15	12
AA	72m	22	18

- b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- c. A podium should be provided in accordance with the applicable Masterplan in Section 4.3. Where podium controls are not specified on a Masterplan, buildings should incorporate a podium that:
 - presents a human scale at the street frontage,
 - incorporates commercial floor space,
 - has a maximum height of 8.5 metres (2 storeys),
 - incorporates a minimum setback of 3 metres from podium facades for upper levels facing a primary or secondary street, and

- has an active frontage to the public domain.
- d. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

Floor Space Ratio

- e. The maximum floor space ratio for business lands shall be in accordance with the HLEP *Floor Space Ratio Map* as follows:

Table 4.2.1(b): Summary of HLEP FSR Provisions

HLEP Area	Maximum Floor Space Ratio
D	0.5:1 (+ FSR variations for Area 5)
F	0.6:1 (+ FSR variations for Area 7)
H	0.7:1
I	0.75:1
L	0.9:1
N	1:1 (+ FSR variations for Areas 4, 5 & 6)
S	1.5:1
T	2:1
Y	4.5
AA	6

- f. On identified sites, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space ratio variation are provided in Clause 4.4 of the HLEP.

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.

A mixed use building described above comprises a building with a commercial podium and residential floors above.

Shop top housing means one or more dwellings located above ground floor retail premises or business premises.

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).

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

As detailed in Clause 4.5 of the HLEP, the floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of gross floor area.

Storey controls are based on a typical industrial floor to floor height of 5 metres, commercial floor to floor height of 4 metres, residential floor to floor height of 3 metres and some roof projections. The storey controls provided in the DCP are a best fit for the height controls (metres) provided in the HLEP.

4.2.2 Setbacks

Desired Outcome

- a. Setbacks that complement the streetscape and establish a “pedestrian-friendly” scale for primary and secondary retail frontages.
- b. Setbacks that maintain the amenity of adjoining land uses.

Prescriptive Measures

General

- a. Buildings should comply with the locality setback diagrams in this element, Figures 4.2(b) to 4.2(i).
- b. Where controls are not specified on the setback diagrams, all buildings and structures should comply with the setbacks prescribed in Table 4.2.2(a):

Table 4.2.2(a): Minimum Boundary Setbacks

Setback	Minimum Building Setback
Front Boundary (to all roads)	0m
Side Boundary (including balconies)	0m unless adjoining a residential or open space zone
Rear Boundary	0m unless adjoining a residential or open space zone
Side and Rear Boundaries (where the site adjoins a residential or open space zone)	A minimum of: 1m for buildings up to 8.5m high, and 3m for buildings above 8.5m high

- c. Where a property adjoins a boundary with a residential landuse, greater setbacks may apply to the upper storeys in accordance with the separation controls in Section 4.2.5 Privacy and Security.
- d. A podium should be provided in accordance with the applicable Masterplan in Section 4.3. Where podium controls are not specified in the DCP, buildings should incorporate a 8.5 metre (2 storey) podium with floorspace above that is setback at least 3 metres from the external enclosing walls of the commercial podium facade below.
- e. A transition in setbacks should be provided at sensitive interface areas adjacent to heritage items.

Setbacks to Landscape Features

- f. The setback of buildings and ancillary facilities from the property boundary may need to be increased to maintain landscape features, as detailed in Section 4.2.4 of this DCP.

Setback Encroachments

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

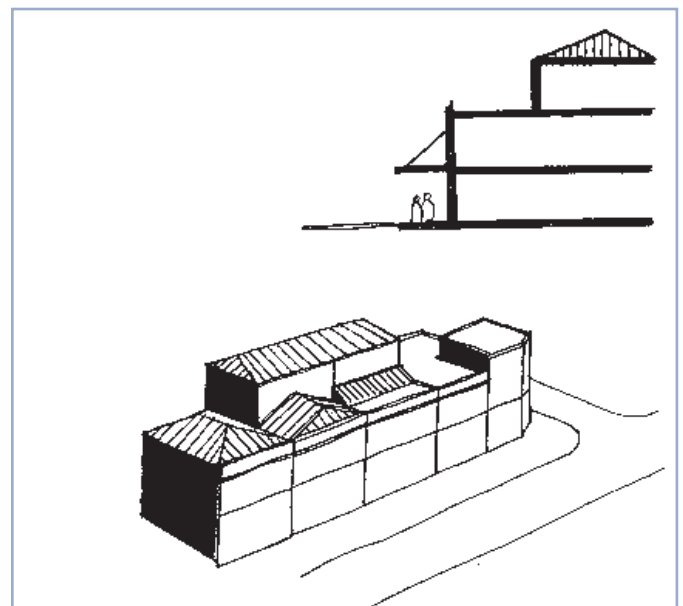


Figure 4.2(a): Setback principles, including a podium.(I)

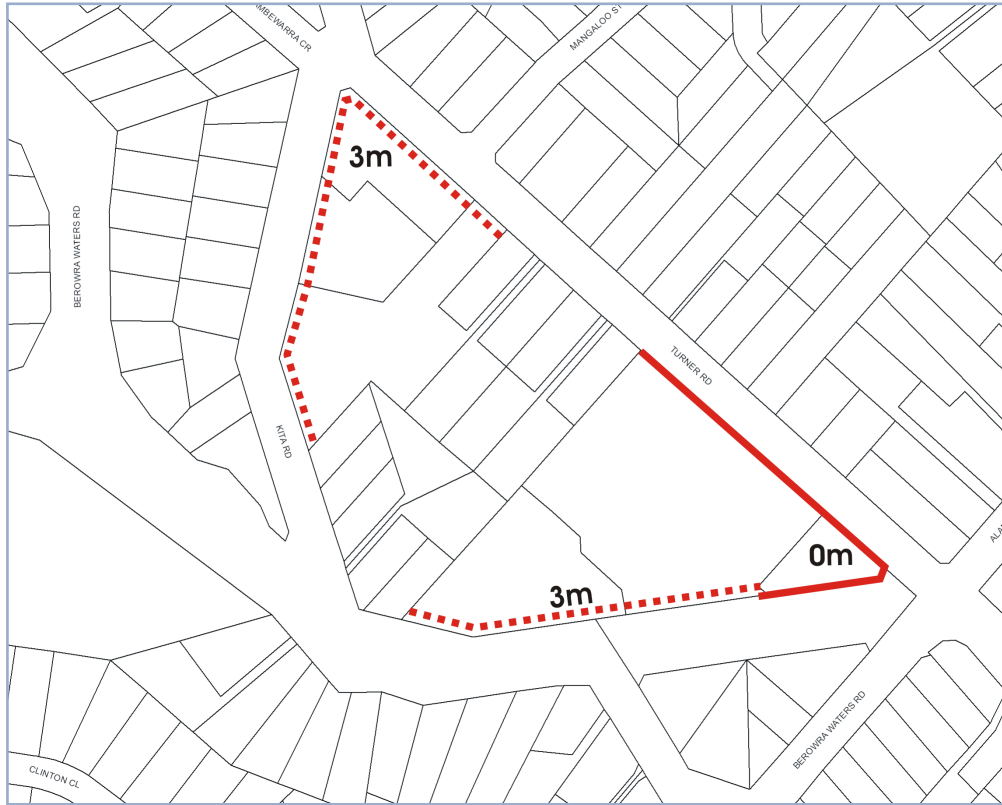


Figure 4.2(b): Berowra Heights Setbacks. (C)

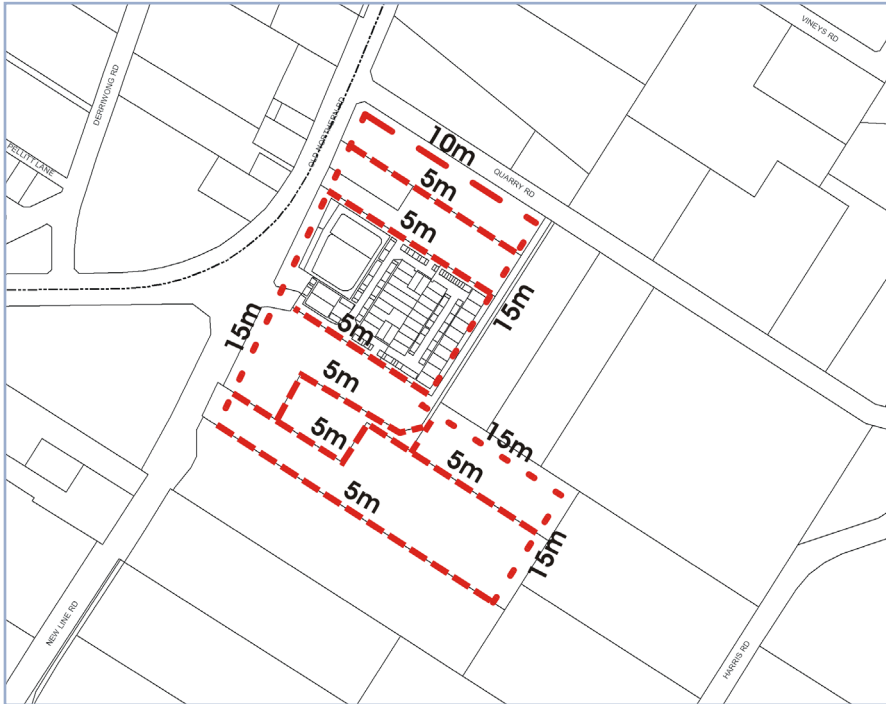


Figure 4.2(d): Dural Service Centre Setbacks.(C)



Figure 4.2(e): Hornsby (Bridge Road) Setbacks. (C)

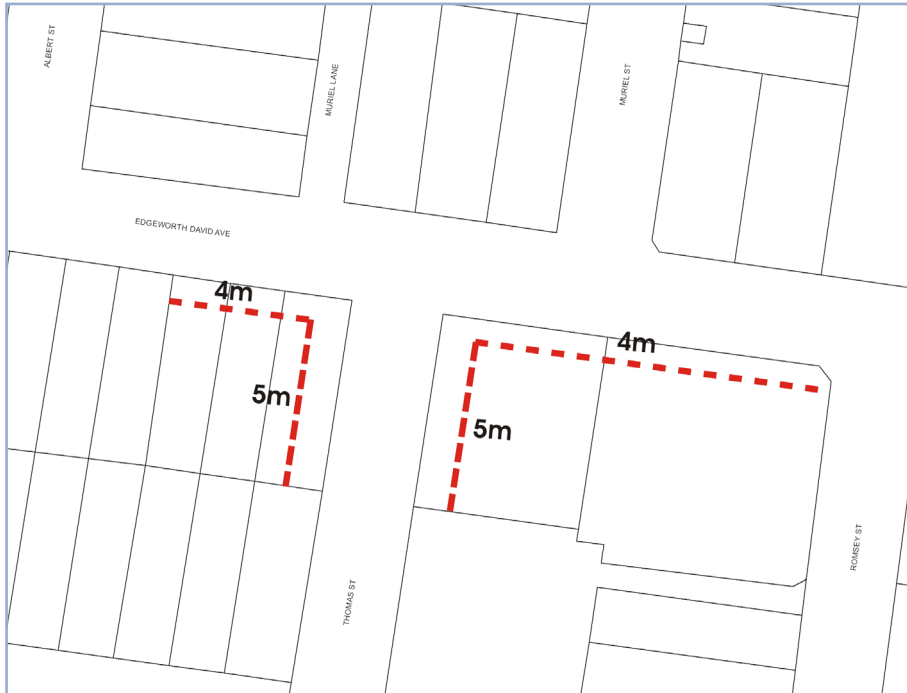


Figure 4.2(f): Hornsby (Romsey Street) Setbacks.(C)

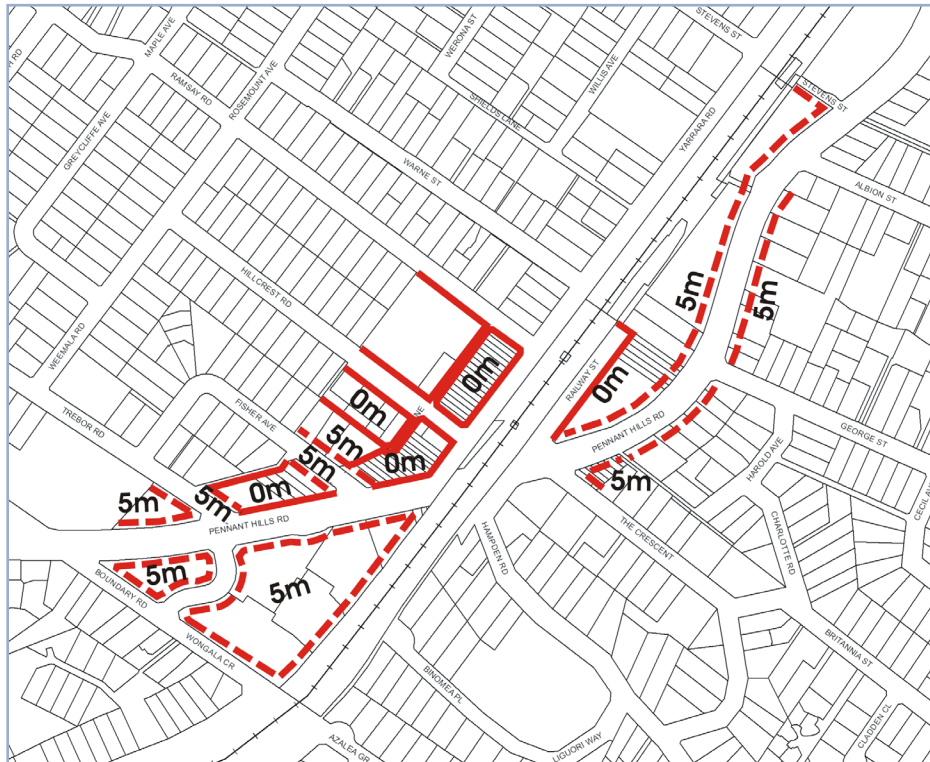


Figure 4.2(g): Pennant Hills Setbacks.(C)

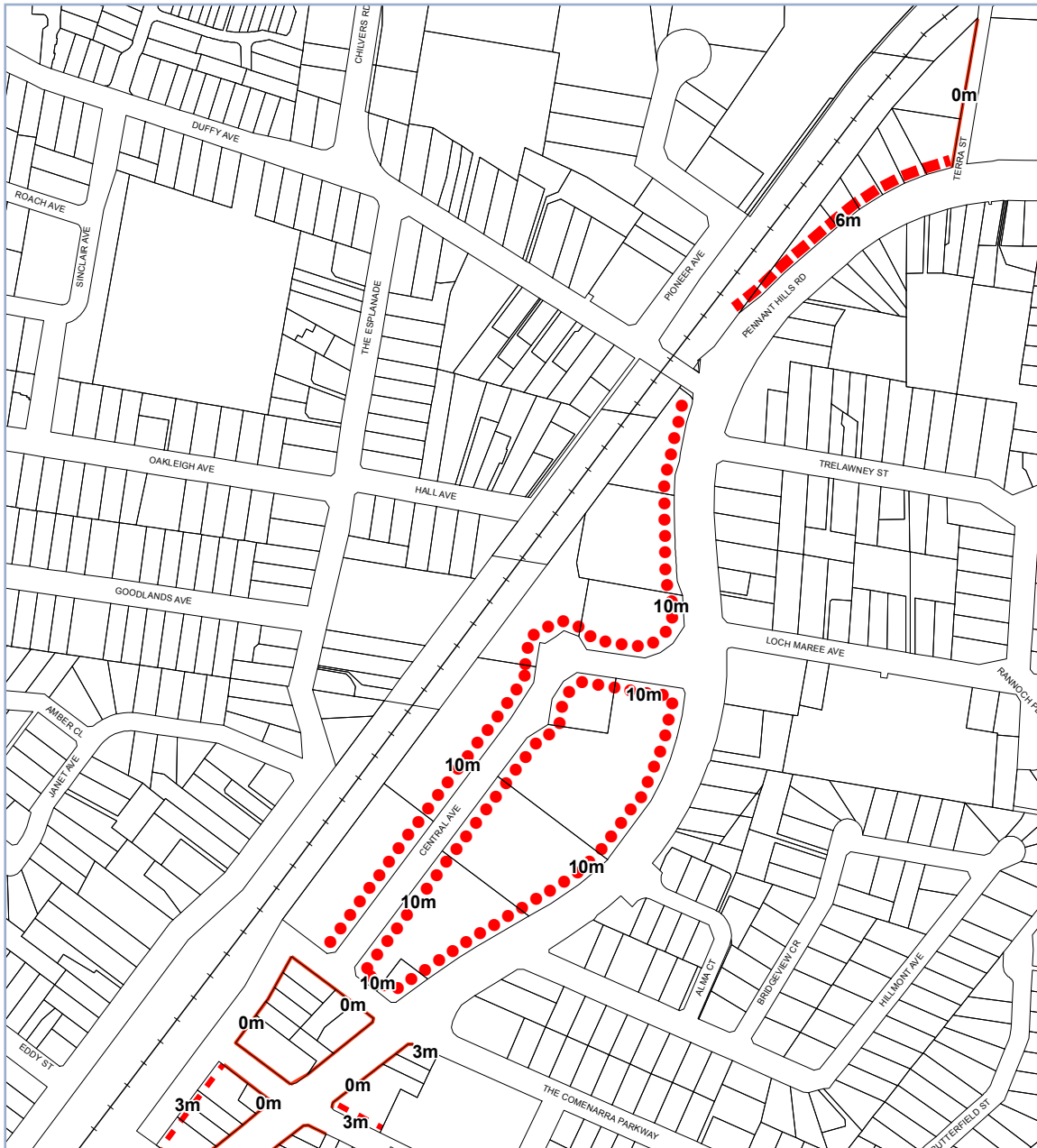


Figure 4.2(h): Thornleigh Setbacks. The setback controls in Section 4.4 of the DCP supersede the above setback diagram in the event of any inconsistency.(C)

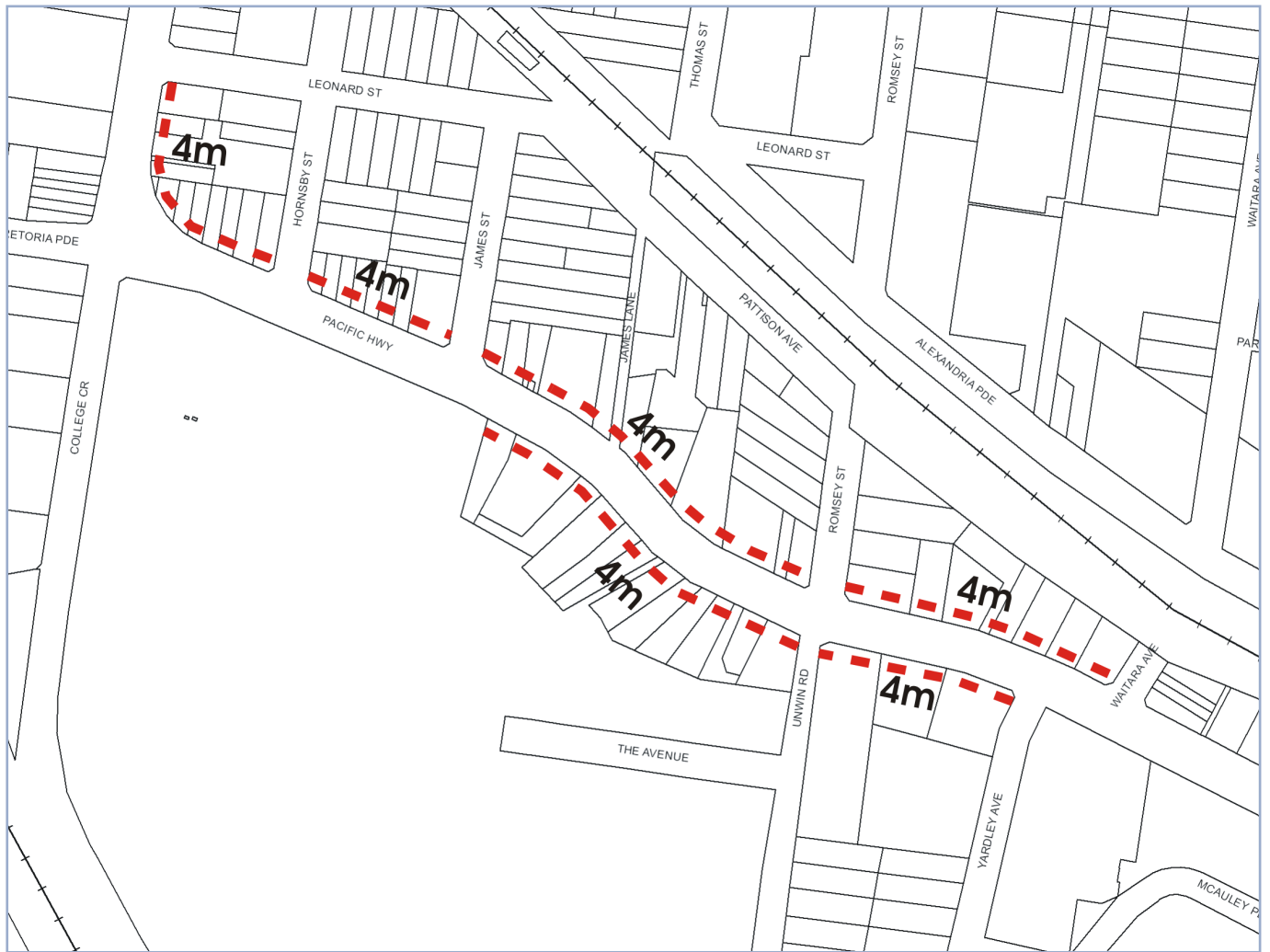


Figure 4.2(i): Waitara Setbacks.(C)

4.2.3 Open Spaces

Desired Outcome

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

Prescriptive Measures

General

- a. Public places including parks and squares should be provided in accordance with the adopted Masterplans.

Private Open Space

- b. Every dwelling should be provided with a principal private open space in accordance with Table 4.2.3(a).

Table 4.2.3(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
Studio	4m ²	1m
1 Bed Unit	8m ²	2m
2 Bed Unit	10m ²	2m
3+ Bed Unit	12m ²	2.4m
Ground or podium level	15m ²	3m

- c. 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.
- d. Enclosure of private open space areas as ‘wintergardens’ should be avoided. Wintergardens may be considered where the elevation of a building fronts a rail corridor.

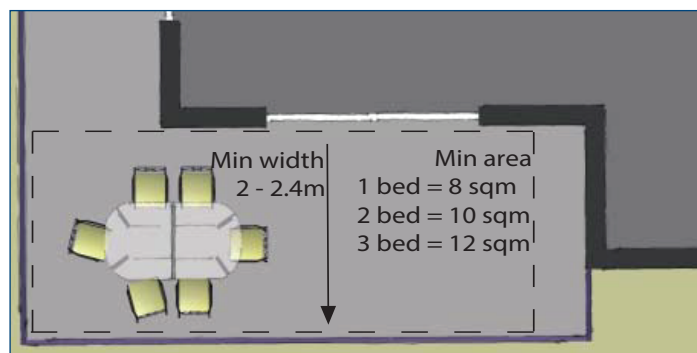


Figure 4.2(j): Private open space in a residential flat.(l)

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 area.

Communal Open Space

- f. A principal communal open space area should be provided for 8-10 storey developments with more than 10 dwellings as follows:
 - be located on a podium,
 - 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,
 - achieve a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter),
 - be located to provide direct sight lines and convenient access from the building lobby,
 - be sited and designed to protect the amenity of adjacent dwellings, and
 - provide for some shade protection during summer.

4.2.4 Landscaping

Desired Outcome

- a. Development that contributes to attractive streetscapes by providing shade along pedestrian frontages and screen planting along boundaries.
- b. Development that preserves significant trees that add to the environmental character of the commercial centre.

Prescriptive Measures

General

- a. Landscaping should be included in building setback areas to complement the appearance of the building.
- b. Setbacks from sensitive areas should be fully landscaped.
- c. Primary and secondary retail frontages should be landscaped with tree-plantings combined with paving in accordance with the following:
 - Street tree planting should be provided where appropriate having regard to site lines, footpath widths, underground services and awnings. Consideration should be given to the use of trees to provide shade in summer and allow sunlight in winter when selecting and positioning trees.
 - Pavements within each precinct should be of a consistent design, constructed of durable and non-slip modular units that are resistant to fading, discolouration and chipping, and that may readily be removed and replaced following future installation of in-ground services.
- d. Landscaping along Old Northern Road and New Line Roads should incorporate grass swales and dense vegetation planting.

Shop Top Housing

- e. Residential levels should be landscaped with native or exotic species in planter boxes watered by recycled grey water or stormwater to provide screening.
- f. Where communal open space is required, these spaces should include lawn areas surrounded by hedges of shrubs.

Retention of Landscape Features

- 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.

Fencing

- h. Fencing is discouraged in the primary and secondary boundary setbacks.
- i. Allotments adjoining residential lands should be fenced with appropriate residential style fencing.
- j. Fencing enclosing private residential courtyards may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.
- k. Fencing associated with development in the Dural Service Centre should not be provided within the setback areas of main or local roads.

Notes:

Sensitive areas include any adjoining residential lands, community uses, educational uses, public open spaces and recreational areas.

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

Main roads

Development adjoining roads that are subject to Section 2.119 of the Transport and Infrastructure SEPP require separate approval from the RMS for access to State and Regional Roads as classified by the Roads and Maritime Services (RMS). A list of classified and unclassified main roads for Hornsby Shire as of September 2016 is provided in Annexure C.

4.2.5 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. For development at the interface of a commercial area and a residential zone, development should encourage views from the commercial area to the horizon rather than downward onto residential areas.
- b. The commercial and residential component of development should be distinguished in terms of building entries and private, communal and public open space.
- c. Orient dwellings living rooms and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.
- d. Building separation should comply with Part 2F Building Separation of the *SEPP 65 Design Quality of Apartment Development*, Apartment Design Guide.
- e. For properties with a boundary interface with a lower density zone, an additional 3 metre building separation should be provided.
- f. Where communal open space is required, balconies, terraces or bedroom windows near communal areas should be screened or separated from the street and active communal areas by landscaping to protect the privacy of dwelling occupants.
- g. Common residential lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.

Security

- h. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.
- i. Private open spaces, living room windows, commercial unit windows and lobbies should be designed and oriented to overlook the street and communal open spaces on the site.
- j. 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.

- k. Where a mix of land uses are proposed, separate, secure access should be provided to lift lobbies, basements and communal storage areas.

Notes:

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.

4.2.6 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

General

- a. On 22 June, public open space areas, plaza areas and footpaths should receive 2 hours of sunlight between 9am and 3pm to at least 50% of the area.
- b. 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.
- c. Principal communal open space should receive a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).
- d. Every habitable room should have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room.
- e. A window should be visible from any point in a habitable room.
- f. 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.

4.2.7 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 10% of proposed dwellings should be Adaptable Housing, designed to meet the needs of residents as they age.
 - At least 20% of proposed dwellings should be Universal Design housing in accordance with the Livable Housing Guidelines (2012) silver level design features.
 - Adaptable and Universal Design 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 Universal Housing and Adaptable Housing.

4.2.8 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

Vehicular Access

- a. Access to garages and storage areas should be confined to side and rear facades, with access from main roads avoided.
- b. For development in the Dural Service Centre, vehicular access to New Line Road should be via service lanes and vehicular access to Old Northern Road should be via service roads, in accordance with the Traffic Management Strategy as discussed at Section 4.2.9.

Note:

Refer to Part 1 'General' of the DCP for car parking, service vehicle, bicycle parking provisions and ancillary general design requirements.

Main roads

Development adjoining roads that are subject to Section 2.119 of the Transport and Infrastructure SEPP require separate approval from the RMS for access to State and Regional Roads as classified by the Roads and Maritime Services (RMS). A list of classified and unclassified main roads for Hornsby Shire as of September 2016 is provided in Annexure C.

Parking

c. On-site car parking should:

- be provided behind buildings or beneath buildings in a basement,
- not be sited within a front setback area,
- be accessed via rear laneways or side streets where available,
- be screened from the street and other public areas by landscaping,
- design the basement car park entrance to incorporate other facade elements such as overhanging balconies or side planter boxes in the composition of the facade,
- All ramps are to be designed as two way ramps accordance with AS 2890.1 and AS 2890.2, and
- All ramps are to be designed in accordance with the exits and entry widths of AS 2890.1 and AS 2890.2.

Ancillary Fixtures and Facilities

- d. 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.

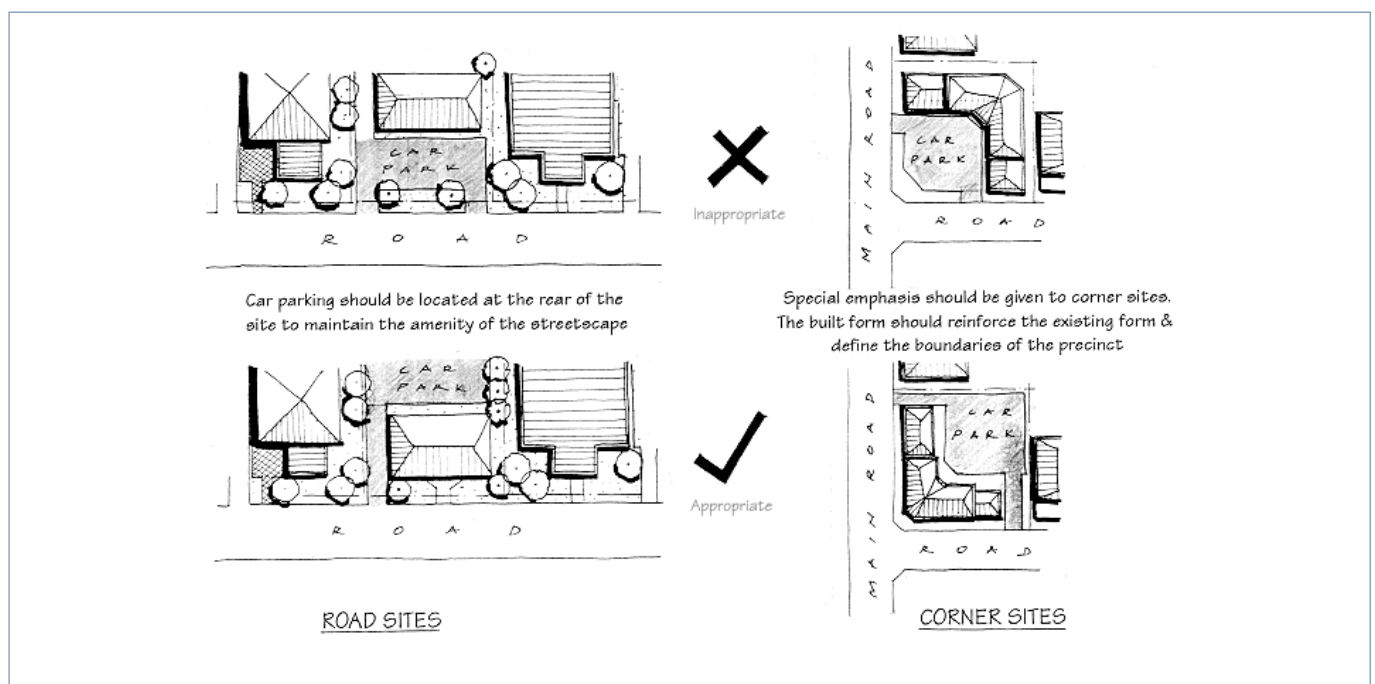


Figure 4.2(k): Car park siting principles.(l)

4.2.9 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 workers, residents and visitors.
- b. Embellishment of the public domain should include street furniture, new street plantings, and footpath improvements.
- c. Dedicated pedestrian paths should be provided in front of businesses and continuous awnings should be provided along principal active street frontages.
- d. Pedestrian linkages shown on the Town Centre Masterplans (see Section 4.3) and Town Centre Linkage diagrams (see Annexure B) should be provided and reinforced as safe, accessible and vibrant pedestrian areas.
- e. Mixed use development within centres should enhance the role of the public domain as a meeting and gathering place and should encourage active use of the public domain through active street frontages.
- f. Balconies should not be located on, or overhang the road reservation.
- g. For development incorporating shopfront awnings, the awnings should be continuous and setback from the edge of the kerb in accordance with Council or the Roads and Maritime Services requirements.

Outdoor Dining

- h. Outdoor dining areas should be located in areas with good amenity, landscape, outlook, solar access in winter, shading in summer and a compatible local traffic environment.

Note:

Outdoor dining proposed on Council land should comply with *Council's Outdoor Dining Code*.

Traffic Management Works

- i. Traffic management works should be undertaken in accordance with the traffic improvements identified in the Town Centre Masterplans (see Section 4.3) and Figure 4.2(m) Traffic Improvement Plan.
- j. Council or the relevant authority 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.
- k. 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.

Dural Service Centre - Traffic Management

- l. Applicants should liaise with the Roads and Maritime Services and Council to determine the extent of any road works required along New Line Road, in accordance with the Traffic Management Strategy (see Figures 4.2(m) and 4.2(n)).
- m. Service lanes should be provided in accordance with the Traffic Management Strategy (see Figures 4.2(m) and 4.2(n)).

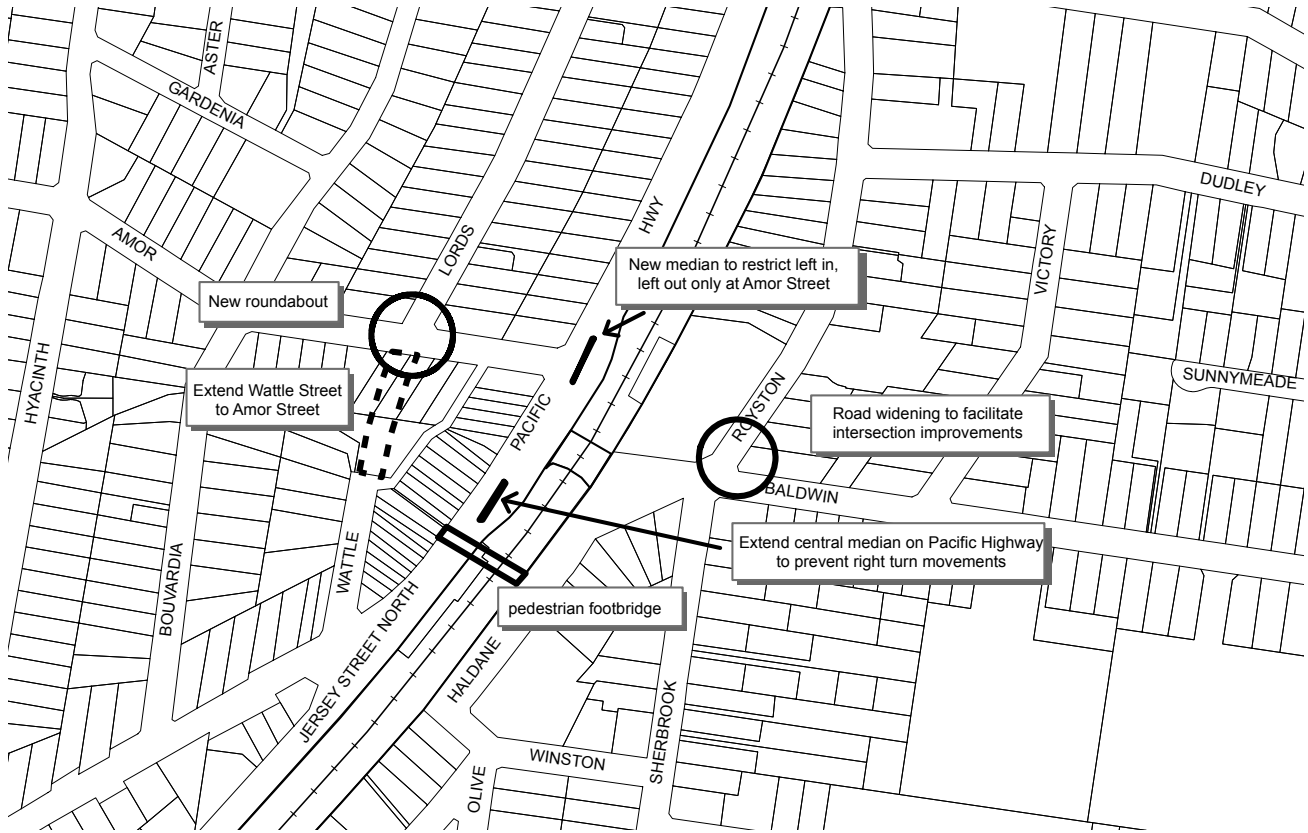


Figure 4.2(l): Traffic Management Improvement Plan - Asquith.(C)

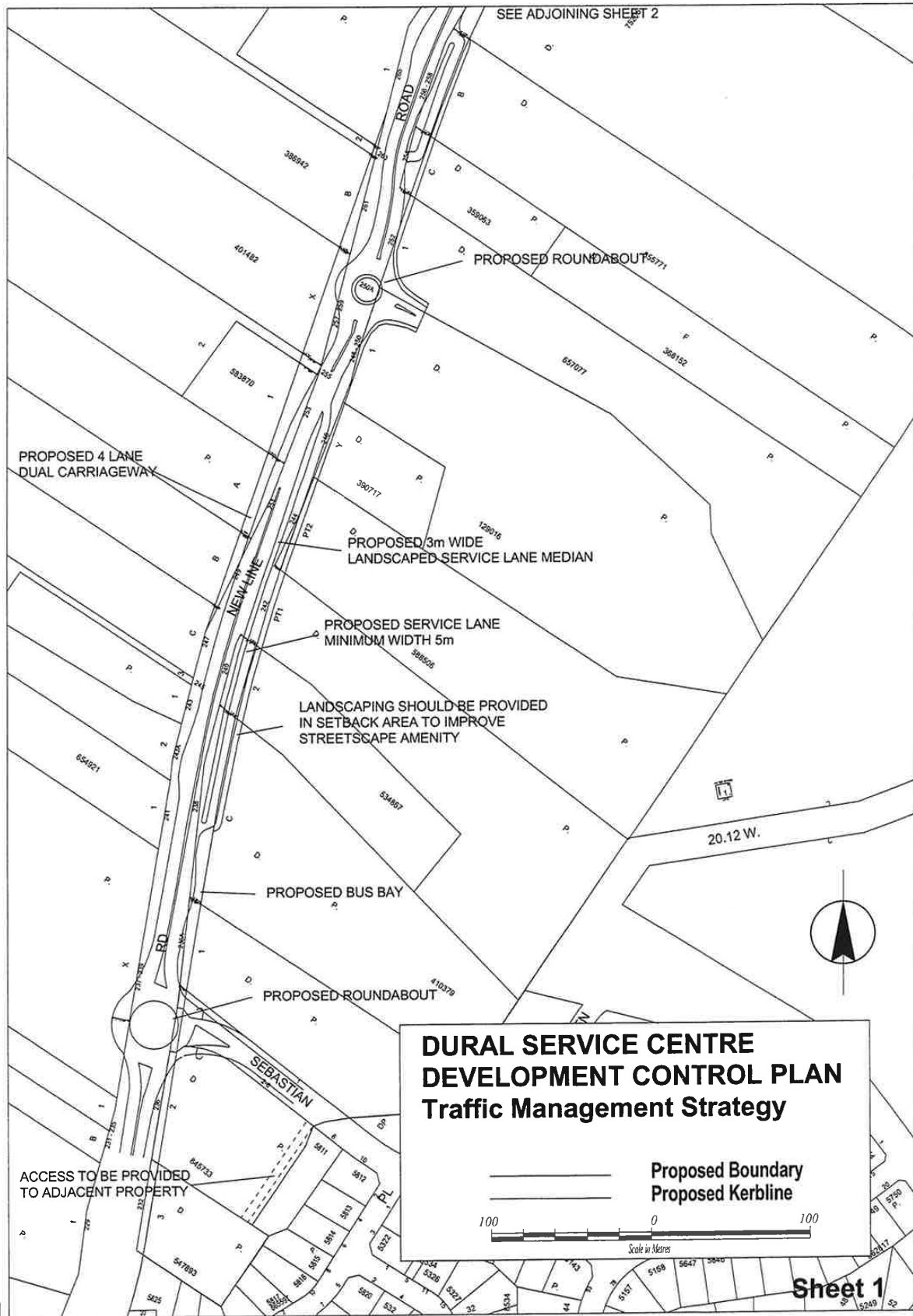


Figure 4.2(m): Dural Service Centre Traffic Management Strategy - Sheet 1.(C)

4.2.10 Design Details

Desired Outcome

- a. Development that contributes positively to the streetscape and the creation of a vibrant active precinct.

Prescriptive Measures

General

- a. Building design should:
- have an external appearance that provides for a distinctive base, middle and top,
 - provide active commercial ground floor uses that are at the same general level as the public footpath and are accessible directly from the public domain,
 - provide frontages on upper levels that facilitate passive surveillance of the street,
 - incorporate awnings that relate to the architecture of the facade and provide for continuous shelter for pedestrians, and
 - embody active living principles.

- b. Corner buildings should be designed to:

- address both streets,
- incorporate distinctive features to enhance the streetscape, and
- incorporate a splayed or square recess treatment to give form to the intersection and provide more circulation space for pedestrians at the corner.

- c. 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.

Note:

These controls apply to all developments unless contrary to the Masterplans that prevail in the event of any inconsistency.

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 4.2(o): A two - three storey development with an active commercial ground floor.(l)

Facades

- d. Continuous active frontages are to incorporate windows and doors and avoid long expanses of blank walls along street frontages or other public areas.
- e. Infill buildings should be designed to reinforce continuity, symmetry and unity in the streetscape (see Figure 4.2(p)).
- f. Materials should relate to the context of buildings within the area to achieve continuity and harmony.
- g. Large areas of glass may be included, however, mirror glass with a reflectivity in excess of 15 percent should be avoided.
- h. Where adjacent to bushland areas, buildings should have recessive colours and external finishes consistent with the nearby bushland areas (i.e. grey greens, grey blues, browns etc).
- i. A balance between horizontal and vertical elements should be provided through careful placement of windows, colour patterns and signage.
- j. Security screens, grilles and bars should provide minimum 60 percent transparency.



Figure 4.2(p): Infill development design principles.(C)

4.3 Town Centre Masterplans

4.3.1 Town Centre Masterplans - General

Desired Outcome

- a. Orderly development that is consistent with the principles in the Town Centre Masterplans.

Prescriptive Measures

- a. Town Centre Masterplans apply to the following localities:
 - Berowra,
 - Galston,
 - Mount Colah, and
 - Pennant Hills.
- b. Development should be designed to embody the principles of the relevant Town Centre Masterplans.
- c. Vehicular access should be rationalised in accordance with the relevant Masterplan.
- d. Pedestrian thoroughfares should be provided in accordance with the relevant Masterplan.

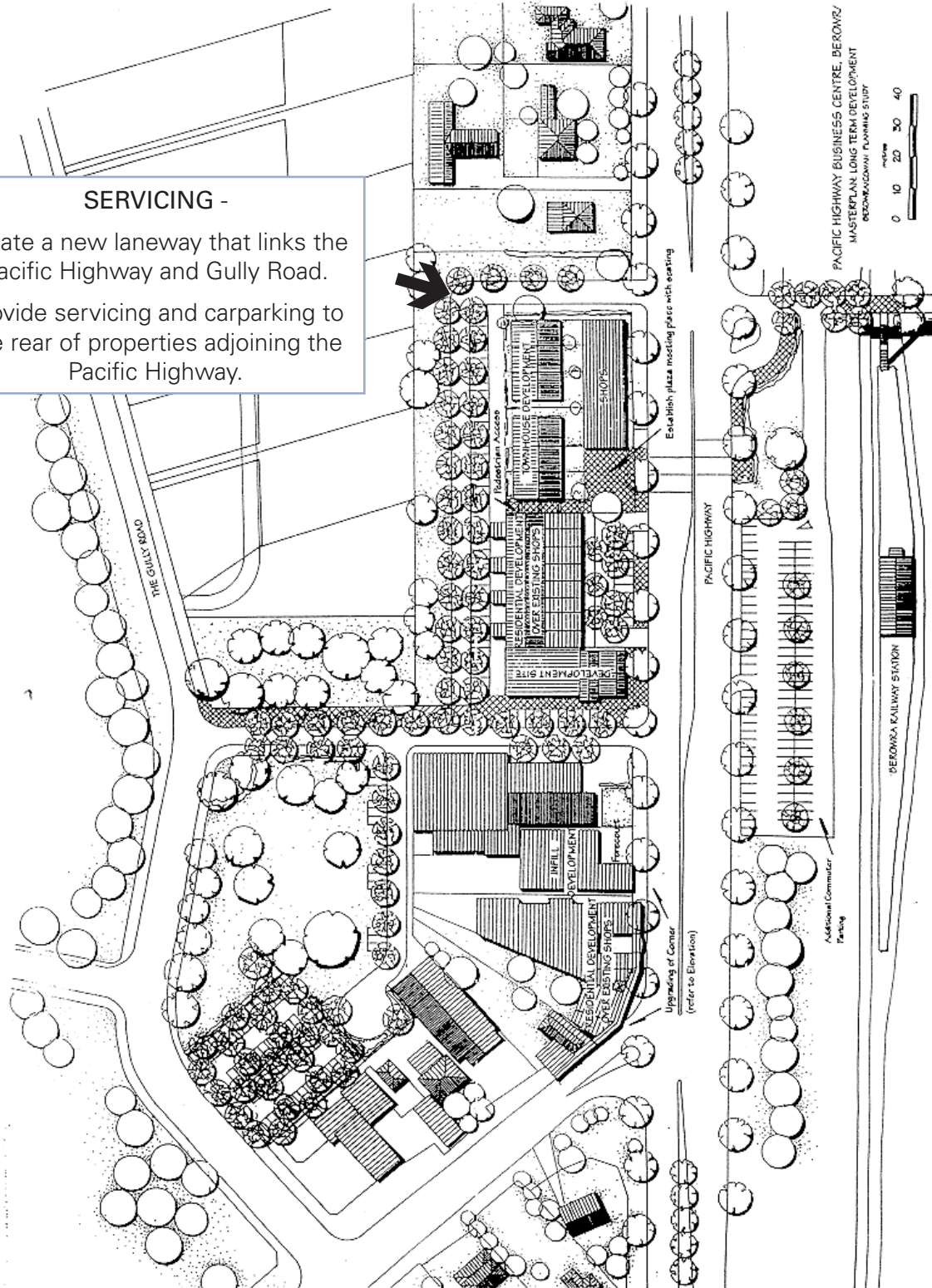
Note:

The Masterplan diagrams are indicative only and are not to scale.

The Masterplan may comprise one or more diagrams for a locality. All of the diagrams comprise prescriptive measures.

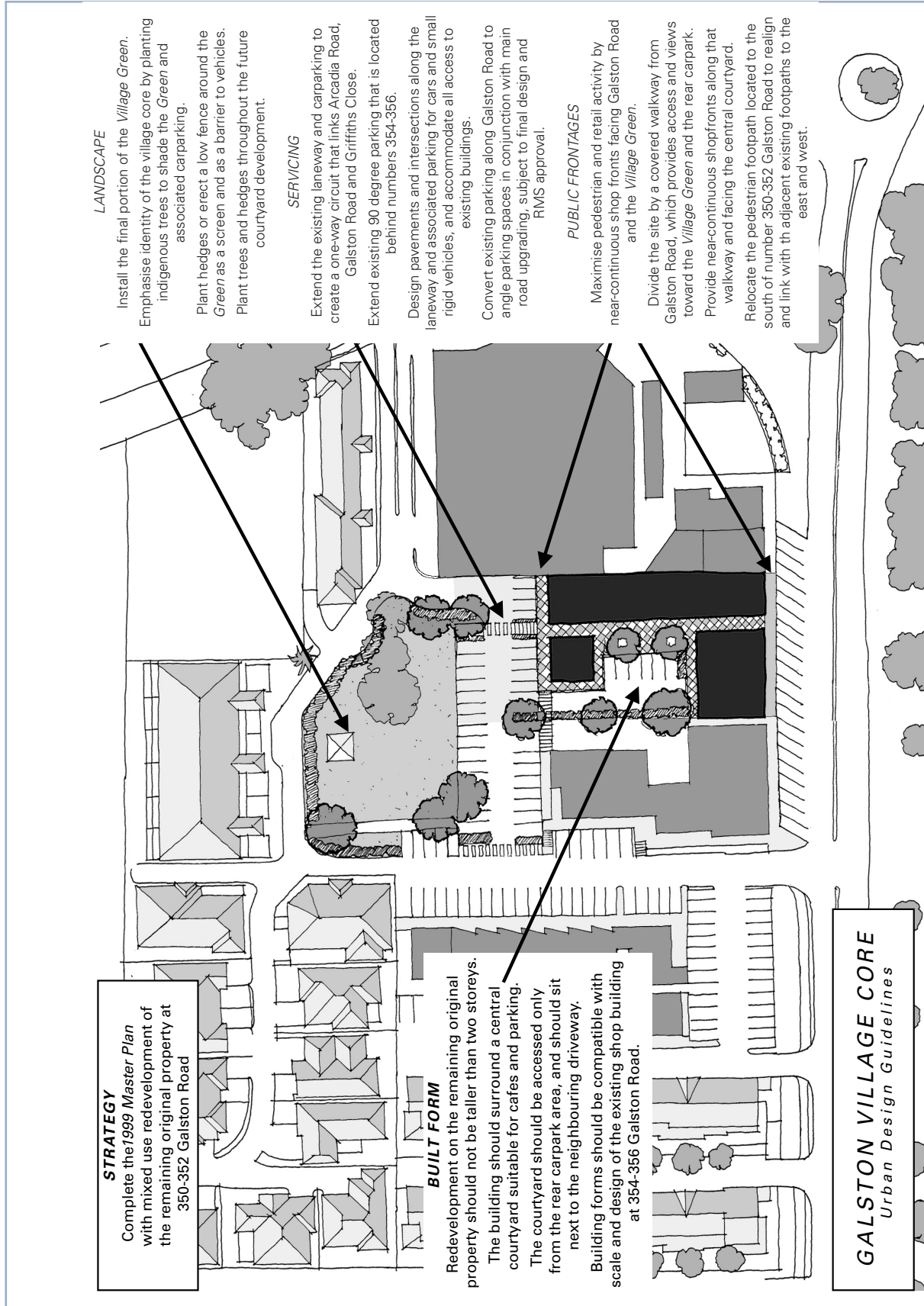
Berowra Town Centre Masterplan

SERVICING -
Create a new laneway that links the Pacific Highway and Gully Road.
Provide servicing and carparking to the rear of properties adjoining the Pacific Highway.

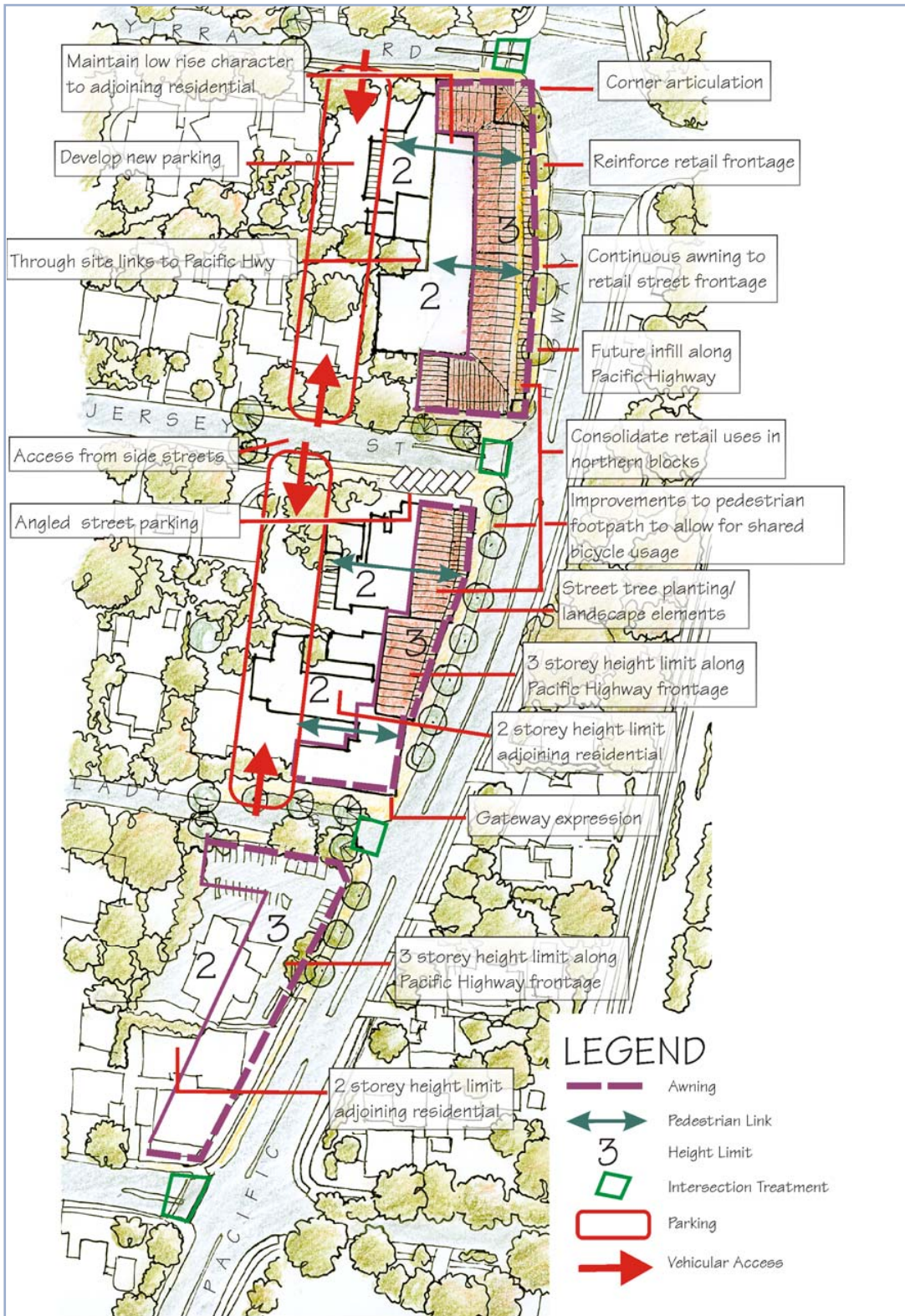


PACIFIC HIGHWAY BUSINESS CENTRE BEROWRA
MASTERPLAN LONG TERM DEVELOPMENT
2020-2040 (Planning Study)

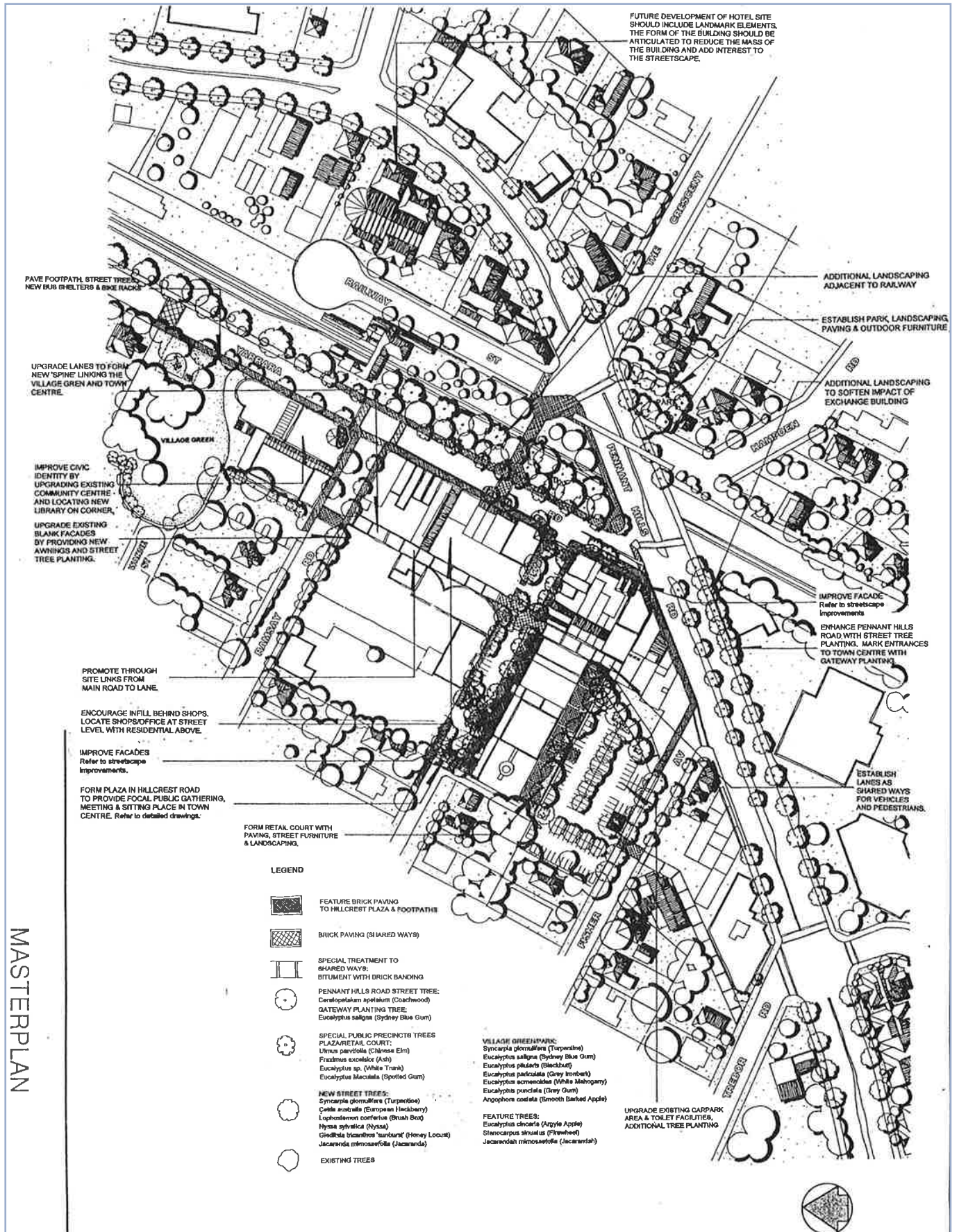
Galston Town Centre Masterplan



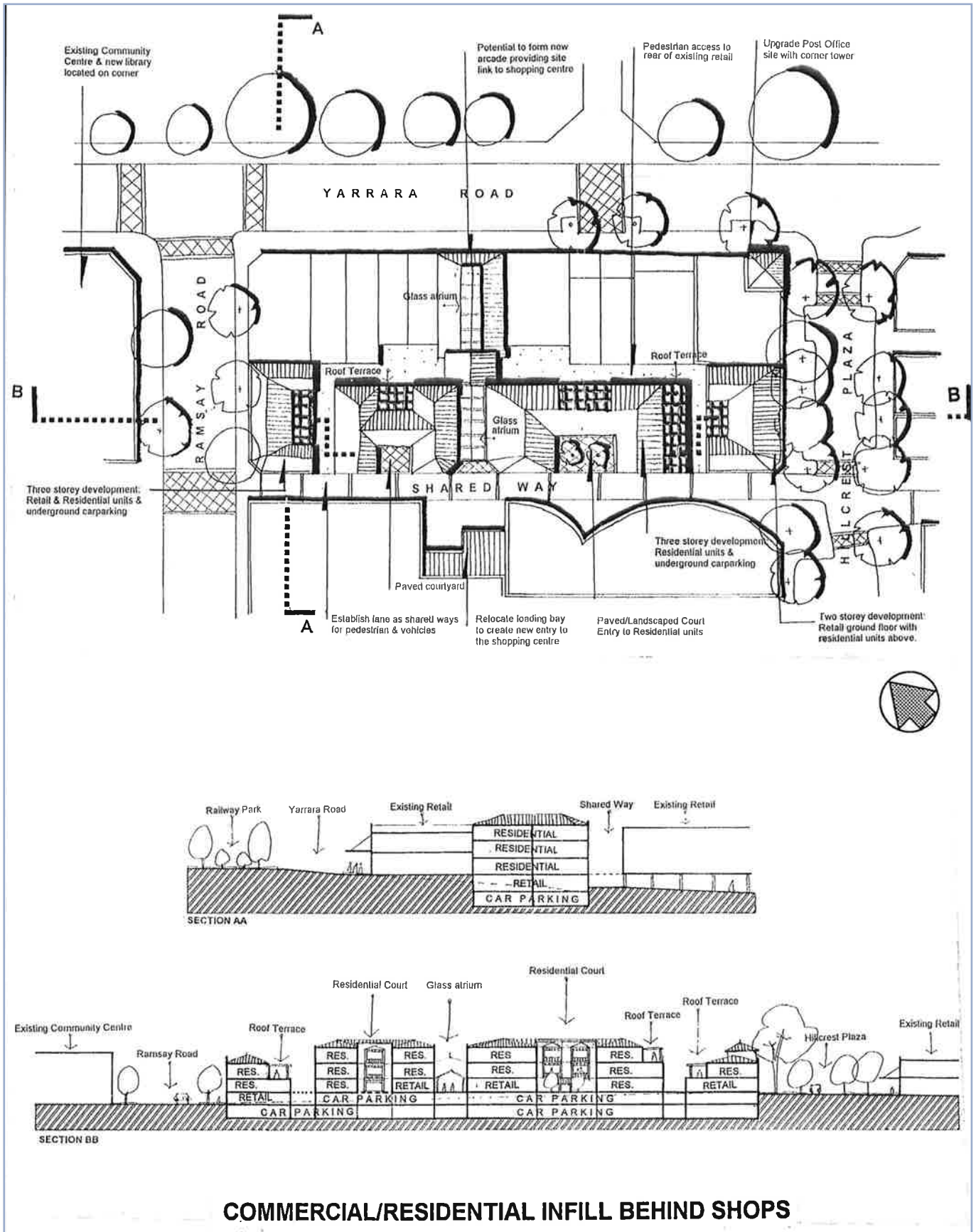
Mount Colah Town Centre Masterplan



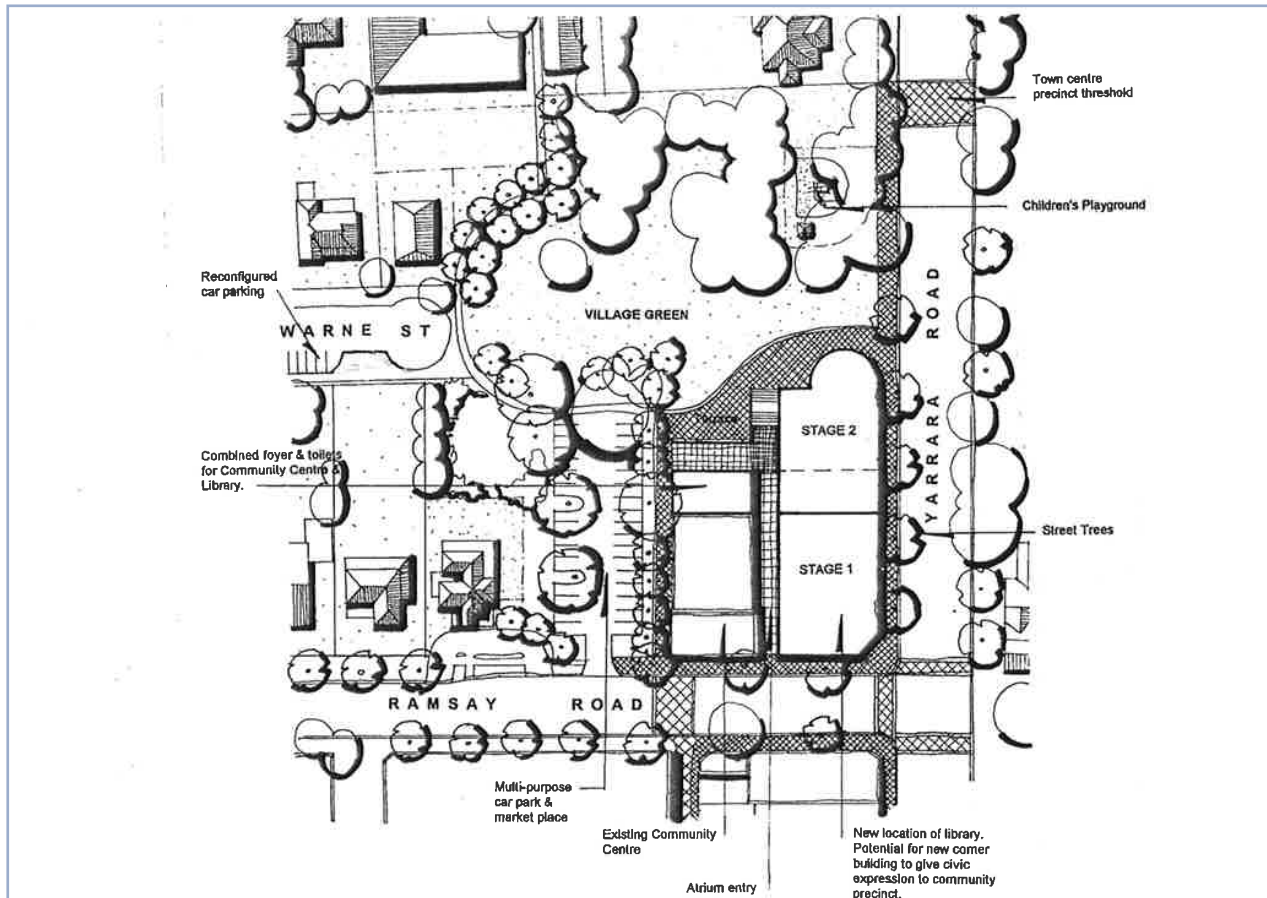
Pennant Hills Town Centre Masterplan



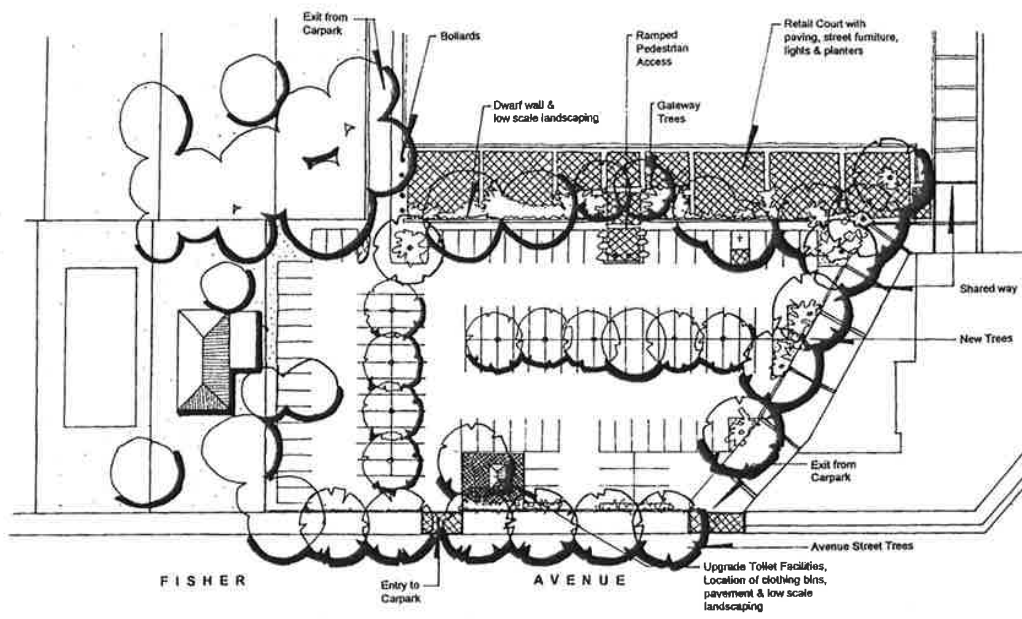
Pennant Hills Town Centre Masterplan - Urban Design Guidelines



Pennant Hills Town Centre Masterplan - Urban Design Guidelines

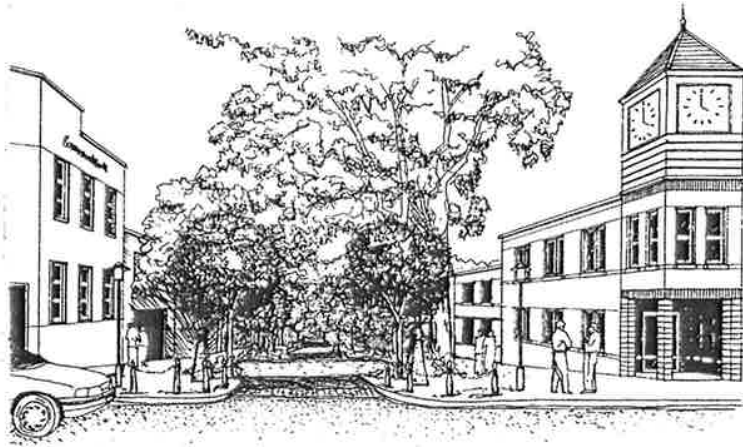


The Village Green/Library

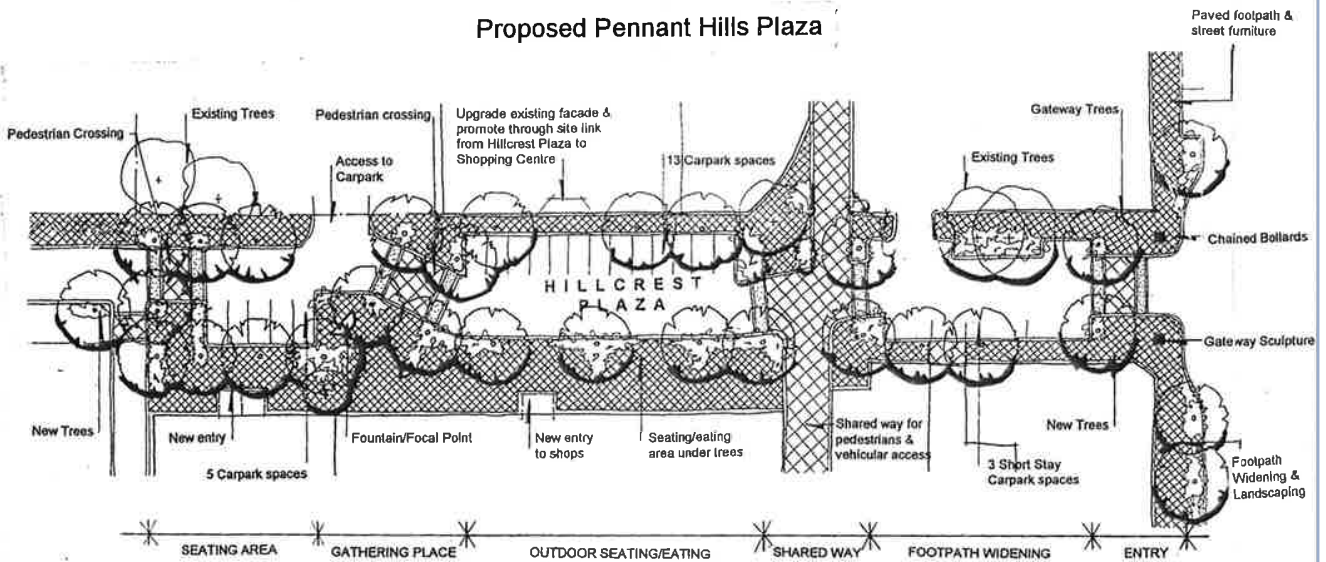


Upgrade of Fisher Avenue carpark & Retail Court

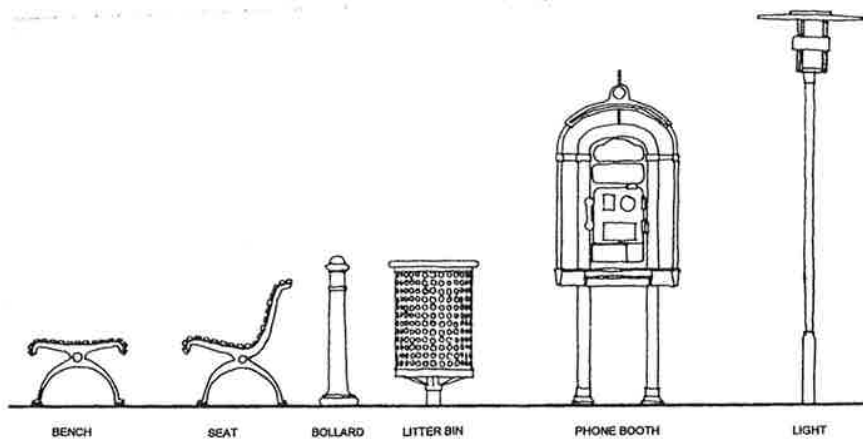
Pennant Hills Town Centre Masterplan - Urban Design Guidelines



Proposed Pennant Hills Plaza

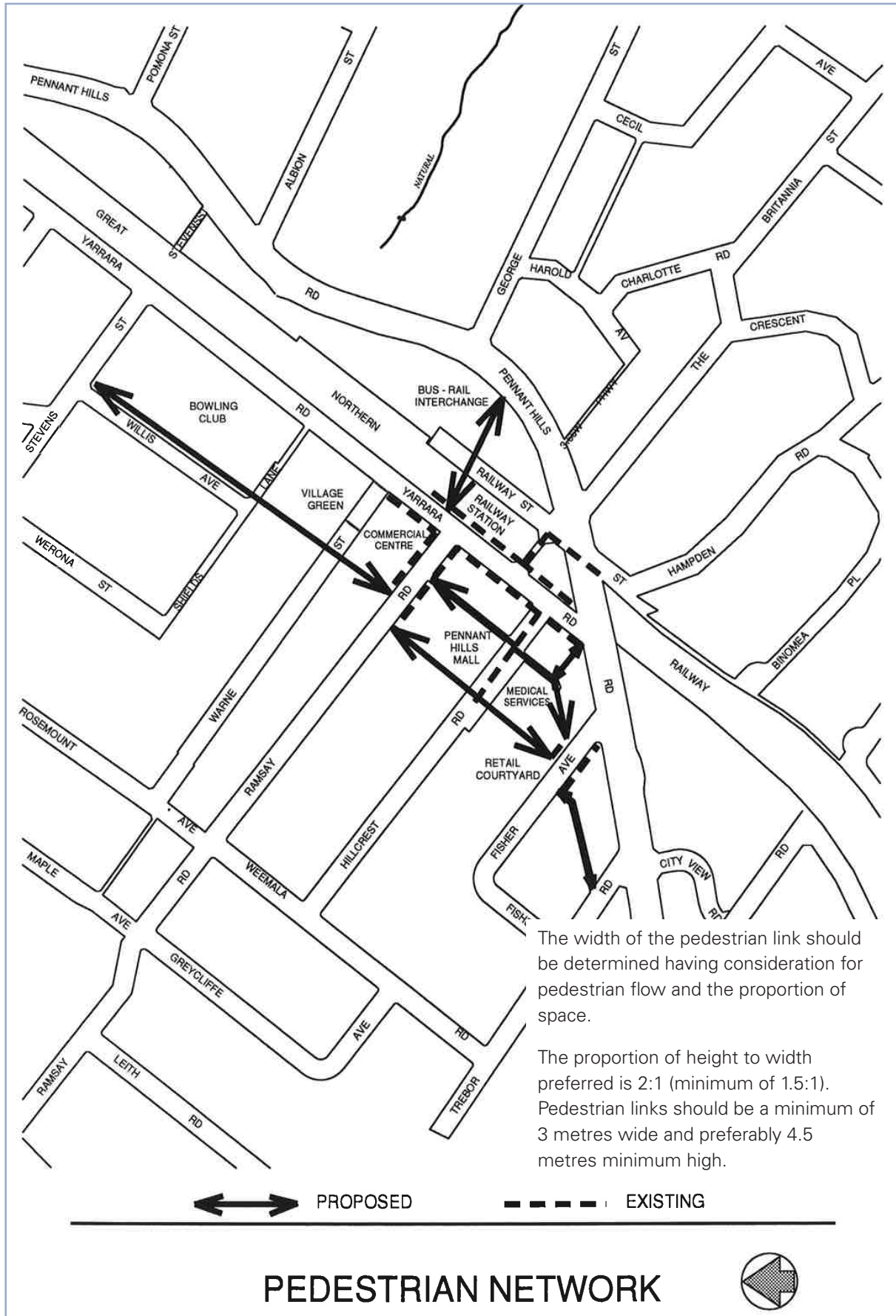


Detail of Pennant Hills Plaza



Street Furniture

Pennant Hills Town Centre Masterplan - Pedestrian Network



4.4 Mixed Use Precincts

The following provides controls for the redevelopment of the following precincts, as depicted in the Key Development Principles Diagrams in Section 4.4.14, and illustrated in Figure 4.4(a):



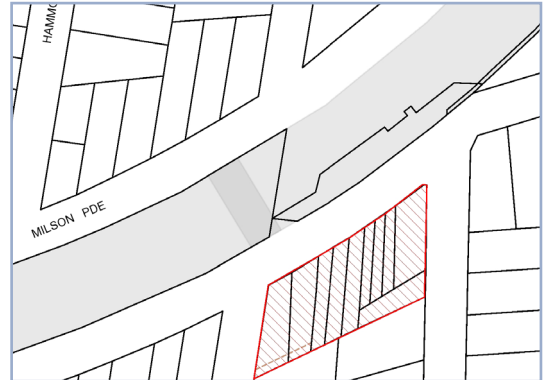
Asquith Commercial Centre Precinct



Bouvardia Street, Asquith Precinct
(mixed use portion)



Palmerston Road, Waitara Precinct



Normanhurst Road, Normanhurst Precinct



Pennant Hills Road, Thornleigh Precinct



Thompsons Corner, West Pennant Hills Precinct

Figure 4.4(a): Mixed Use Precinct Boundaries. (C)

4.4.1 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 desired future character statement (5 storeys) for the:
 - Bouvardia Street, Asquith Precinct (mixed use portion),
 - Palmerston Road, Waitara Precinct,
 - Normanhurst Road, Normanhurst Precinct,
 - Thompsons Corner, West Pennant Hills Precinct, and

Desired Future Character Statement (5 Storeys)

The locality is characterised by 5 storey mixed use buildings with at grade car parking for retail customers and underground car parking for employees and residents.

Business uses are located on the lower 2 storeys providing a broad podium for dwellings above to be setback from, creating a pedestrian friendly scale. Visible and active shops and street frontages with continuous awnings enhance streetscape character.

Low level business facades incorporate ribbons of shopfront windows and contrasting panels of light cladding, face brick or painted masonry. Mid-level and upper-storey residential facades incorporate indentations or projections in the alignment of exterior walls, balconies that are indented behind and/or project forward of exterior walls and steel framed balconies and balustrades of steel or glass that contrast the weight of masonry walls, with operable louvres for privacy, shade and glare control.

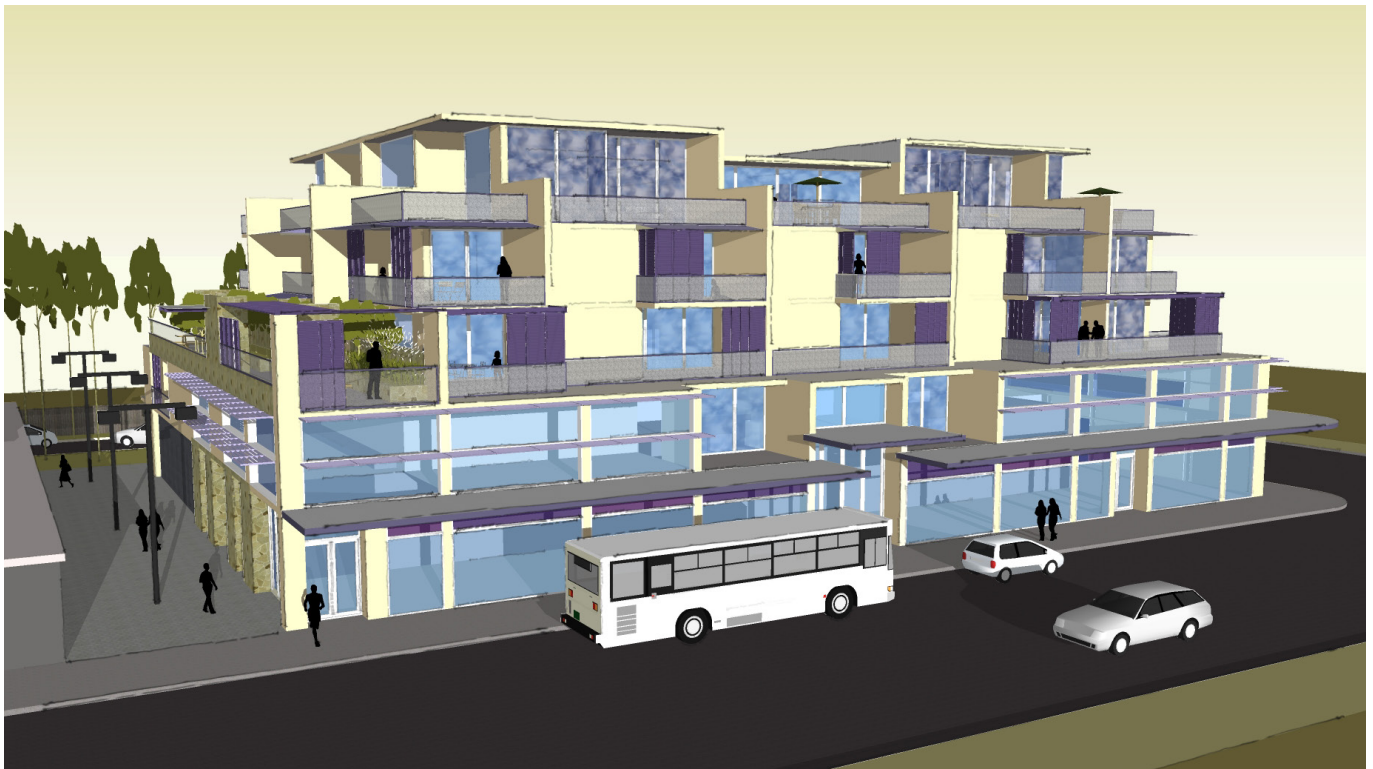


Figure 4.4(b): Example of Desired Character - 5 storey mixed use development.(E)

b. Development applications should demonstrate compatibility with the following desired future character statement (8-10 storeys) for the:

- Asquith Commercial Centre Precinct, and
- Pennant Hills Road, Thornleigh Precinct.

Desired Future Character Statement (8-10 Storeys)

The locality is characterised by 8-10 storey mixed use buildings with at grade car parking for retail customers and underground car parking for employees and residents.

Business uses are located with zero setbacks on the lower 2 storeys providing a broad podium for dwellings above to be setback from. Visible and active shops and street frontages with continuous awnings enhance streetscape character.

Development incorporating more than 10 dwellings provide communal open space on top of business podiums. Low level business facades incorporate ribbons of shopfront windows and contrasting panels of light cladding, face brick or painted masonry. Mid-level and upper-storey residential facades incorporate indentations or projections in the alignment of exterior walls, balconies that are indented behind and/or project forward of exterior walls and steel framed balconies and balustrades of steel or glass that contrast the weight of masonry walls, with operable louvres for privacy, shade and glare control.

4.4.2 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

- 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 *State Environmental Planning Policy No 65 - Design Quality of Apartment Development* are achieved, and
 - the design is consistent with the objectives of the Apartment Design Guide.

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 Schedule 1 of *State Environmental Planning Policy No 65 - Design Quality of Apartment Development*, namely:
 - context and neighbourhood character; built form and scale; density; sustainability; landscape; amenity; safety; housing diversity and social interaction; and aesthetics.
- an explanation of how the design addresses the design criteria of Part 3 and Part 4 of the Apartment Design Guide.
- 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;
- a sample board of the proposed materials and colours of the facade; and
- detailed drawings of proposed facades.

4.4.3 Site Requirements

Desired Outcome

- a. Buildings located on consolidated development sites that achieve desired urban design outcomes and efficient use of land to avoid the creation of isolated sites.

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.



Proposed development site resulting in an adjoining isolated site

Isolated site with frontage less than 30m wide

Developed Site

Figure 4.4(c): Lot amalgamation should avoid isolating small sites.(l)

4.4.4 Scale

Desired Outcome

- a. Development with a scale compatible with the role and function of the centre under the commercial centres hierarchy.
- b. Mixed use commercial and residential multi-unit housing development not exceeding 5 or 10 storeys in height.

Prescriptive Measures

Height

- a. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.4.4(a).

Table 4.4.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Mixed Use Building Maximum Storeys (excluding basement carparking)
O2	16.5m	5 storeys
U	32.5m	10 storeys

- b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- c. Commercial uses, including shops and offices, should be confined to the lower 2 storeys, providing a broad “podium” for dwellings from level 3.
- d. Dwellings may be located on level 2 within the podium and may incorporate a component at ground level facing a side street or lane provided that they would not interrupt the desired continuity of commercial activity.
- e. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

Floor Space Ratio

- f. The maximum floor space ratio for business lands shall be in accordance with the HLEP *Floor Space Ratio Map* as follows:

Table 4.4.4(b): Summary of HLEP FSR Provisions

HLEP Area	Maximum Floor Space Ratio
D	0.5:1 (+ FSR variations for Area 5)
N	1:1 (+ FSR variations for Area 5)

- g. On identified sites, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space ratio variation are provided in Clause 4.4 of the HLEP.

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.

A mixed use building described above comprises a building with a commercial podium and residential floors above.

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).

As detailed in Clause 4.5 of the HLEP, the floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of gross floor area.

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.

Storey controls are based on a typical commercial floor to floor height of 4 metres, a typical residential floor to floor height of 3 metres and some roof projections.

4.4.5 Setbacks

Desired Outcome

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

Prescriptive Measures

- a. The minimum setbacks of all buildings and structures are prescribed in Table 4.4.5(a) for the:
- Bouvardia Street, Asquith Precinct, and
 - Normanhurst Road, Normanhurst Precinct.

Table 4.4.5(a): Minimum Setbacks - Bouvardia Street, and Normanhurst Road Precincts

2 STOREY PODIUM

Setback	Minimum Building Setback
Primary and Secondary Front Boundary	0m
Rear Boundary (Bouvardia St, Asquith only)	Retain existing ground level car parking
Rear Boundary (except Bouvardia St, Asquith)	16m - 22m to provide a rear laneway accommodating 90° parking, 1 or 2 way traffic movements, the turning circle for a medium rigid delivery vehicle, a 2m wide footpath and a 2m wide deep soil verge

3rd STOREY AND ABOVE (*TOWER ELEMENT*)

Setback	Minimum Building Setback
Primary and Secondary Front Boundary	3m from commercial podium facade
Rear Boundary	0m from commercial podium facade
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the lowest storey above the podium

- b. The minimum setbacks of all buildings and structures are prescribed in Table 4.4.5(b) for the:

- Palmerston Road, Waitara Precinct, and
- Thompsons Corner, West Pennant Hills Precinct.

Table 4.4.5(b): Minimum Setbacks - Palmerston Road and Thompsons Corner Precincts

2 STOREY PODIUM

Setback	Minimum Building Setback
Primary and Secondary Front Boundary	0m
Rear Boundary (Thompsons Corner only)	0m
'New street' as indicated on Key Development Principles diagram	18m - 24m to provide for the new street accommodating 900 parking, 1 or 2 way traffic movements, the turning circle for a medium rigid delivery vehicle, a 3.5m wide footpath and a 2m wide deep soil verge

3rd STOREY AND ABOVE (*TOWER ELEMENT*)

Setback	Minimum Building Setback
Primary and Secondary Front Boundary	3m from commercial podium facade
Rear Setback	0m from commercial podium facade
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the lowest storey above the podium

- c. The minimum setbacks of all buildings and structures are prescribed in Table 4.4.5(c) for the:
- Asquith Commercial Centre Precinct, and
 - Pennant Hills Road, Thornleigh Precinct.

Table 4.4.5(c): Minimum Setbacks - Asquith Commercial Centre and Pennant Hills Road Precincts.

2 STOREY PODIUM

Setback	Minimum Building Setback
All streets, laneways and side or rear boundaries	0m

3rd STOREY AND ABOVE (TOWER ELEMENT)

Setback	Minimum Building Setback
All streets or laneways	6m from commercial podium facade
Facing side (including balconies) or rear boundaries shared with another property	Should comply with the Apartment Design Guide under <i>SEPP 65 - Design Quality of Residential Apartment Development</i>
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the lowest storey above the podium

- d. Where a property adjoins a boundary with a residential landuse, greater setbacks may apply to the upper storeys in accordance with the separation controls in Section 4.4.6 Building Form and Separation.

Setback Encroachments

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

Setbacks to Heritage Items

- f. A transition in setbacks should be provided at sensitive interface areas adjacent to heritage items.

Notes:

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.

4.4.6 Building Form and Separation

Desired Outcome

- a. Visible and active shops and street frontages with dwellings above that are limited in width and depth.
- b. Development of a scale and bulk that achieves a pedestrian friendly environment and enhances the streetscape character.

Prescriptive Measures

Floorplates

- a. Commercial floorplates should have a maximum dimension of 35 metres, measured parallel to the primary retail frontage and between opposing exterior walls at any point. Balconies and terraces may project beyond this maximum.
- b. Residential floorplates should have a maximum dimension of 25 metres, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point. Balconies and terraces may project beyond this maximum.

Separation

- c. Building separation should comply with Part 2F Building Separation of the *SEPP 65 Design Quality of Apartment Development, Apartment Design Guide*
- d. For properties with a boundary interface with a lower density zone, an additional 3 metre building separation should be provided.
- e. Where Key Development Principles Diagrams require separate buildings on the same site, buildings should be separated by open air pedestrian walkways that are at least 6 metres wide at street level.



Figure 4.4(d):
Pedestrian walkways between buildings at street level.(E)

Articulation

- f. At street level, shop and office windows and building entrances should occupy 90 percent of the primary frontage, 30 percent of facades facing side streets or alleyways and 10 percent of rear facades.
- g. Continuous awnings should be provided along principal active street frontages.
- h. Articulation of podium facades should be achieved by simple contrasts in materials and finishes such as:
 - Ribbons of shop-front windows, and
 - Contrasting panels of light cladding, face brick or painted masonry.
- i. Articulation of residential facades should be achieved by dividing 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, and/or
 - Balconies that are indented behind and/or project forward of exterior walls, and/or
 - Eaves, pergolas and awnings that project forward of exterior walls.

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

- Panels of curtain wall windows, bay windows or large sliding doors that contrast with solid walls, and/or
 - Steel-framed balconies and balustrades of steel or glass that contrast the 'weight' of masonry walls, and/or
 - Fins, blades or sunscreens that project from, or stand forward of, exterior walls.
- j. 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.
- k. Facade elements should not be repetitive.
- l. Facades should be expressed as 2 or 3 distinct levels and be divided by vertical steps as follows:
- Facing primary and secondary streets, at least 2 steps should be provided between the podium facade and upper residential storeys along 50 percent of any facade, and
 - Facing rear streets, laneways or pedestrian alleyways, at least 25 percent of any facade should be stepped to avoid a sheer vertical rise that is taller than 3 storeys (ie: up to 75 percent may have a sheer vertical rise of 4 storeys).

Note (1):

To achieve the above elements, the following are encouraged:

- The street level should comprise extensively glazed shopfronts, and
- Roofs and eaves should contribute to a distinctive silhouette for each building, and
- The top-storey should incorporate a high proportion of large windows, and
- The lower storeys should include awnings and balconies that cast shadows across walls.

Note (2):

To achieve the above elements, the following are not encouraged:

- Extensive panels of blank masonry, and continuous rows of identical balconies or windows (other than street level shop-fronts), and
- Parapets that accentuate wall heights, and
- High masonry sills where vertical rows of windows are proposed on levels 2 to 4.



Figure 4.4(e): Articulation of facades.(E)

4.4.7 Open Spaces

Desired Outcome

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

Prescriptive Measures

Private Open Space

- a. Every dwelling should be provided with a principal private open space in accordance with Table 4.4.7(a).

Table 4.4.7(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
Studio	4m ²	1m
1 Bed Unit	8m ²	2m
2 Bed Unit	10m ²	2m
3+ Bed Unit	12m ²	2.4m
Ground and podium level	15m ²	3m

- 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.

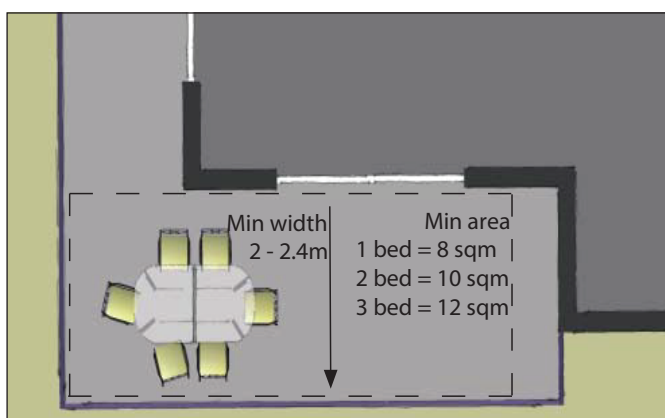


Figure 4.4(f): Private open space in a residential flat.(I)

- c. Enclosure of private open space areas as 'wintergardens' should be avoided. Wintergardens may be considered where the elevation of a building fronts a rail corridor.

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 for 8-10 storey developments with more than 10 dwellings as follows:
 - be located on a podium,
 - 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,
 - achieve a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (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.

4.4.8 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. For development at the interface of a commercial area and a residential zone, development should encourage views from the commercial area to the horizon rather than downward onto residential areas.
- b. The commercial and residential component of development should be distinguished in terms of building entries and private, communal and public open space.
- c. Orient dwellings living rooms and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.
- d. Where communal open space is required, balconies, terraces or bedroom windows near communal areas should be screened or separated from the street and active communal areas by landscaping to protect the privacy of dwelling occupants.
- e. Common lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.

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, commercial unit windows and 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.
- i. Where a mix of landuses 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.

4.4.9 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, public open space areas, plaza areas and footpaths should receive 2 hours of sunlight between 9am and 3pm to at least 50 percent of the area.
- b. 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.
- c. Principal communal open space should receive a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).
- d. Every habitable room should have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room.
- e. A window should be visible from any point in a habitable room.

Natural Cross Ventilation

- f. 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.

4.4.10 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 10% of proposed dwellings should be Adaptable Housing, designed to meet the needs of residents as they age.
 - At least 20% of proposed dwellings should be Universal Design Housing in accordance with the Livable Housing Guidelines (2012) silver level design features.
 - Adaptable Housing and Universal Design 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 Universal Housing and Adaptable Housing.

4.4.11 Landscaping

Desired Outcome

- a. Development that contributes to attractive streetscapes by providing shade along pedestrian frontages and screen planting along boundaries and street frontages.
- b. Development that preserves significant trees that add to the environmental character of the commercial centre.

Prescriptive Measures

General

- a. Landscaping should be included in building setback areas to complement the appearance of the building.
- b. Setbacks from sensitive areas should be fully landscaped with a minimum 2 metre wide deep soil verge along the common boundary.
- c. Primary and secondary retail frontages should be landscaped with tree-plantings combined with paving in accordance with the following:
 - Trees should be planted as widely-spaced avenues along kerbsides, using a consistent range of species for each precinct or centre,
 - Species should have elevated canopies and should achieve mature heights of at least 10 metres to 12 metres, and
 - Pavements within each precinct should be of a consistent design, constructed of durable and non-slip modular units that are resistant to fading, discolouration and chipping, and that may readily be removed and replaced following future installation of in-ground services.
- d. Above ground parking areas should be landscaped in accordance with the following:
 - Trees should be planted as dual-avenues along laneways, new streets and forecourts, and
 - A consistent range of species should be used for each village, with elevated canopies that would achieve mature heights of 10 metres to 12 metres.

Shop Top Housing

- e. Residential levels should be landscaped with native or exotic species in planter boxes watered by recycled grey water or stormwater to provide screening.
- f. Where communal open space is required, these spaces should include lawn areas surrounded by hedges of shrubs.

Retention of Landscape Features

- g. Buildings, driveways and service trenches should have a minimum setback that complies with *AS4970* from trees that have been assessed as significant or which are visually prominent streetscape elements.

Fencing

- h. Fencing is discouraged in the primary and secondary front boundary setbacks.
- i. Allotments adjoining residential lands should be fenced with appropriate residential style fencing.
- j. Fencing enclosing private residential courtyards may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.

Notes:

Sensitive areas include any adjoining residential lands, community uses, educational uses, public open spaces and recreational areas.

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 as part of the development.

4.4.12 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

Vehicular Access

- a. Access to garages and storage areas should be confined to side and rear facades, with access from main roads avoided.
- b. Vehicle access should be consistent with the servicing strategy depicted in the Key Development Principles diagram.

Parking

- c. Resident and visitor parking should be provided within basements.
- d. Street level parking for shoppers should be provided in convenient proximity to primary retail frontages.
- e. Any undercroft car parking should be screened and should not be located in a facade that faces a primary or secondary street frontage.
- f. 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.
- g. All ramps are to be designed as two way ramps in accordance with AS 2890.1 and AS 2890.2
- h. All ramps are to be designed in accordance with the exits and entry widths of AS 2890.1 and AS 2890.2

Ancillary Fixtures and Facilities

- i. 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.

Main roads

Development adjoining roads that are subject to Section 2.119 of the Transport and Infrastructure SEPP require separate approval from the RMS for access to State and Regional Roads as classified by the Roads and Maritime Services (RMS). A list of classified and unclassified main roads for Hornsby Shire as of September 2016 is provided in Annexure C

4.4.13 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 workers, residents and visitors
- 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.
- d. Mixed use development within centres should enhance the role of the public domain as a meeting and gathering place and should encourage active use of the public domain through active street frontages.
- e. Where required, ground level walkways between mixed use buildings should be open air, attractive pedestrian thoroughfares which encourage activity.
- f. Balconies should not be located on, or overhang the road reservation.
- g. For mixed use development incorporating shopfront awnings, the awnings should be continuous and should be setback from the edge of the kerb in accordance with Council or the Roads and Maritime Services requirements.

Outdoor Dining

- h. Outdoor dining areas should be located in areas with good amenity, landscape, outlook, solar access in winter, shading in summer and a compatible local traffic environment.

Note: Outdoor dining proposed on Council land should comply with Council's Outdoor Dining Code.

Traffic Management Works

- i. Traffic management works should be undertaken in accordance with the traffic improvements identified in the Key Development Principles Diagrams and Figure 4.4(g) Traffic Management Improvement Plan.
- j. Council or the relevant authority 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.
- k. 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.

4.4.14 Key Development Principles

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:
 - Asquith Commercial Centre Precinct,
 - Bouvardia Street, Asquith Precinct (mixed use portion),
 - Palmerston Road, Waitara Precinct,
 - Normanhurst Road, Normanhurst Precinct,
 - Pennant Hills Road, Thornleigh Precinct,
 - Thompsons Corner, West Pennant Hills Precinct, and
- 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. All active street frontages in mixed use developments should have fully paved verges.
- e. Development in the vicinity of heritage items shown in the precinct diagrams should have regard to the Heritage provisions in Part 9 of this DCP.
- f. 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 separation controls are provided in Sections 4.4.5 and 4.4.6 of this 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

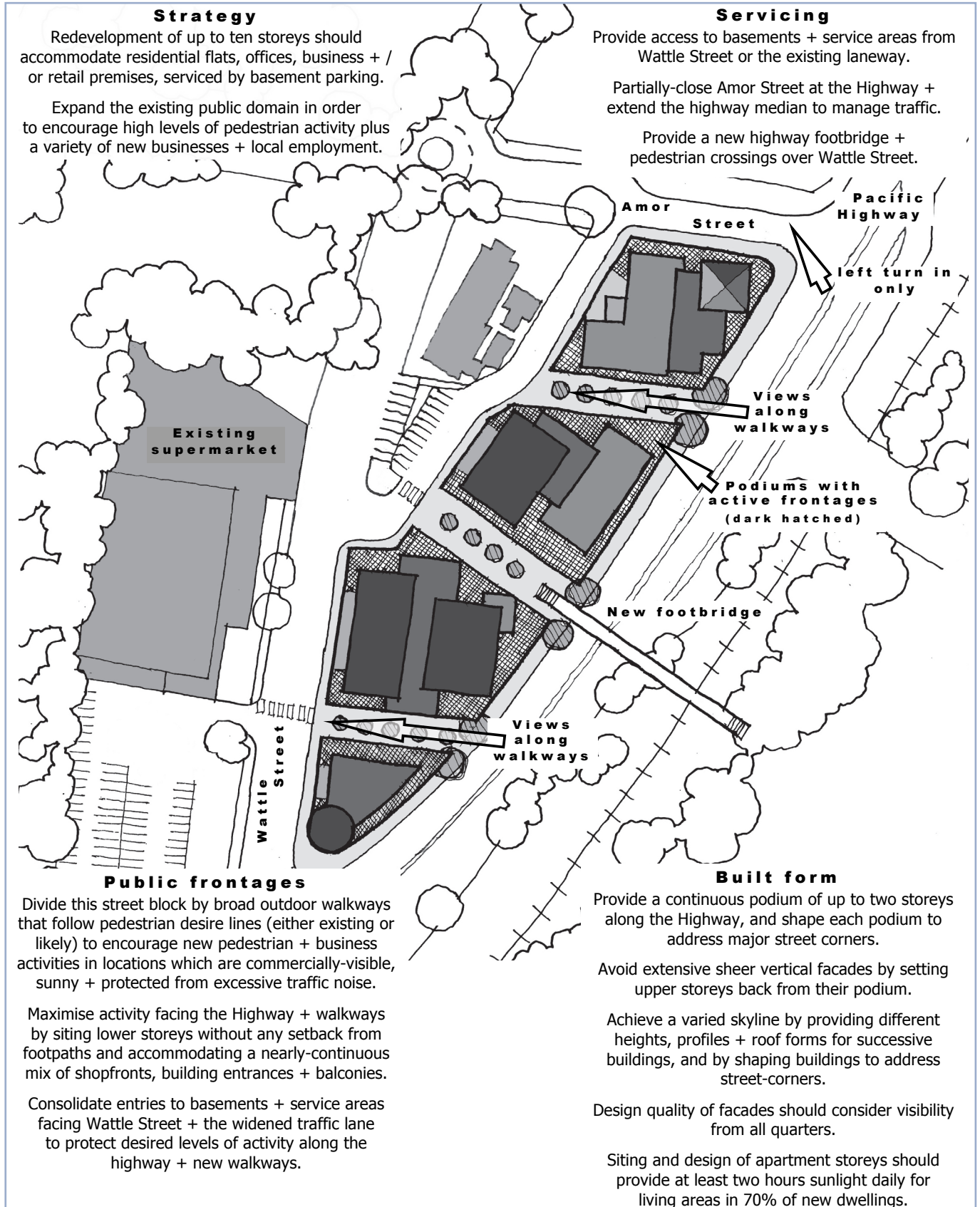


Heritage items

Typically buildings and sometimes the surrounding garden, as indicated by the *Hornsby Shire Heritage Inventory*. Cross-hatching indicates the "sensitive interface area" which is defined by this DCP.

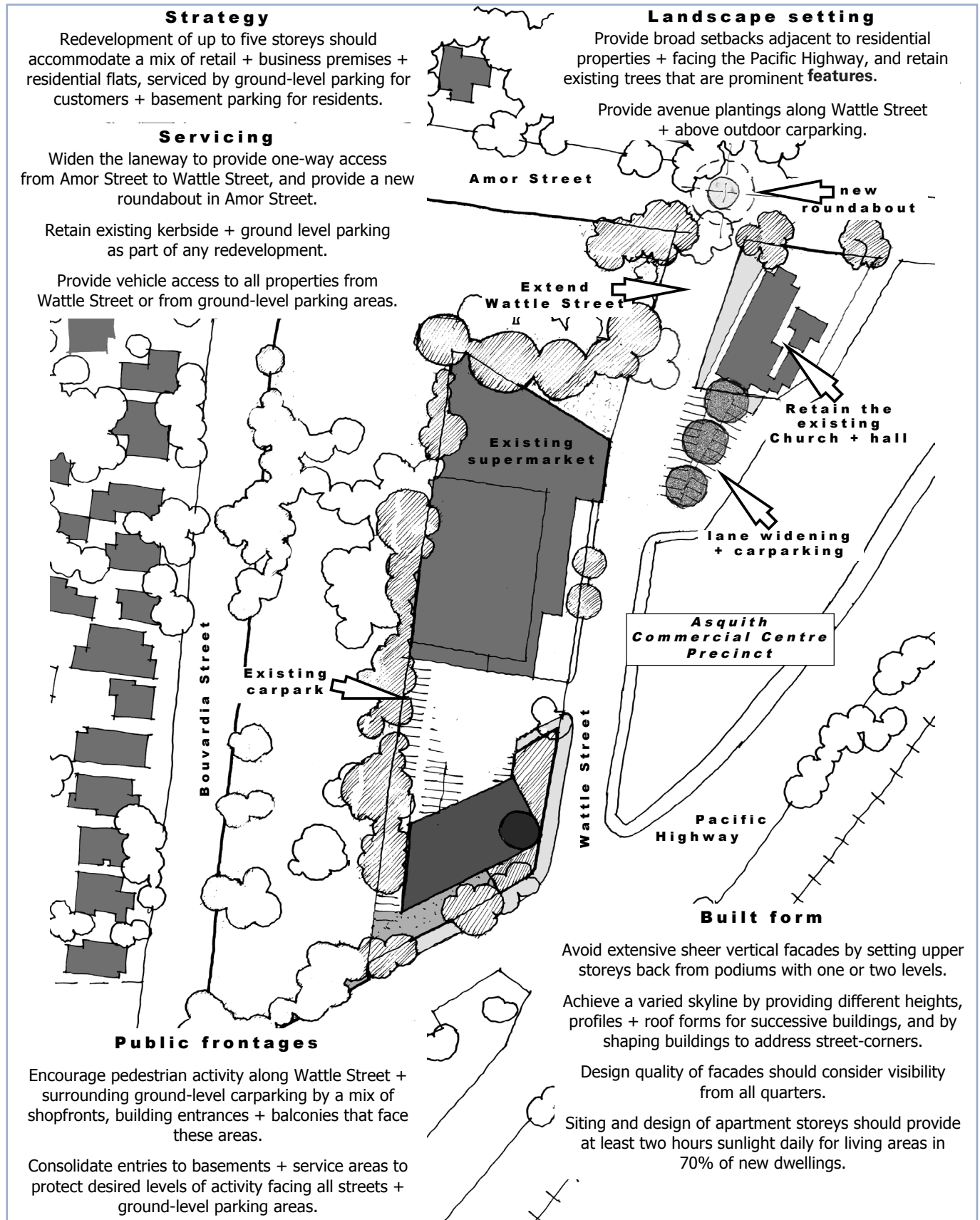
Asquith Commercial Centre Precinct

Key Development Principles Diagram



Bouvardia Street, Asquith Precinct

Key Development Principles Diagram



Traffic Management Plan Improvement Plan, Asquith Precincts

Key Development Principles Diagram

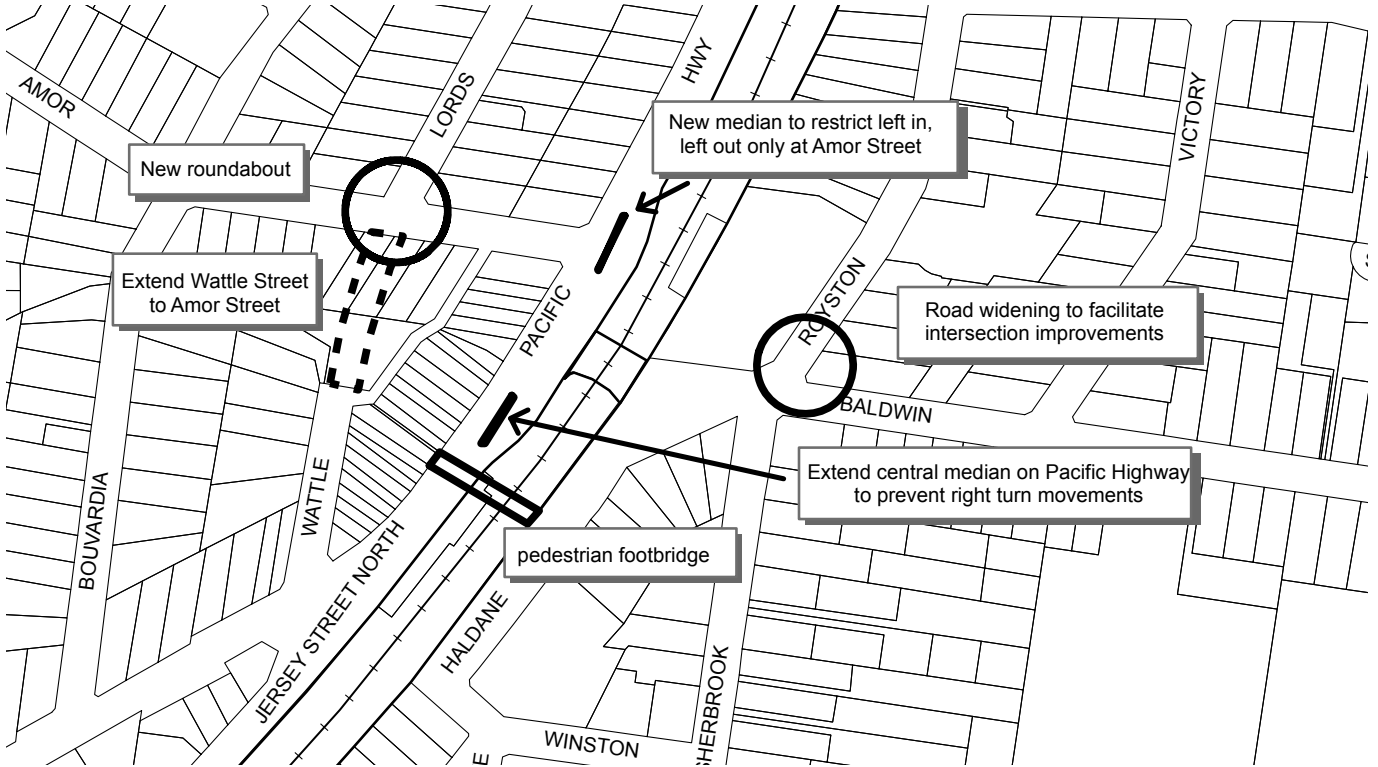
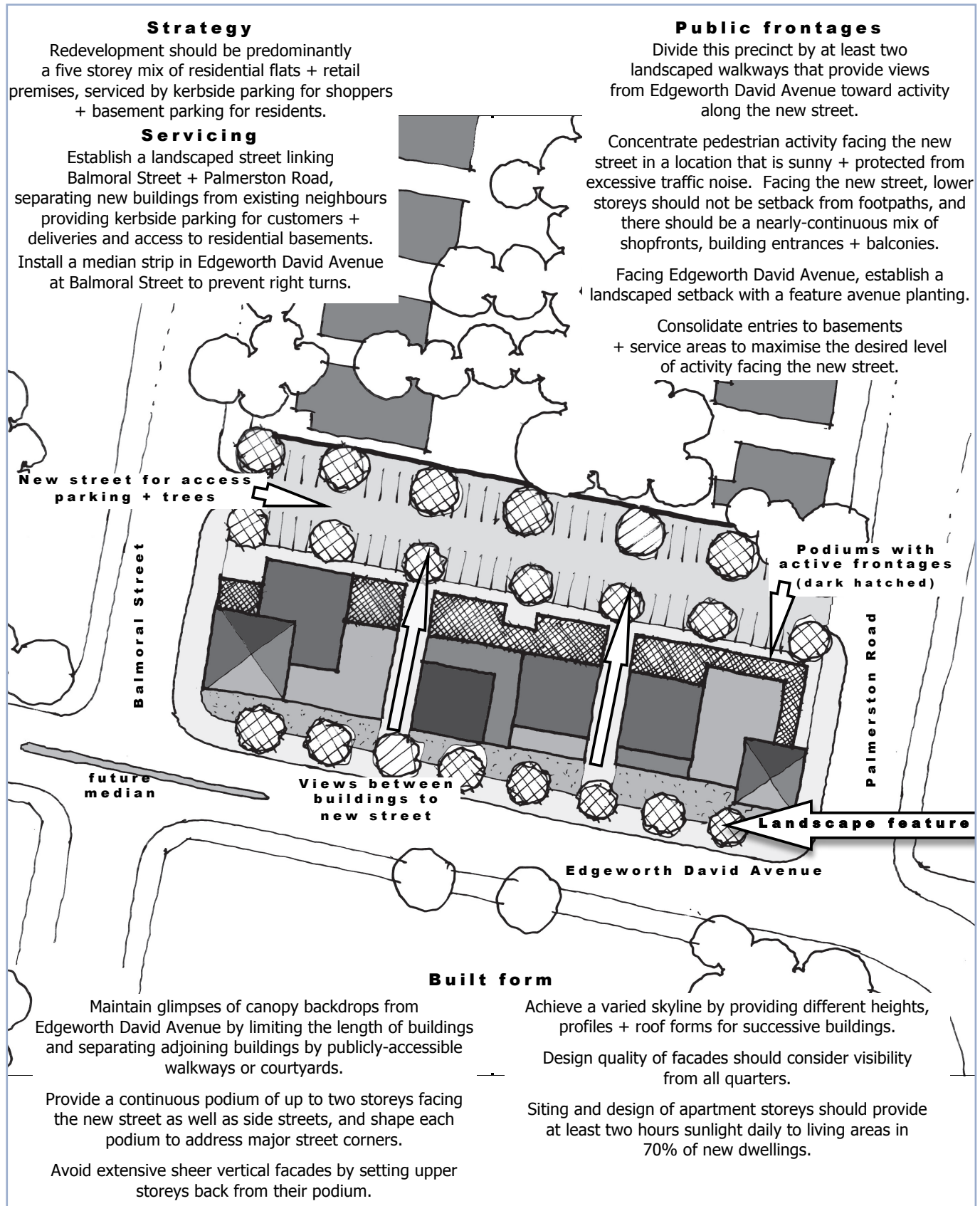


Figure 4.4(g): Traffic Management Improvement Plan - Asquith (C).

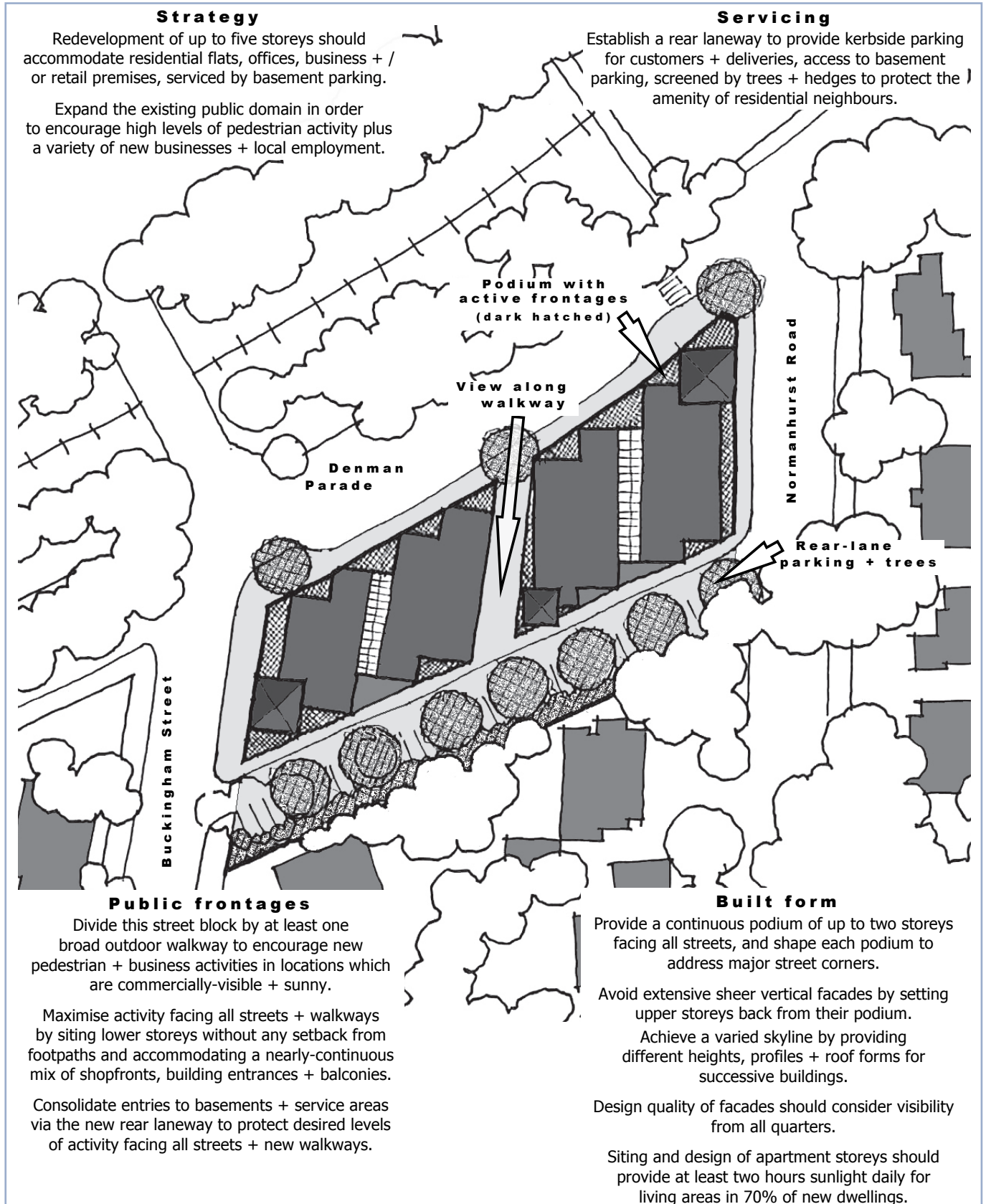
Palmerston Road, Waitara Precinct

Key Development Principles Diagram



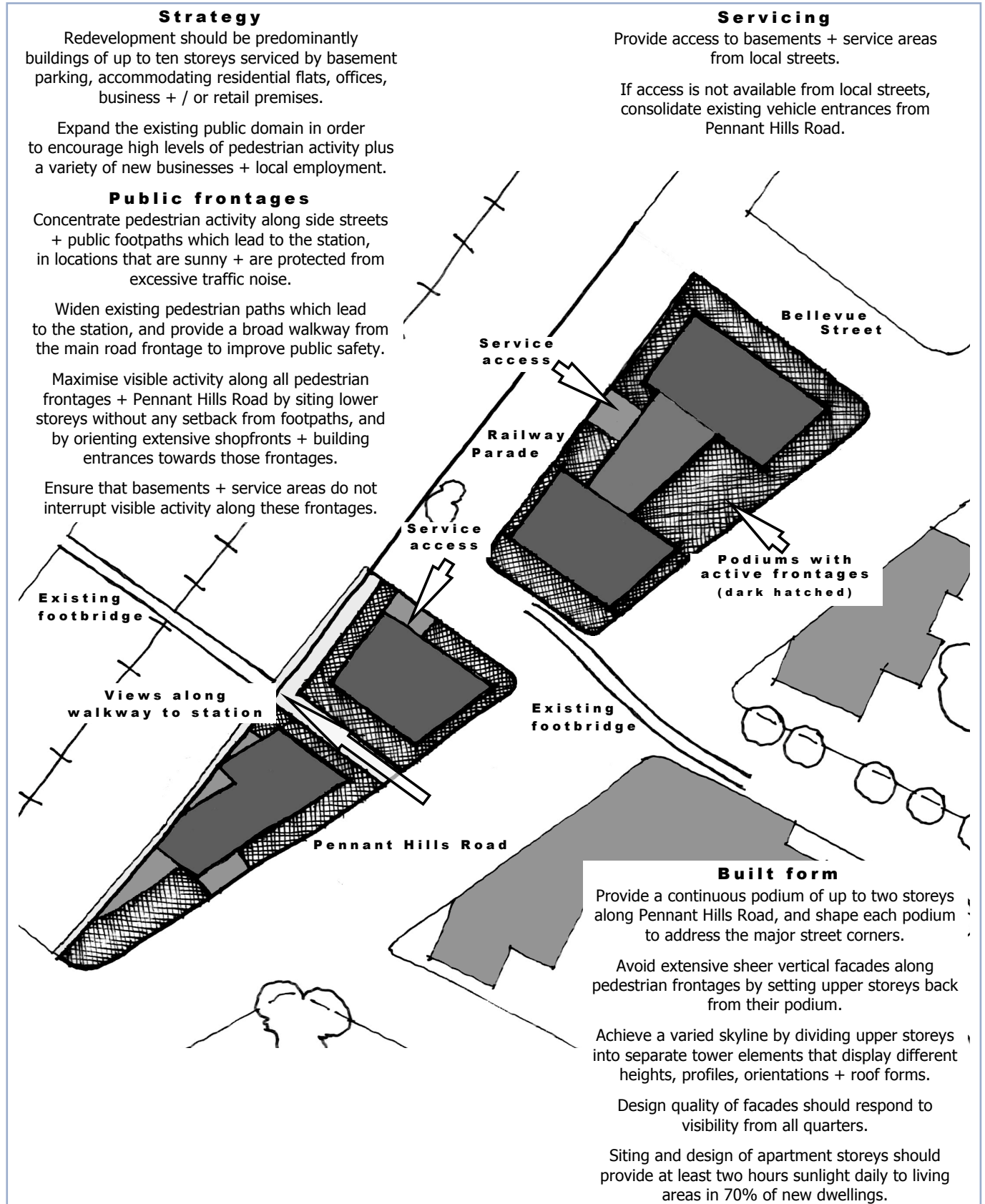
Normanhurst Road, Normanhurst Precinct

Key Development Principles Diagram



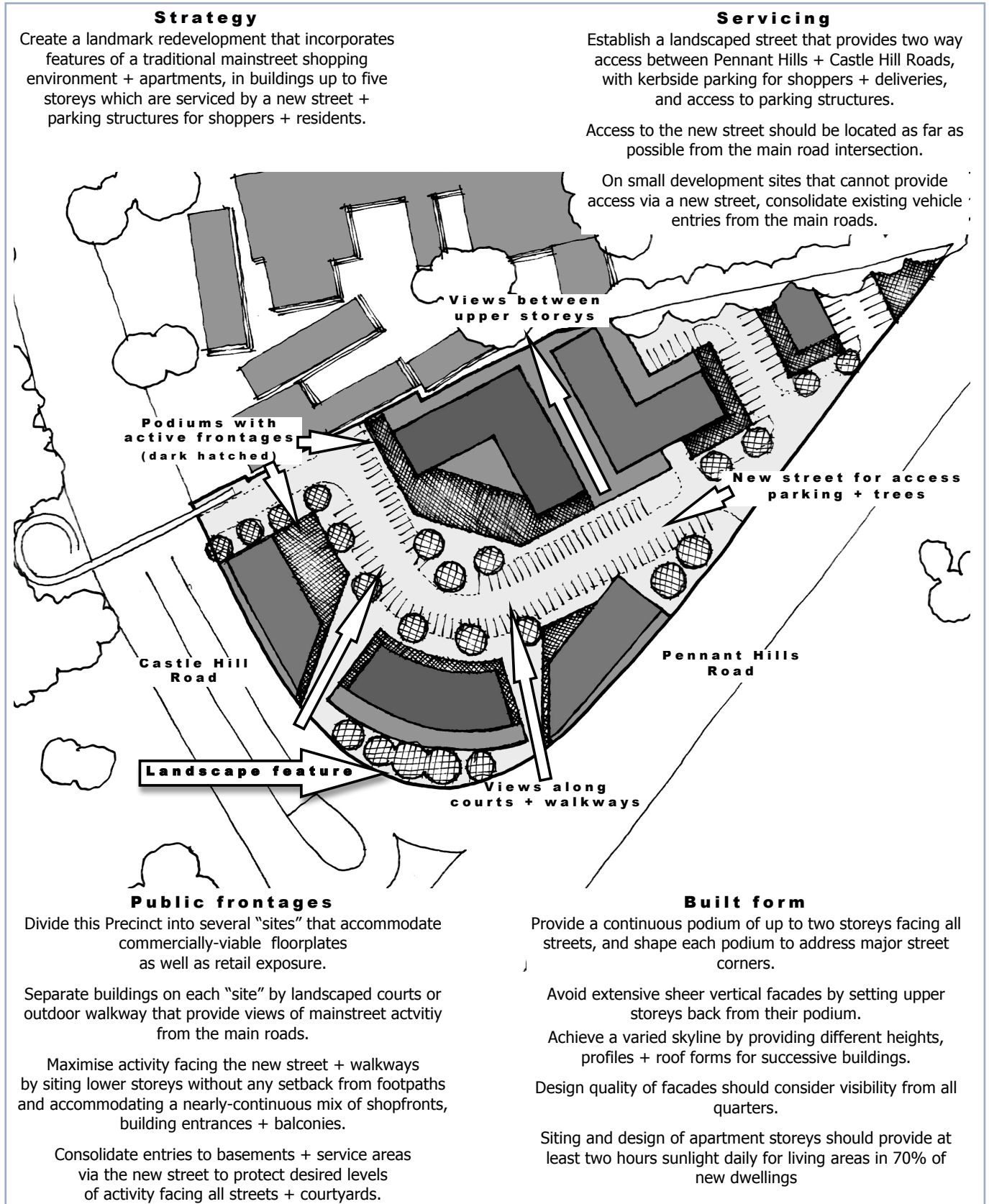
Pennant Hills Road, Thornleigh Precinct

Key Development Principles Diagram



Thompsons Corner, West Pennant Hills Precinct

Key Development Principles Diagram



4.5 Hornsby Town Centre

The following provides controls for development in the Hornsby Town Centre. The Hornsby Town Centre is divided into three planning precincts. The location of the Hornsby Town Centre and the planning precincts is depicted in Figure 4.5(a) below.

Note: Some land in the Hornsby Town Centre is zoned R4 High Density Residential and is also subject to the applicable built form controls in Part 3 Residential of the DCP.

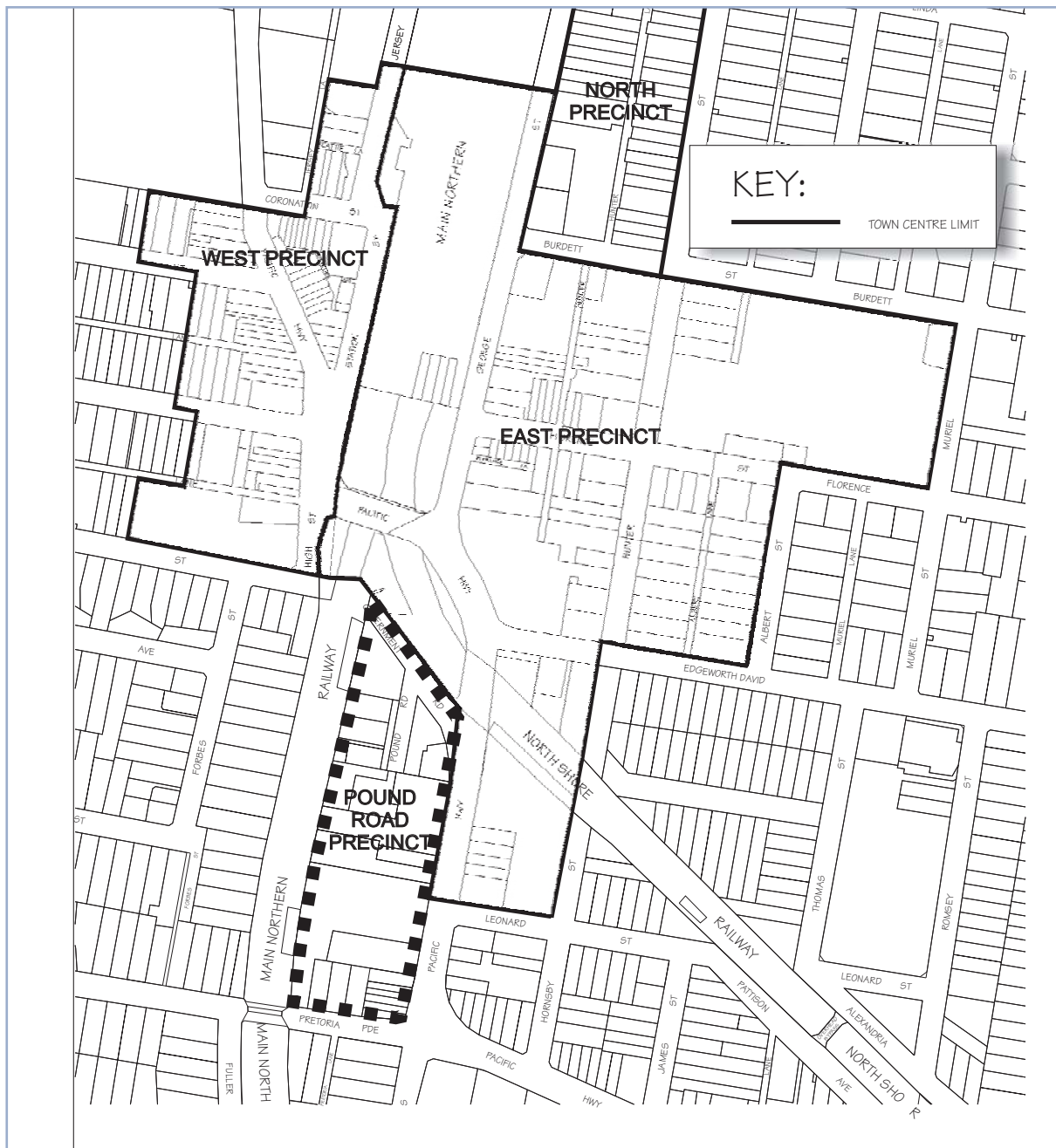


Figure 4.5(a): Hornsby Town Centre and Planning Precinct Boundaries.(C)

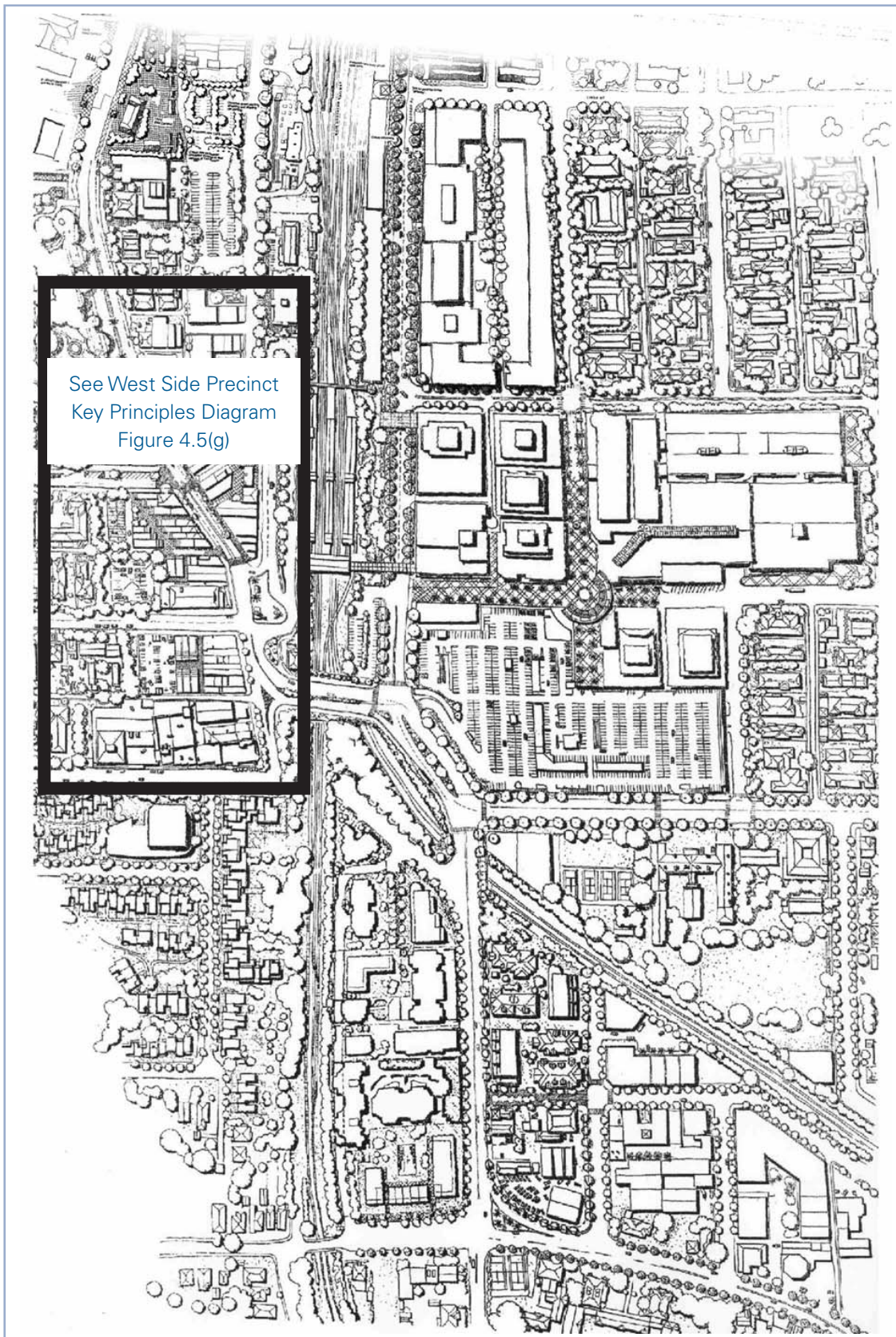


Figure 4.5(b): Hornsby Town Centre Masterplan diagram (aerial view).

4.5.1 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.

The Hornsby Town Centre will be a vibrant and attractive place to live, shop, work and visit and provide a diversity of goods, services and employment opportunities.

The Town Centre encompasses a commercial core surrounded by light industrial, civic/community and residential development of varying density. Development within and adjacent to the core should provide or support the provision of offices and services of sub regional strategic significance.

Development within the Town Centre will be consistent with the urban form and public domain improvements depicted in the Masterplan Diagram in Figure 4.5(b). The design and use of buildings will incorporate active uses adjacent to public streets and places to contribute to the vibrancy of the area. Building design will promote pedestrian comfort and amenity through the inclusion of building features that enhance a pedestrian scale at the base, shade and shelter, safety and security and access for people with a disability. Development will improve physical connections across the railway line, linking the older, western, and newer, eastern parts of the Town Centre.

Buildings at gateways, arrival points or feature points will incorporate elements that signify the focal point of the Town Centre. Avenues of street trees along the main vehicular and pedestrian links will enhance the visual quality of the area.

The Town Centre has developed into three distinctly identifiable precincts, to the east and west of the Hornsby Transport Interchange and north of the main commercial precinct. Development should be consistent with the individual characteristics of the precincts, as described in the following:

East Precinct

Development in the east precinct will be consistent with the role of much of the precinct as the commercial core, being the major focus of retail and commercial activity within Hornsby Shire and the sub regional area.

Building design will provide a pedestrian scale at the base and incorporate a podium. Upper levels will be set back to maximise solar access to the public domain and reduce the impact of the building bulk on the streetscape.

The lower levels of buildings on the southern side of Burdett Street should incorporate active uses such as cafes, outdoor dining and other retail activities to identify the entrance to the retail core.

Buildings located adjacent to the Florence and Hunter Street Mall will integrate with the Mall. The Town Square at the junction of Florence and Hunter Streets provides a focal point for the public domain. Development adjacent to and within the Town Square should facilitate this role by the provision of seats, shade and performance areas such as steps and terraces. Ground floor uses fronting the Town Square include outdoor dining at cafes and restaurants that encourage longer and more active use of the public domain.



Figure 4.5(c): East Precinct Boundary.(C)

North Precinct

The north precinct will provide an extension of the existing commercial centre and accommodate a wide range of living, employment and recreational activities.

Building bulk and scale will step up from the adjacent residential area (to the east of Hunter Street) to the development along George Street. The ground floor of buildings fronting Hunter Street should incorporate non-residential uses that activate the street frontage. The lower levels of buildings fronting George Street should incorporate active uses such as cafes, outdoor dining and other retail activities. Buildings will incorporate awnings to provide a pedestrian scale and to provide shelter. High density residential development located above the commercial podium should contribute to the function of the Centre and maintain after hours vitality.

Development will facilitate the provision of wide tree lined footpaths, a uniform building edge, awnings and local convenience outlets to create a distinct character and vibrant living and working environment.



Figure 4.5(d): North Precinct Boundary.(C)

West Side Precinct

The West Side precinct is the traditional heart of Hornsby. The precinct will be a mixed use, street based centre that provides a range of housing, retail and commercial offices, food outlets, entertainment and employment opportunities to support the larger centre and service the working and residential populations in the area.

New buildings should reinforce the traditional shopping centre character of the precinct though well scaled podium forms, a consistent street wall height, active frontages and continuous awnings to primary streets that together contribute to the pedestrian experience. Lower levels of new buildings should respond to the existing fine grain character of the Conservation Area, using modulation to reduce the overall massing of a development. Tower elements above the street wall height should be elegant with slim and slender proportions and setback from the podium to allow view and light corridors.

Improvements in the public domain including reconnecting Cenotaph Park to the precinct through a new public plaza that will be a gateway to Hornsby by creating a formal entry from the Rail Station through to the Pacific Highway, pedestrianising parts of Dural Lane, development of new lanes for vehicular access, footpath paving and widening, installation of bollards, provision of seating, installation of street furniture and traffic calming measures.

Development along the Peats Ferry Road and Coronation Street should strengthen the 'main street' shopping and dining character of the precinct and should preserve high value heritage buildings, contributory streetscape elements and facades that enhance the streetscape and contribute to the overall sense of place of the precinct.

The Hornsby RSL Club and Hornsby War Memorial Hall sites present an opportunity for high-quality, mixed-use dining, recreation, hotel and residential development. New development should retain the heritage listed War Memorial Hall, include an active destination frontage to High Street and minimise visual, sound and light, and traffic impacts at the interface with surrounding residential areas.

Development and commercial uses should complement and support main street shopping and dining at Peats Ferry Road and be designed to maximise visual and pedestrian connections to commercial areas to the north, and to Cenotaph Park and Hornsby Railway Station.

West Side Precinct Structure Plan and Key Principles Plan

Figure 4.5(f) illustrates the West Side Precinct Structure Plan. This plan sets out the primary guiding principles for the built form controls and public domain upgrades. The Structure Plan is supported by the Hornsby West Side Precinct Urban Structure Plan and West Side Precinct Urban Design Analysis Reports.

The Structure Plan forms the primary overlay for more specific controls that guide other aspects of development.

Figure 4.5(g) illustrates the Key Principles for the West Side Precinct. These principles illustrate the intent and strategy underpinning the Structure Plan, Public Domain Plan and more specific detailed controls in this document.



Figure 4.5(e): West Precinct Boundary.(C)



Figure 4.5(f): West Side Precinct - Structure Plan. (C)



Figure 4.5(g): West Side Precinct - Key Principles Diagram. (C)

4.5.2 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 *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development* are achieved, and
 - the design is consistent with the objectives of the Apartment Design Guide.

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 Schedule 1 of *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development*, namely:
 - context and neighbourhood character; built form and scale; density; sustainability; landscape; amenity; safety; housing diversity and social interaction; and aesthetics
- an explanation of how the design addresses the design criteria in Part 3 and Part 4 of the Apartment Design Guide.
- 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; and
- detailed drawings of proposed facades.

4.5.3 Site Requirements

Desired Outcome

- a. Buildings located on consolidated development sites that achieve desired urban design outcomes and efficient use of land to avoid the creation of isolated sites.

Prescriptive Measures

General

- a. The development site should be consistent with the site amalgamation provisions for the precinct.
- b. Development sites should be of an area and width that can accommodate a building envelope consistent with the floor plate and setback controls in this DCP and the Apartment Design Guide under SEPP 65 Design Quality of Residential Apartment Development.
- c. Where a development proposal results in an adjoining site within the precinct with a primary street frontage that is not consistent with the site amalgamation provisions, 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.

North Precinct

- e. George Street properties should amalgamate in accordance with the site amalgamation diagram Figure 4.5(h).
- f. Hunter Street properties should amalgamate a minimum of 4 lots or 40 metres measured at the primary street frontage to achieve an FSR of over 2:1.

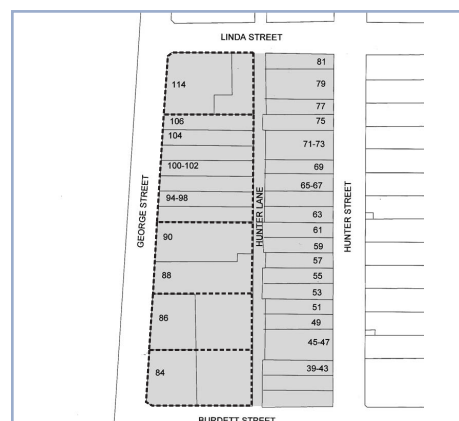


Figure 4.5(h): North Precinct site amalgamations shown dotted.(C)

4.5.4 Scale

Desired Outcome

- a. Development with a height, scale and intensity compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Floor Space Ratio

- a. The maximum floor space ratio for business lands shall be in accordance with the HLEP *Floor Space Ratio Map* as follows

Table 4.5.3(a): Summary of HLEP FSR Provisions

HLEP Area	Maximum FSR (total)	Maximum FSR (Residential use)
T	2:1	
V	3:1 (+FSR variations for Area 8)	Area 2 - 2:1
Z	5:1	Area 1 - 2:1 Area 3 - 1:1

- b. As detailed in Table 4.5.3(a) above, the proportion of any building in Areas 1, 2, and 3 (as identified on the HLEP Floor Space Ratio Map) able to be used for residential accommodation is limited pursuant to the provisions of Clause 4.4(2A) of the HLEP.
- c. Within the West Side Precinct, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space variation are provided in Clause 4.4 (2D) of the HLEP.

Notes:

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

As detailed in Clause 4.5 of the HLEP, the Floor Space Ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of Gross Floor Area.

Floorplates - West Precinct

- d. Residential floorplates above the podium should have a maximum GFA of 700 sqm. Balconies and terraces may project from this maximum.
- e. Commercial floorplates above the podium should have a maximum GFA of 1,200sqm.

Note:

The maximum floorplate requirements for the West Precinct (d. and e.) do not apply to No. 2 and No. 4 High Street, Hornsby

Floorplates - North Precinct

- f. Residential floorplates should have a maximum dimension of 18 metres. Balconies and terraces may project beyond this maximum.
- g. Commercial floorplates should have a maximum dimension of 35 metres, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point.

Height

- h. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.5.3(b) (excluding basement carparking).

Table 4.5.3(b): Translation of Height to Storeys

HLEP Area	Maximum building height (m)	Maximum Storeys - Commercial building	Maximum Storeys Mixed Use building
I	8.5m	2 storeys	2 storeys
O1	16m	4 storeys	4 storeys
S	23.5m	6 storeys	7 storeys
T1	26.5m		8 storeys
U	32.5m	8 storeys	10 storeys
V1	35.5m	9 storeys	11 storeys
V2	38.5m		12 storeys
W1	40m	10 storeys	13 storeys
X	48m	12 storeys	15 storeys
AA1	62.5		20 storeys
AA2	77.5		25 storeys

- i. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

- j. Buildings within the West Precinct are to incorporate a commercial podium with a height of 2 to 5 storeys (8.5-16.5 metres), in accordance with Figure 4.5(i).
- k. Mixed use buildings within the North Precinct are to incorporate a commercial podium with a height of 3 storeys (12 metres), in accordance with Figure 4.5(j).
- l. Buildings within the East Precinct are to incorporate a commercial podium with a height of 2 to 3 storeys (8-12metres), in accordance with Figure 4.5(l).
- m. A transition in building height should be provided at sensitive interface areas adjacent to heritage items and adjacent residential areas outside the precinct boundaries.

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.

A mixed use building described above comprises a building with a commercial podium and residential floors above.

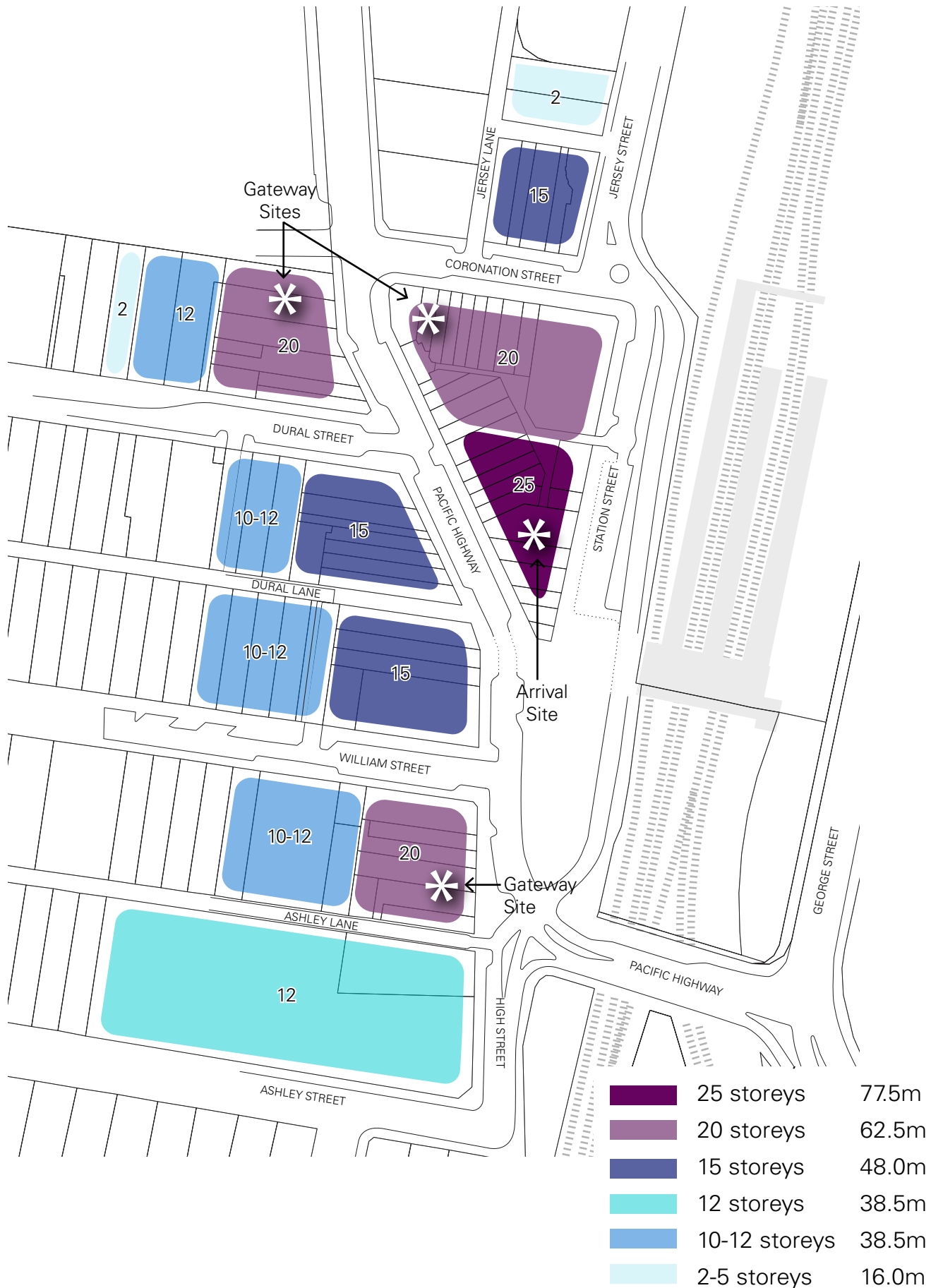
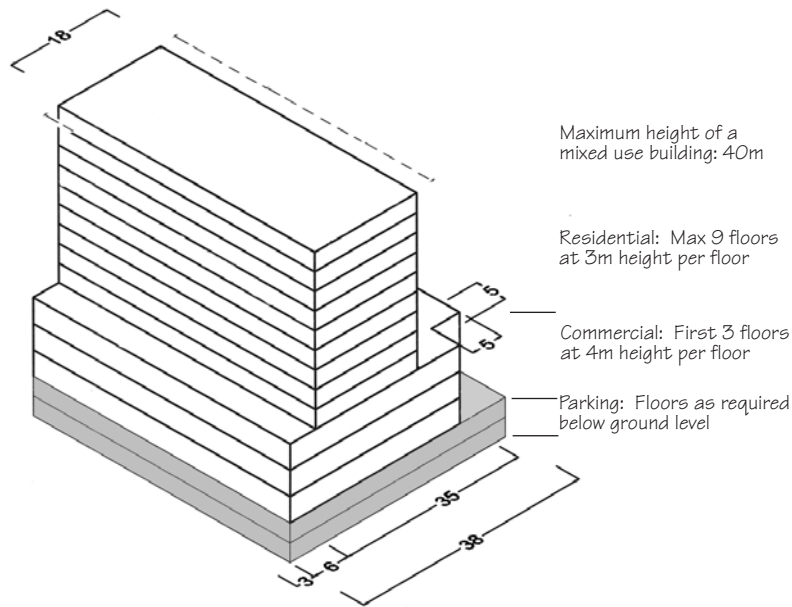
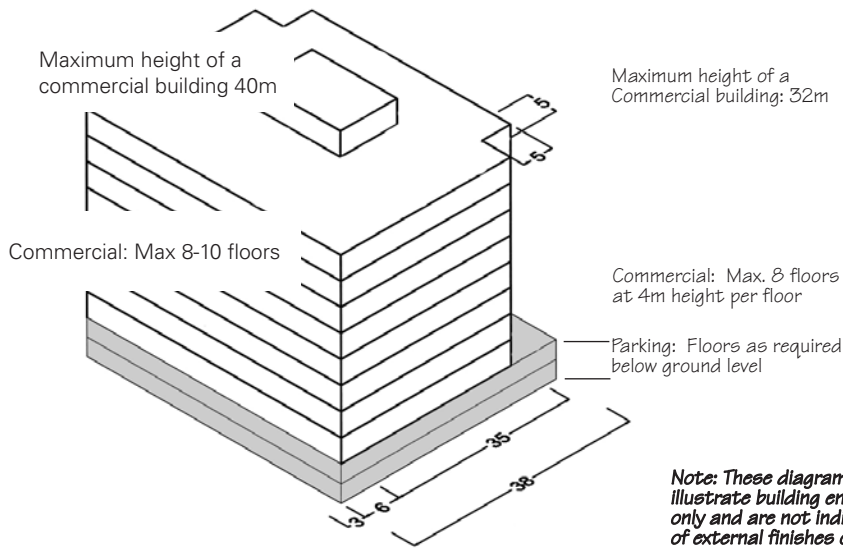


Figure 4.5(i): West Side Precinct - Building Height Plan. (C)



MIXED USE DEVELOPMENT ENVELOPE



Note: These diagrams illustrate building envelopes only and are not indicative of external finishes or facade treatments

COMMERCIAL DEVELOPMENT ENVELOPE

Figure 4.5(j): North Precinct (George Street) building height illustration.(l)

4.5.5 Setbacks

Desired Outcome

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

Prescriptive Measures

General

- a. Buildings should generally have zero setbacks to property boundaries, except where otherwise indicated in the prescriptive precinct controls.
- b. 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,
 - Roof eaves and awnings,
 - Sunshades and screens, and
 - Blade columns which support roofs or sunshades.
- c. Where a property adjoins a boundary with a residential landuse, greater setbacks may apply to the upper storeys in accordance with the separation controls in Section 4.5.7 Privacy and Security.
- d. A transition in setbacks should be provided at sensitive interface areas adjacent to heritage items.

Notes:

Greater setbacks may apply to the upper residential storeys in accordance with the separation controls in the SEPP 65 Apartment Design Guide.

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

North Precinct

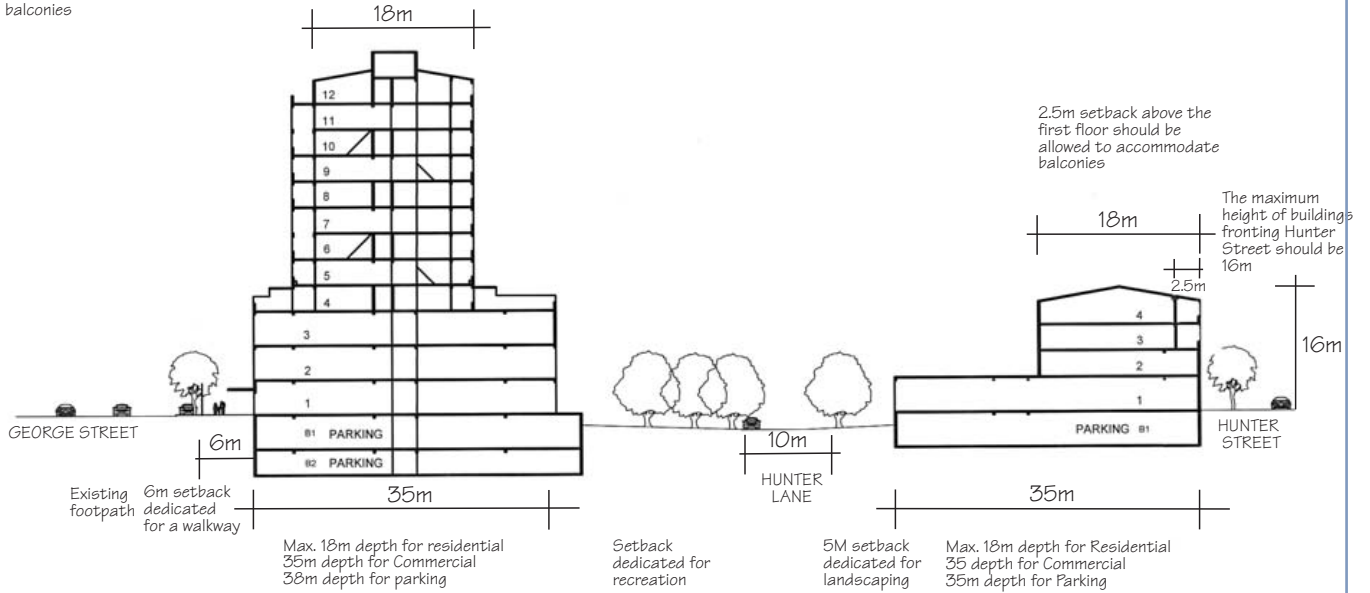
- e. The setbacks of all buildings and structures to the boundaries of the site are prescribed in Table 4.5.4(a) for the North Precinct and illustrated in Figure 4.5(k).

Table 4.5.4(a): Minimum Setbacks - North Precinct

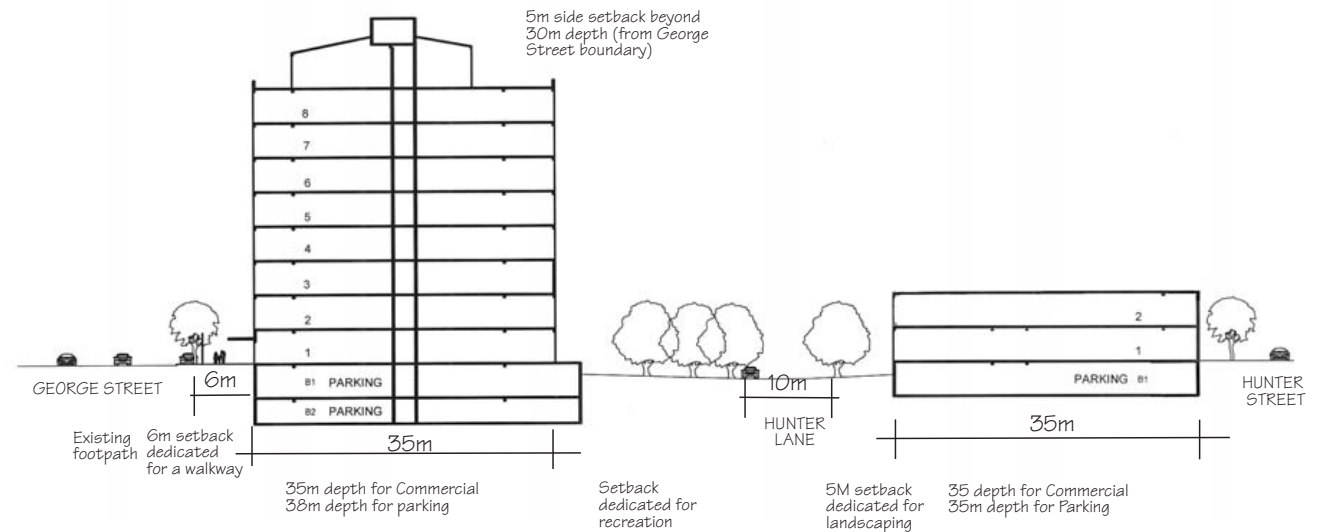
COMMERCIAL FLOORS and BASEMENT PARKING	
Location	Building Setback
George Street	6m
Burdett Street	3m
Linda Street	3m
Hunter Street	0m for buildings up to 8m, thereafter setback a minimum of 2.5m
Hunter Lane (rear)	A maximum rear building line as follows: George St sites - 41m measured from the George Street frontage Hunter St sites - 35m measured from the Hunter Street frontage
Side boundary	0m
Basement parking setback	As per the above, with an encroachment of up to 3m in the rear setback adjacent to Hunter Lane (for George Street properties only)
RESIDENTIAL SETBACKS	
Location	Minimum Building Setback
George Street	8.5m
Burdett Street	5.5m
Linda Street	5.5m
Hunter Street	2.5m
Hunter Lane (rear)	A maximum rear building line as follows: George St sites - 26.5m measured from the George Street frontage Hunter St sites - 18m measured from the Hunter Street frontage
Side boundary	0m

- f. Mixed use buildings are to incorporate a commercial podium adjacent to the public domain with upper level residential floors setback in accordance with Figure 4.5(h).
- g. Balconies adjacent to the street are able to encroach into the minimum residential building setbacks by 2.5 metres in the following locations:
- On the floor immediately above the 3 storey commercial podium fronting George Street, and
 - On residential floors above the ground floor on-sites adjacent to Hunter Street.

A 2.5m minimum setback above the third floor should be allowed to accommodate balconies



MIXED USE DEVELOPMENTS



COMMERCIAL DEVELOPMENTS

Figure 4.5(k): North Precinct setbacks in section.(C)

East Precinct

h. The setbacks of all buildings and structures to the boundaries of the site are prescribed in Table 4.5.4(b) for the East Precinct:

Table 4.5.4(b): Minimum Setbacks - East Precinct

Location	Building Setback
George Street (south Burdett St)	3m
Burdett Street (south)	3m
Hunter Lane (south)	2m
Pacific Highway (south of rail line)	4m
Leonard Street	3m
Side boundary	0m

- i. A pedestrian colonnade should be provided in the required building setback area as indicated on Figure 4.5(l).
- j. Buildings should incorporate a podium adjacent to the public domain with a height of 2 to 3 storeys (8-12 metres) and in accordance with Figure 4.5(m).
- k. The upper levels above the 2 to 3 storey (8-12 metre) podium should be setback in accordance with Figure 4.5(m).

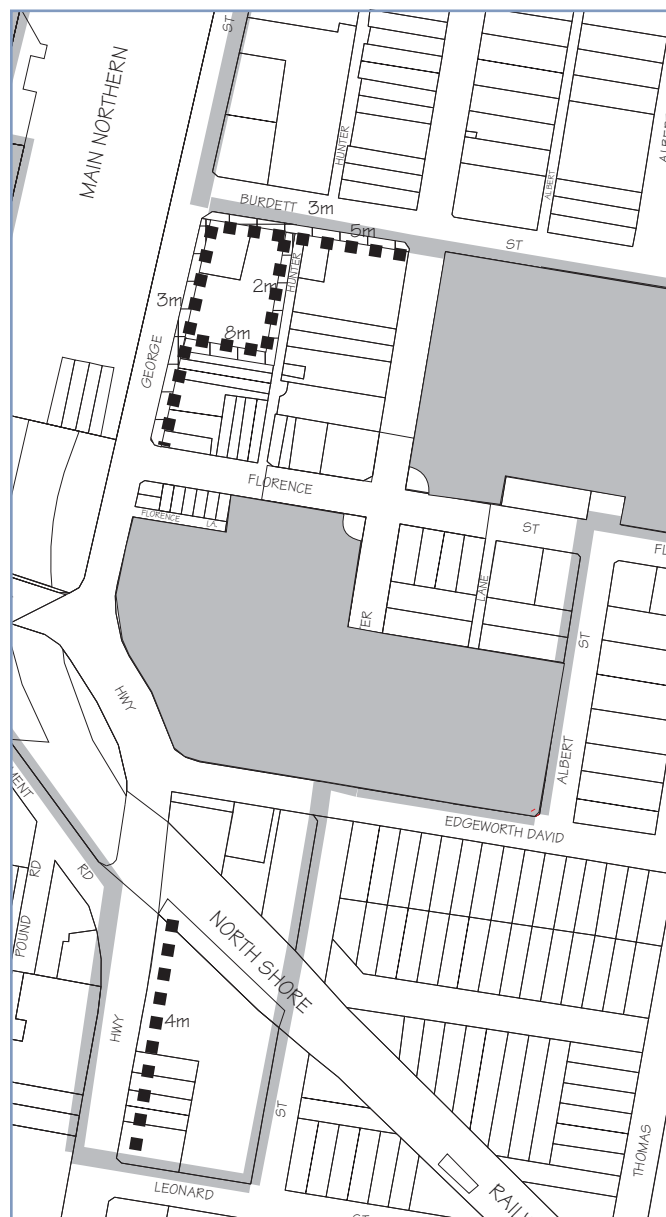


Figure 4.5(l): East Precinct podium setbacks and colonnades.(C)

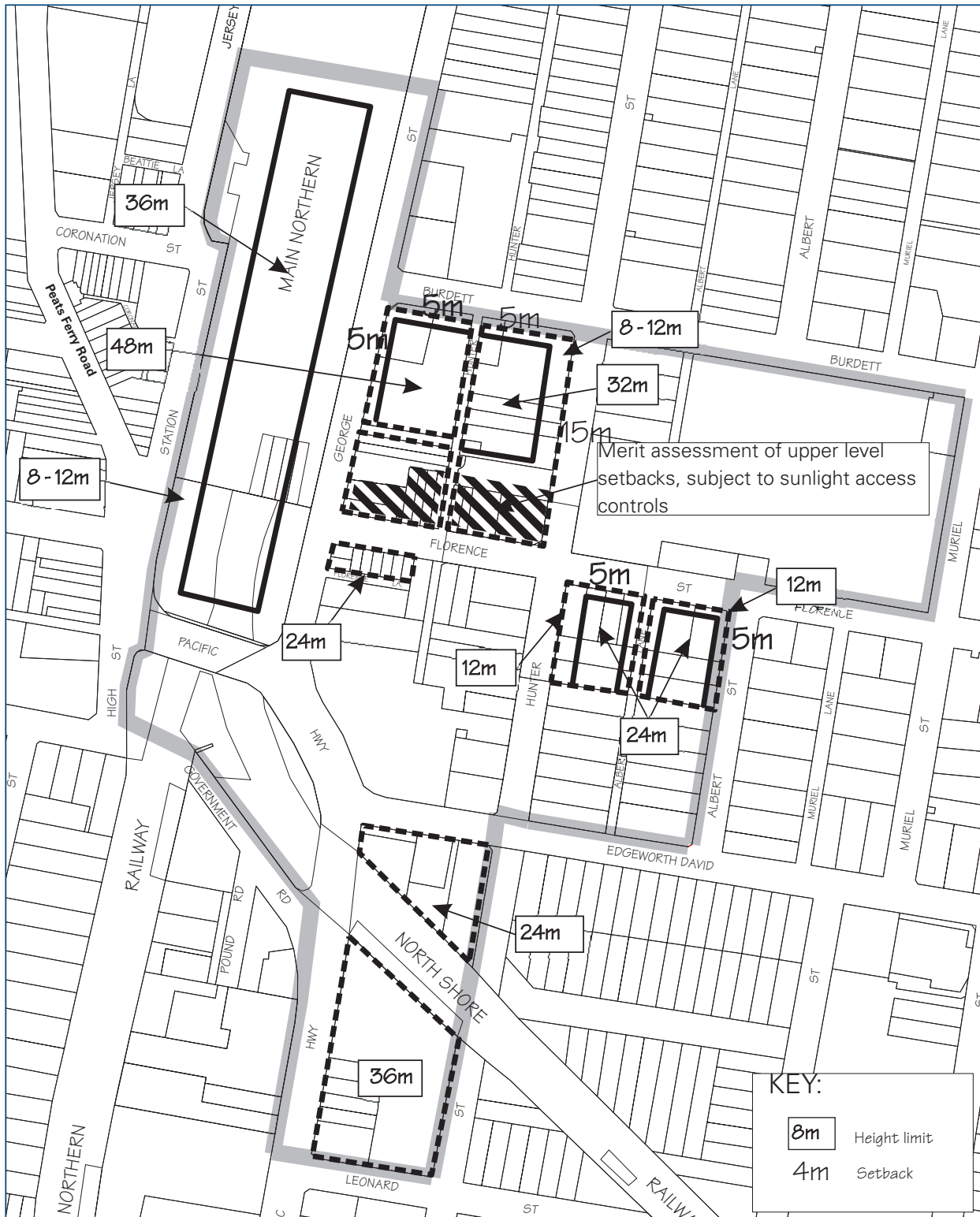


Figure 4.5(m): East Precinct heights and upper level setbacks.(C)

West Precinct

- l.** The setbacks of all buildings and structures to the boundaries of the site are prescribed in Table 4.5(c) for the West Precinct:

Table 4.5.4(c): Ground Floor Minimum Setbacks - West Precinct

Location	Building Setback
Peats Ferry Road	0m
Coronation Street	0m
Station Street	0m
Jersey Street	0m
Jersey Lane	0m
Beattie Lane	0m
Dural Street (active frontage)	0m
(other frontage)	3m
Dural Lane (active frontage)	0m
(other frontages)	3m
William Street (active frontage)	0m
(other frontages)	3m
High Street	0m
Ashley Lane (active frontage)	0m
(other frontages)	3m
Ashley Street (active frontage)	0m
(semi active frontages to RSL Club and carpark)	0m
(other frontages)	3m
Hornsby Park Edge Interface	
(active frontage)	0m
(other frontages)	3m
Interface with Residential Zoning	6m
Upper Floor Minimum Setbacks (Figure 4.5(m))	
Location	Upper Floor Setback
Peats Ferry Road	6m
Coronation Street	6m
Station Street	3m
Jersey Street	3m
Dural Street	3m
Dural Lane	3m
William Street	3m
High Street	6m
Ashley Lane	0m
Ashley Street	3m
Hornsby Park Edge Interface	3m
Western boundary of No. 4 High Street	9m

- m.** Despite the above table, car parking stations may be built to the front boundary where a facade is provided that presents a built form consistent with the character of commercial/retail buildings within the precinct.
- n.** Ground Floor Minimum setbacks are illustrated in Figure 4.5(n).
- o.** The upper levels above the podium should be setback in accordance with Figure 4.5(o).



Figure 4.5(n): West Side Precinct - Ground Floor Minimum Setbacks. (C)



Figure 4.5(o): West Side Precinct - Podium Heights and Upper Floor Setbacks (C)

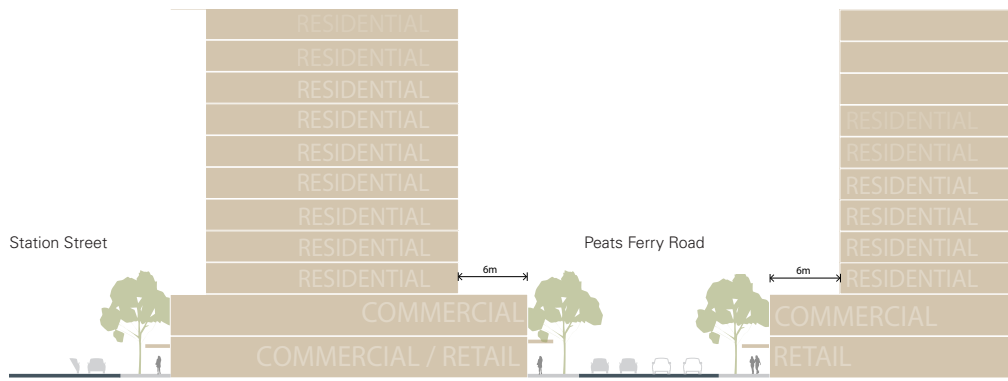


Figure 4.5(p): Upper level setbacks to Peats Ferry Road. (C)

4.5.6 Open Spaces

Desired Outcome

- a. Development that incorporates passive and active recreation areas with privacy and access to sunlight.
- b. Development that increases the amount and quality of open space available for use by workers and the residential population.

Prescriptive Measures

General

- a. Communal and/or public open space should be provided in accordance with the Open Space Plan at Figure 4.5(q).

Hornsby Park

- b. Hornsby Park should provide active and passive recreation areas.
- c. Development adjacent to the Park should engage with, and preserve and enhance the Park's heritage value.

Note: Refer to the Hornsby Park Masterplan for details regarding its development.

Hunter Lane

- d. A central green space should be created which acts as a gathering and recreational area for the residents and workers of the precinct.

Leonard Street and Pound Road Recreation Areas

- e. Street closures and passive recreation areas should be provided in Leonard Street and Pound Road. The recreation area should provide appropriate recreational amenities for residents of adjacent high density residential development.

Note: refer to Section 3.5 of the DCP for the Pound Road Precinct.

Cenotaph Plaza and Park

- f. Paving, landscaping, street furniture and water features should link rail station & bus interchange to Peats Ferry Road through a plaza that connects Station Street to Cenotaph Park and contribute to a sense of arrival to Hornsby.
- g. Landscaping in the park should reinforce and enhance the Hornsby War Memorial and Palms.

Note: Refer to Figure 4.5(r) West Side Precinct Landscape and Public Domain Plan

Dural Lane

- h. Pedestrianise portion of Dural Lane at the Pacific Highway in a similar paving material as Cenotaph Plaza.
- i. Provide low level planting, trees and bollards where necessary.

Note: Refer to Figure 4.5(r) West Side Precinct Landscape and Public Domain Plan

Shop Top Housing

- j. Every dwelling should be provided with a principal private open space in accordance with Table 4.5.5(a).

Table 4.5.5(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
Studio	4m ²	1m
1 bed unit	8m ²	2m
2 bed unit	10m ²	2m
3+ bed unit	12m ²	2.4m
Ground and podium level	15m ²	3m

- k. 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.
- l. 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.
- m. Enclosure of private open space areas as 'wintergardens' should be avoided. Wintergardens may be considered where the elevation of a building fronts a rail corridor.

Communal Open Space

- n. A principal communal open space area should be provided for any development over 8 storeys with more than 10 dwellings as follows: be located on a podium;
- 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;
 - achieve a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter);
 - be located to provide direct site lines and convenient access from the building lobby; and
 - be sited and designed to protect the amenity of adjacent dwellings.



Figure 4.5(q): Open Space Plan.(C)

4.5.7 Landscaping

Desired Outcome

- a. Development that contributes to attractive streetscapes by providing shade along pedestrian frontages and screen planting along boundaries.
- b. Development that preserves significant trees that add to the environmental character of the commercial centre.
- c. Development that incorporates green roofs and walls to improve air quality, amenity, ambient air temperature, building insulation, bird habitat and aesthetic quality of the urban environment.
- d. Development that incorporates edible gardens or community vegetable gardens into the design of the proposed open public spaces and/or rooftops.

Prescriptive Measures

General

- a. Landscaping should be included in building setback areas to complement the appearance of the building.
- b. Setbacks from sensitive areas should be fully landscaped.
- c. Green roofs and walls should be incorporated into the design of development where appropriate.
- d. Green roofs are to be located in accessible, serviceable and visible parts of the roof, such as the lower parts of a development with varying heights.
- e. Habitable green roof areas designed for use as recreation facilities are to have a high standard of finish and design. A detailed description and plan of roof top design is to be submitted with the development application as part of the landscape plan.
- f. The design of any habitable green roof area is to address:
 - visual and acoustic privacy;
 - safety;
 - security;
 - roof maintenance and servicing; and
 - wind effects.
- g. Primary and secondary retail frontages should be landscaped with tree-plantings combined with paving in accordance with the following:

- Trees should be planted as widely-spaced avenues along kerbsides consistent with the public domain element at Section 4.5.11 of this DCP, and
- Pavements within each precinct should be of a consistent design, constructed of durable and non-slip modular units that are resistant to fading, discolouration and chipping, and that may readily be removed and replaced following future installation of in-ground services.

Shop Top Housing

- h. Residential levels should be landscaped with native or exotic species in planter boxes watered by recycled grey water or stormwater to provide screening.
- i. Where communal open space is required, these spaces should include lawn areas surrounded by hedges of shrubs.

Retention of Landscape Features

- j. Buildings, driveways and service trenches should have a minimum setback that complies with AS4970 from trees that have been assessed as significant or which are visually prominent streetscape elements.

Fencing

- k. Fencing is discouraged in the primary and secondary street frontage setbacks.
- l. Allotments adjoining residential lands should be fenced with appropriate residential style fencing.
- m. Fencing enclosing private residential courtyards may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.

Notes:

Sensitive areas include any adjoining residential lands, community uses, educational uses, public open spaces and recreational areas.

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 as part of the development.

Details of street tree planting plans are provided at Section 4.5.11 Public Domain and Traffic Management Works.



Figure 4.5(r): West Side Precinct - Landscape & Public Domain Plan. (C)

4.5.8 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. For development at the interface of a commercial area and a residential zone, development should encourage views from the commercial area to the horizon rather than downward onto residential areas.
- b. The commercial and residential component of development should be distinguished in terms of building entries and private, communal and public open space.
- c. Orient dwellings living rooms and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.
- d. Building separation should comply with Part 2F Building Separation of the *SEPP 65 Design Quality of Apartment Development*, Apartment Design Guide.
- e. For properties with a boundary interface with a lower density zone, an additional 3 metre building separation should be provided.
- f. Where communal open space is required, balconies, terraces or bedroom windows near communal areas should be screened or separated from the street and active communal areas by landscaping to protect the privacy of dwelling occupants
- g. Common residential lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.

Security

- h. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.
- i. Private open spaces, living room windows, commercial unit windows and lobbies should be designed and oriented to overlook the street and communal open spaces on the site.
- j. 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.

- k. 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.

4.5.9 Sunlight and Ventilation

Desired Outcome

- a. Development that maximises solar access to the public domain, pedestrian areas and public open spaces.
- b. Development designed to provide reasonable solar access and natural ventilation to residential living areas and open space areas.
- c. Development that encourages the connection of buildings to available or planned district energy, water and waste systems in urban renewal areas in order to achieve additional energy, water and waste efficiency arising from a precinct-wide approach to infrastructure.

Prescriptive Measures

General

- a. On 22 June, public open space areas, and plaza areas should receive 2 hours of sunlight between 9am and 3pm to at least 50 percent of the area.
- b. 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.
- c. Principal communal open space should receive a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).
- d. Development, including new planting, should try to maintain solar access to existing photovoltaic solar panels having regard to the performance of, efficiency, economic viability and reasonableness of their location.
- e. Development should be designed and constructed to reduce the need for active heating and cooling by incorporating passive design measures including the design, location and thermal properties of glazing, natural ventilation, appropriate use of thermal mass and external shading (including vegetation).
- f. Every habitable room should have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room.
- g. A window should be visible from any point in a habitable room.
- h. 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.

4.5.10 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. Mixed-use developments 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 10% of proposed dwellings should be Adaptable Housing, designed to meet the needs of residents as they age.
 - At least 20% of proposed dwellings should be Universal Design Housing in accordance with the Livable Housing Guidelines (2012) silver level design features.
 - Adaptable Housing and Universal Design 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 Universal Design and Adaptable Housing.

4.5.11 Vehicle Access and Parking

Desired Outcome

- a. Development that provides for the safe and efficient movement of vehicles within and through the Town Centre.
- b. Development that provides sufficient and convenient parking for residents and visitors with vehicular access that is simple, safe and direct.
- c. Development that delivers sustainable transport options which benefit residents and/or employees.
- d. Development that minimises the rates of private vehicle use and encourages the use of transport choices within the region.

Prescriptive Measures

Vehicular Access

- a. Traffic access routes to and from the Town Centre should be promoted in accordance with the Access Routes Strategy Plan at Figure 4.5(u).
- b. Primary access routes should be the main access routes for vehicles to and from the Town Centre. Direct vehicular site access to and from primary routes should be discouraged where possible in order to maintain capacity for through traffic movements. However, direct site access may be considered acceptable where it can be provided through a controlled intersection.
- c. Secondary access routes should provide a feeder role between the Town Centre and primary access routes. Direct vehicular site access may be considered acceptable subject to appropriate design requirements. Where available, access should be provided via a lower ranked road.
- d. Traffic circulation routes should be promoted in accordance with the Circulation Routes Strategy Plan at Figure 4.5(v) and should be considered in determining turning restrictions.
- e. New lane ways in the West Side Precinct to provide access and tertiary circulation to Council car parking and properties with restricted vehicular access. Refer to figure 4.5(w) West Side Precinct - Vehicular Access Plan.
- f. Vehicular access points should be consistent with Figure 4.5(t) and the following:
 - North precinct - vehicular access to development sites should be from Hunter Lane.

- g. For intensive traffic generating development, a traffic study may be required.

Note:

Development proposals exceeding a floorspace ratio of 4:1 should be accompanied by a comprehensive traffic assessment including modelling of relevant intersections.

Car parking

- h. On-site car parking should:

- be provided behind or beneath buildings,
- be accessed via rear laneways or side streets where available,
- share carpark entrances with adjoining properties where possible,
- be screened from the street and other public areas,
- design the carpark entrance to incorporate other facade elements such as overhanging balconies or side planter boxes in the composition of the facade,
- All ramps are to be designed as two way ramps in accordance with AS 2890.1 and AS 2890.2, and
- All ramps are to be designed in accordance with the exits and entry widths of AS 2890.1 and AS 2890.2

- i. Public car parking should be provided via the following:

- the provision of decked parking above the existing Council carpark in William Street and the Hornsby RSL Club carpark as indicated on Figure 4.5(s) and/or
- the redevelopment of Site C in the East Precinct as indicated on Figures 4.5(x) and 4.5(y), which is accessed via Hunter Lane.

- j. Constrained sites in the east precinct should provide a portion of required car parking in accordance with Council's Section 94 Contribution and Table 4.5.10(a).

Table 4.5.10(a): Parking Required to be Provided via Section 94 Contribution

Sites (see Figure 4.5(s))	On-site Parking	Parking Via S94 Contribution
Sites with limited vehicular access or site constraints	Tenant Parking at 1 space per 80m ²	Balance of required parking via S94
Sites A, B, E		
Site H	A portion of parking may be provided where access and circulation for vehicles can be achieved.	Balance of required parking via S94

- k. Where vehicular access and/or site constraints restrict the ability to provide any parking on-site within a commercial development, all parking should be provided in a public car park (via a Section 94 Contribution) to meet the projected demand.

Note:

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

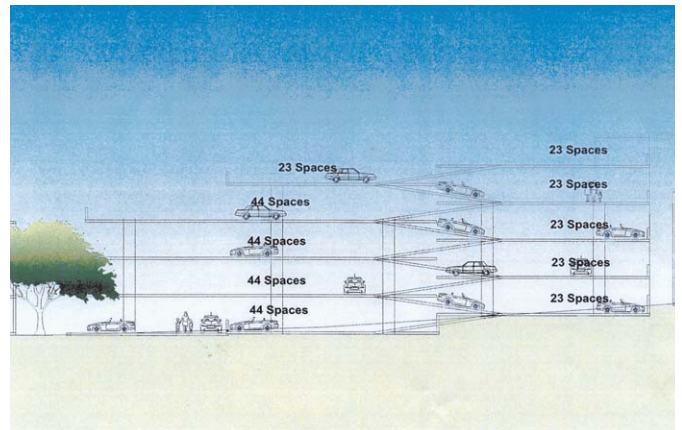
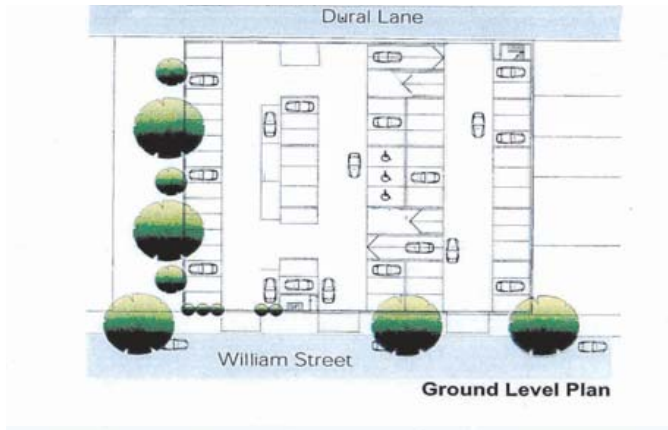


Figure 4.5(s): West Precinct public car parking concept plan.(E)

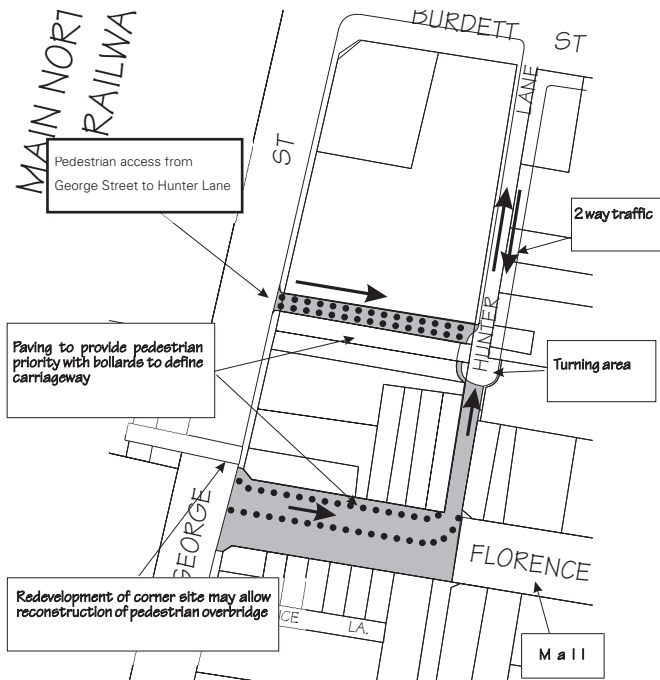


Figure 4.5(t): East Precinct Vehicular Access Plan.(C)



Figure 4.5(u): Traffic Access Routes Strategy Plan.(C)

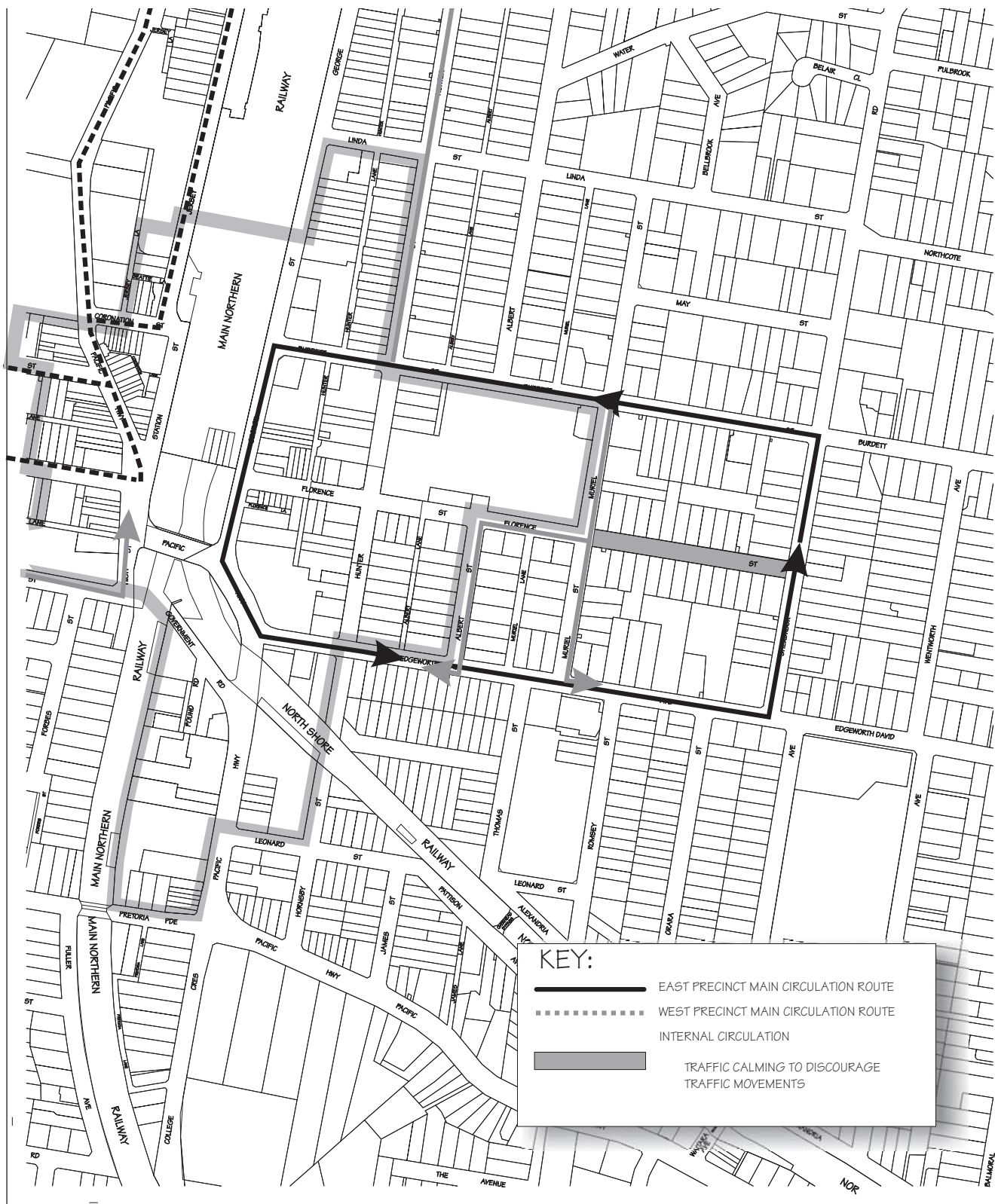


Figure 4.5(v): Traffic Circulation Routes Strategy Plan.(C)



Figure 4.5(w): West Side Precinct - Vehicular Access Plan. (C)

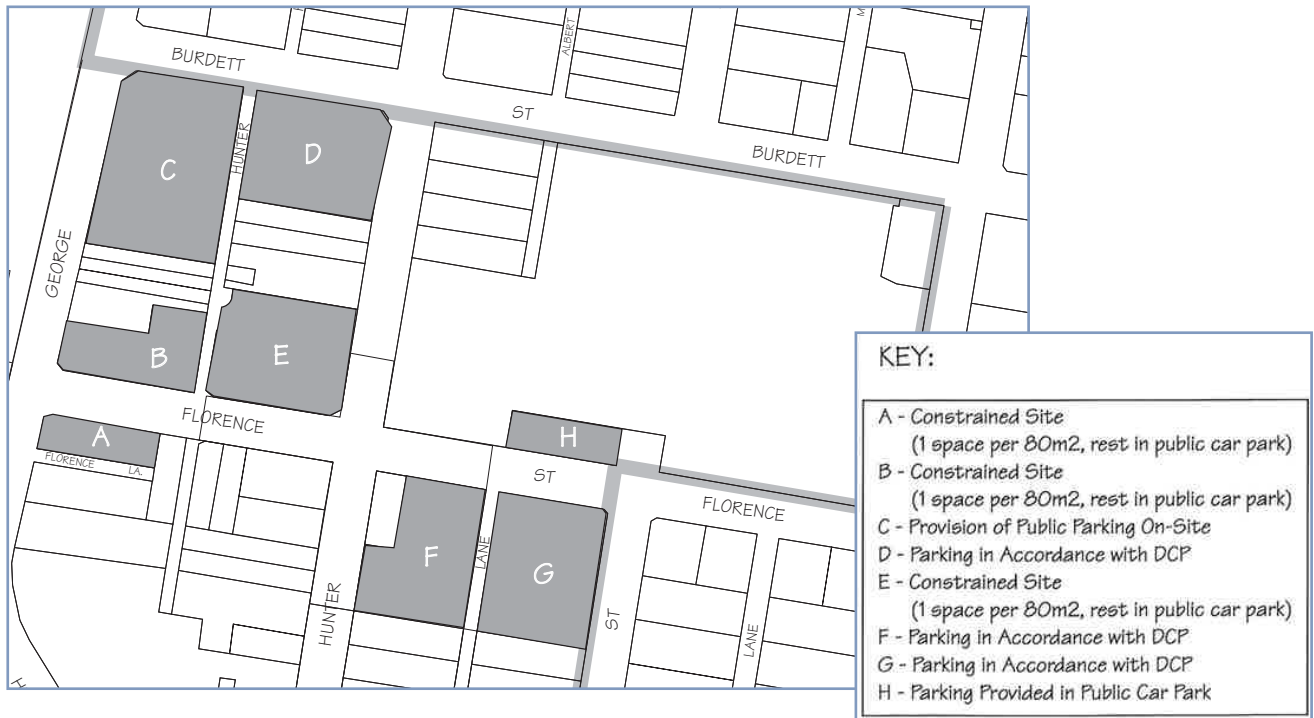


Figure 4.5(x): East Precinct car parking strategy.(C)

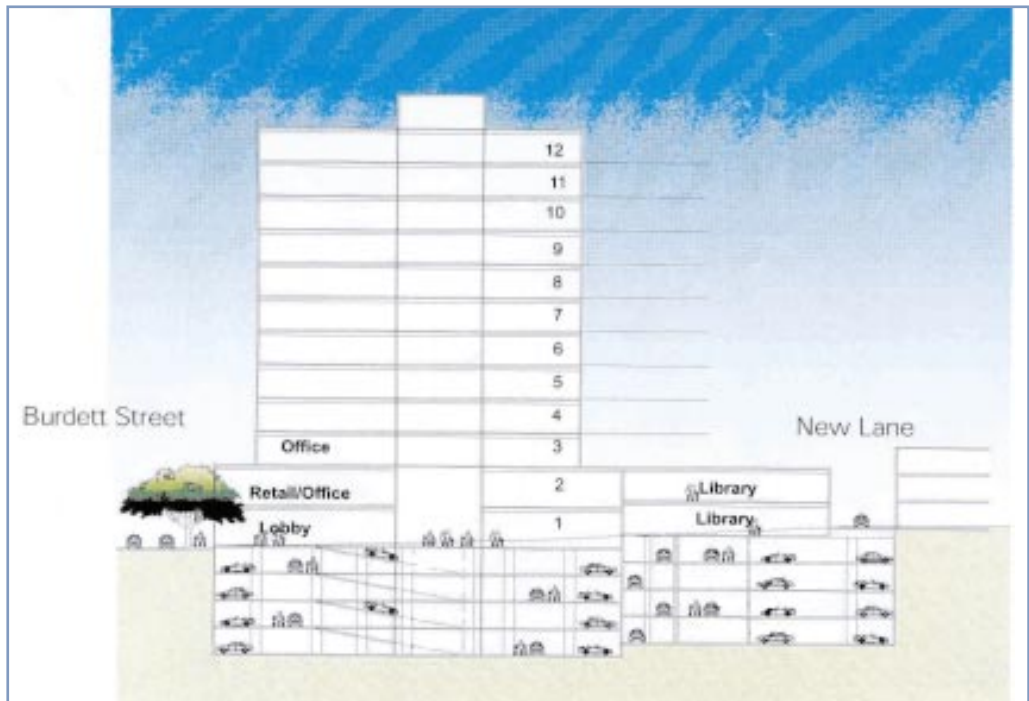


Figure 4.5(y): East Precinct public car parking concept plan - redevelopment of Site C.(E)

4.5.12 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

General

- a. Development of the public domain should make each precinct an attractive place that encourages development and provides amenity for workers, residents and visitors.
- b. Embellishment of the public domain should include street furniture, new street plantings, and footpath improvements.
- c. Lighting for streets, parks and any other public domain spaces provided as part of a development should be energy efficient LED lighting.

Street Trees

- d. Street tree planting should be provided in accordance with Figure 4.5(z)
- e. The road approaches to the Town Centre should be landscaped to provide an extension of Hornsby Shire's bushland quality to present a distinct change in the street treatment within the Central Core.
- f. Primary street tree planting should provide formal tree lined avenues of native evergreen species along the main links to the Town Centre, located along George Street, Edgeworth David Avenue and the Pacific Highway.
- g. Secondary tree planting should be:
 - native evergreen species on streets running north-south, and
 - deciduous tree species on streets running east-west.

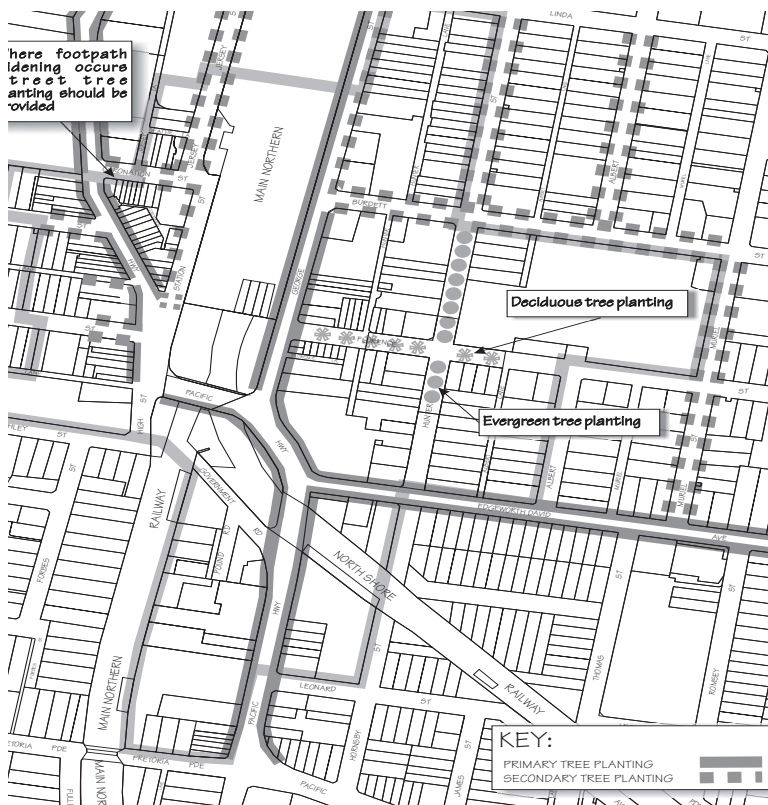


Figure 4.5(z): Street Tree Planting Plan.

Pedestrian Links

- h. Pedestrian links should be provided in accordance with the Pedestrian Network Plan at Figure 4.5(aa) and the colonnade plan at Figure 4.5(l).
- i. External pedestrian links should provide shelter or shade by trees or covered walkways.
- j. For development incorporating shopfront awnings, the awnings should be continuous and setback from the edge of the kerb in accordance with Council or the Roads and Maritime Services requirements.
- k. Pedestrian links should have a minimum unobstructed width of 3 metres and 4.5 metres minimum height.
- l. Colonnades should have a minimum proportion of height to width of 1.5:1, with a preferred proportion of 2:1.
- m. Lights, trees, bollards and paving should be used where appropriate to define pedestrian zones and improve the quality of the environment.
- n. Seating areas and drinking fountains should be provided in the public domain where appropriate to ensure activity and facilities for pedestrians.



Figure 4.5(aa): Pedestrian Network Plan

Outdoor Dining

- o.** Outdoor dining areas should be located in areas with good amenity, landscape, outlook, solar access in winter, shading in summer and a compatible local traffic environment.

Note: Outdoor dining proposed on Council land should comply with Council's Outdoor Dining Code.

East Precinct Additional Controls

- p.** The redevelopment of the pedestrian overpass into the Florence Street Mall should:
 - be incorporated into development on the north-western corner,
 - provide for views of the Mall for pedestrians,
 - facilitate direct access to the Mall, and
 - provide after hour access.
- q.** A new pedestrian overpass should be provided at the intersection of George and Burdett Streets to link future commercial/retail development on the eastern side of George Street with the railway station on the western side of George Street.
- r.** Through site pedestrian links should identify the entry to the pedestrian link by:
 - the use of architectural features incorporated in the building facade, awning or veranda and/or modulation of the entrance walls,
 - provide insets in the paving used to mark the entry and include the name of the path/arcade where appropriate, and
 - provide a splayed or widened entry to facilitate pedestrian circulation.
- s.** Through site pedestrian links should be designed to:
 - comply with the minimum dimensions above,
 - achieve changes of level by means of ramps suitable for disabled persons (i.e. not greater than a grade of 1:14) or escalators,
 - be functional and practical, and
 - be well lit, ventilated, cleaned and maintained to standards approved by Council.

West Precinct Additional Controls

- t.** New Cenotaph Plaza to provide a direct pedestrian connection from the rail station to Peats Ferry Road. Paving, trees, water features and street furniture to unify and connect the space to surrounding areas.
- u.** Dural Lane closure and pedestrianisation at Peats Ferry Road to provide an active pedestrian route to and from the residential areas to the west.
- v.** Contrasting paved or raised pedestrian crossing connecting the Cenotaph Plaza to Dural Lane.
- w.** New pedestrian bridge located along the northern edge of the rail station connecting Coronation Street to George Street.
- x.** Footpath widening and planting should occur along the Peats Ferry Road and Coronation Street where possible. Where footpath widening occurs, street tree planting should be provided in front of the existing awning line.
- y.** Footpath widening along Peats Ferry Road and the southern side of Coronation Street should allow for outdoor dining, cafes and restaurants to encourage active use of the public domain.
- z.** Paved footpaths, paving spaces and pedestrian crossings should be installed to reduce the visual impact of the bitumen road and reinforce the pedestrian scale and character.
- aa.** The bus and taxi interchange in Station Street should incorporate additional landscaping and screen planting to soften the visual impact of hard paved areas.

Note:

Refer to figure 4.5(r) West Side Precinct - Landscape & Public Domain Plan and Figure 4.5(ad) Street Network Plan

Traffic Management Work

- ab.** Traffic management works should be undertaken in accordance with the Traffic Management Improvement Plan Figures 4.5(ab) and 4.5(ac).
- ac.** Buildings adjacent to Hunter Lane (between Burdett Street and Linda Street) should provide for a 4 metre widening of Hunter Lane to provide a minimum road reserve of 10 metres. The widening of Hunter Lane should provide for drainage upgrade works, two-way traffic flow and turning paths for vehicles entering and exiting sites.

- ad. Buildings on the eastern side of Hunter Lane (to the south of Burdett Street) should provide for Hunter Lane ==
- ae. A shared pedestrian and vehicular zone should be provided in Florence Street (west). The carriageway should provide for vehicle movements, loading/unloading and be defined with bollards and paving to provide pedestrian priority.
- af. Drop-off facilities, turning area and taxi stand should be provided at the northern end of the Hunter Street Mall.
- ag. As a future option, Hunter Street Mall should be extended to Burdett Street where drop-off facilities, turning area and a taxi stand are relocated to Florence Street (east).
- ah. Provision should be made for disabled parking and loading zones in Florence Street (east).
- ai. Closure of Dural Lane at the Pacific Highway.
- aj. New formalised lane network connecting Dural Street, Dural Lane to William Street utilising the Council carpark sites.
- ak. Closure of the intersection of Station Street and the Pacific Highway
- al. New four way intersection at High Street
- am. Station Street reconfiguration to provide for turning head, 90 degree parking and to allow traffic to enter from Coronation Street
- an. Realign the bus and taxi exit at the southern end of the station to become a four way signalised intersection with High Street and the Pacific Highway
- ao. Closure of Beattie Lane

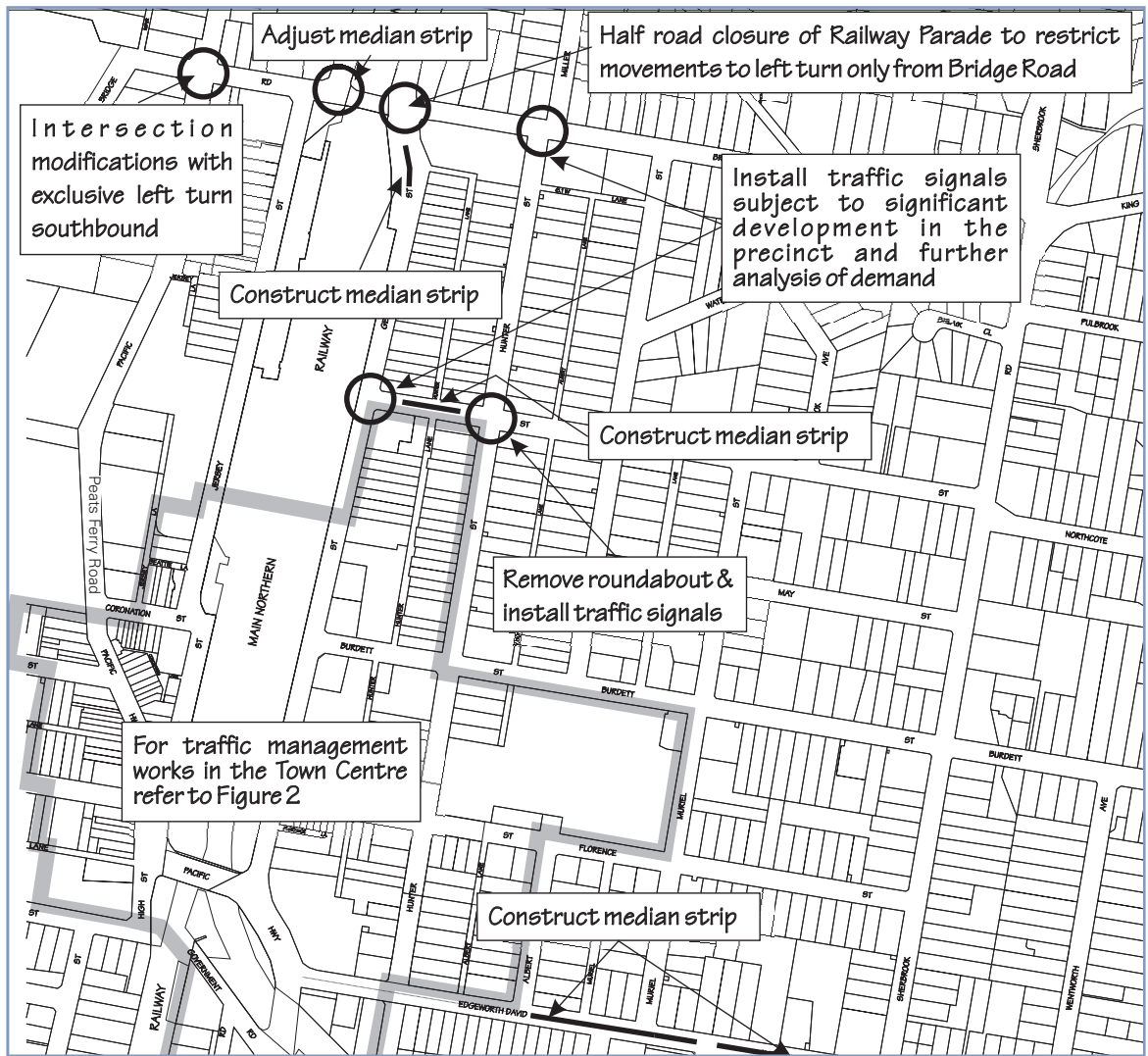


Figure 4.5(ab): Traffic Management Improvement Plan - Figure 1. (C)

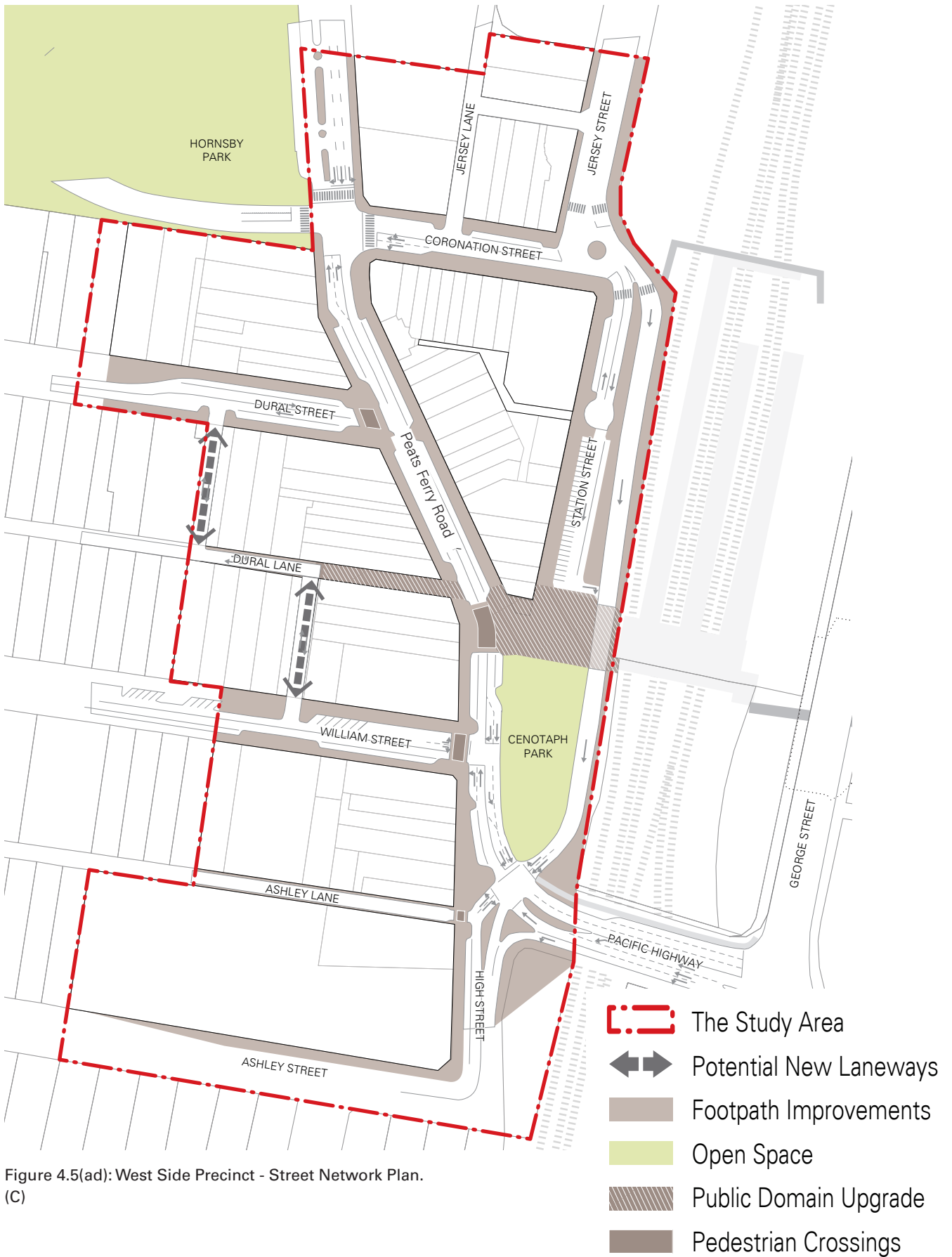


Figure 4.5(ad): West Side Precinct - Street Network Plan.
(C)

4.5.13 Design Details

Desired Outcome

- a. Development that contributes positively to the streetscape and the creation of a vibrant active precinct.

Prescriptive Measures

General

- a. Buildings should be designed with external appearances that provide for a distinctive base, middle and a top.
- b. Tower forms should appear simple yet elegant, with slim and slender proportions, to contribute to the overall skyline composition of the West Side Precinct.
- c. If a development site has more than one tower, they should be complementary and employ the same architectural design approach.
- d. Tower forms must have a delineated top to visually terminate the building.
- e. Towers should taper towards the sky to appear thinnest at the top.
- f. Facades above the podium, are to engage with the public domain through the extensive use of large windows and other openings and the avoidance of large expanses of blank walls.
- g. When commercial podiums are required, the podiums should have minimal gaps in the street wall and maintain a consistent building line.
- h. A balance between horizontal and vertical elements should be provided through careful placement of windows, colour patterns and building materials.
- i. Continuous awnings should be provided to provide shelter for pedestrians. Awnings should be consistent with the general alignment of awnings in the street and the desired future character of the area.
- j. Buildings should embody active living principles.
- k. Corner buildings should be designed to:
 - address its neighbouring buildings, dual frontage and its turning of the corner,
 - step up at the corner,
 - incorporate distinctive features to enhance the streetscape, (such as stepped parapet turrets, towers, clocks etc.), and
 - incorporate a splayed or square recess treatment to

give form to the intersection and provide more circulation space for pedestrians at the corner.

- l. 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.
- m. Materials should relate to the context of buildings within the precinct to achieve continuity and harmony.
- n. Security shutters should be transparent or open grill design.

Active Frontages

- o. The design and use of buildings should encourage active uses fronting public streets and places to contribute to the creation of a vibrant precinct. Entrances to buildings should be clear, well lit and well defined.
- p. Active and semi active frontages and awning locations for the West Side precinct are shown in Figure 4.5(ag) West Side Precinct - Active Frontages and Awning Locations.

Wind Effects

- q. A wind effects report is to be submitted with a development application for buildings higher than 40m. The report is to be prepared by a suitably qualified engineer and is to:
 - be based on wind tunnel testing, which compares and analyses the current and proposed wind conditions;
 - report the impacts of wind on the pedestrian environment within the site and the public domain; and
 - provide design solutions to minimise the impact of wind on the public and private domain.
- r. Wind effects caused by development should not exceed:
 - 10 metres per second for active frontages as shown on the Frontage Map at Figure 4.5(ag)
 - 16 metres per second for all other streets.
- s. New development should incorporate design features that will ameliorate existing adverse wind conditions.
- t. New development should minimise adverse wind impacts on recreation facilities and open space areas within development and within public domain areas.

Facades - West Precinct

- u. Building facades should reinforce the continuity of the streetscape by:
- v. maintaining a generally consistent street wall height and podium level,
- w. incorporating a podium adjacent to the public domain with a height of 2 to 3 storeys (8m - 12m) in accordance with Figure 4.5(o),
- x. maintaining consistent horizontal building elements and vertical rhythm to merge existing and heritage facades with new development, and
- y. incorporating horizontal features that relate to the features on neighbouring buildings. Where these vary, an infill building should relate to and create a transition between the two buildings.
- z. Articulation of facades in the west precinct should relate to the established rhythm of the streetscape and incorporate appropriate vertical features such as party walls, projecting or recessed planes, columns, down pipes, changes in materials, textures or colours.
- aa. Materials should relate to the context of buildings within the precinct to achieve continuity and harmony. Contrasting materials may be used to provide diversity. However, material and colour should not dominate the streetscape.

Notes:

Active Frontages require 90% of the frontage to be shop and office windows and building entrances at street level.

Semi active Frontages require 30% of the frontage to be shop and office windows and building entrances at street level.

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*.

Horizontal features include window heads and sills, verandas, balconies, balustrades, parapets, changes in materials, textures or colours and sun hoods.

Heritage Considerations - West Precinct

- ab. Retain or incorporate heritage buildings and high quality facades where possible according to Figure 4.5(ah) West Side Precinct - Heritage and Facade Retention Plan

Note:

See Part 9: Heritage of this DCP

Gateway Areas

- ac. The following areas represent the gateway to the Town Centre and require special treatment (see Figure 4.5(ae)).
 - Peats Ferry Road adjacent to the Council Chambers and the TAFE College,
 - Intersection of Burdett and George Streets,
 - Intersection of the Pacific Highway with Edgeworth David Avenue, and
 - Intersection of the Pacific Highway with Pretoria Parade and College Crescent.
 - Cenotaph Plaza and entry to the Hornsby Rail Station
- ad. Buildings on or adjacent to gateway areas should:
 - Incorporate landmark features including a tower, or other vertical element or emphasis in the design, and/or
 - Form a pair with another building to enhance the perception of entry.
- ae. Where overhead bridges are proposed in accordance with the Public Domain element, the bridges should be designed to promote a gateway or arrival point.

Arrival Points

- af. The following areas represent arrival points within the Town Centre and require special treatment:
 - Intersection of Peats Ferry Road with Coronation Street.
 - Intersection of Peats Ferry Road with High Street.
 - George Street adjacent to Hornsby Railway Station and the Florence Street Mall.
 - Cenotaph Plaza
- ag. Arrival points should be identified by one or more of the following elements: graphics, sculpture, architecture, urban or landscape design elements.
- ah. The pedestrian overpass into Florence Street Mall should be relocated to open views into the Town Square.

Feature Points

- ai.** Hornsby Junction at the intersection of Peats Ferry Road, George Street and Edgeworth David Avenue represents a feature point and requires special treatment, including the provision of distinct features (i.e. a landscaped medium strip, planting, paving and/or flag poles).
- aj.** The site fronting Cenotaph Plaza and Peats Ferry Road is in a prominent position to provide a focal point to the over all place making of the West Side Precinct and Hornsby Town Centre, by setting a positive architectural example and depicting the desired future character of the Precinct.

Views and Vistas

- ak.** Development should improve or maintain views within the Town Centre, consistent with Figure 4.5(af).
- al.** Open spaces, low rise podium's or spaces between tall buildings should align with the key vistas to and from the Town Centre depicted in Figure 4.5(af).
- am.** Development should maintain and enhance views into the Florence and Hunter Street Malls
- an.** Where vistas are terminated by built form, such as 'T' intersections or where a change of direction occurs in the street, placing emphasis on a section of built form, the building should acknowledge the vista with special emphasis given to the axis.

- ao.** The Town Centre from afar should present a cohesive form. Buildings should conform to the overall concept for the built form of the Town Centre profile.
- ap.** The design of taller buildings should maximise views of surrounding bushland as well as contribute to the achievement of a distinctive image for the Town Centre.

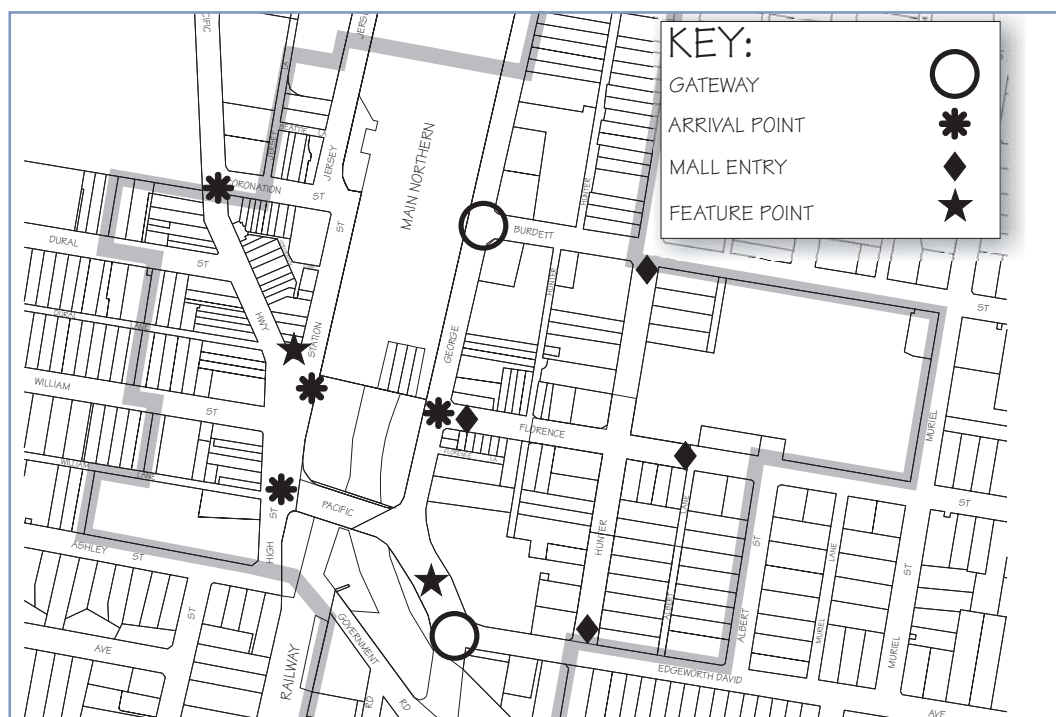


Figure 4.5(ae): Gateways, Arrivals and Feature Points. (I)



Figure 4.5(af): Views and Vistas.(C)

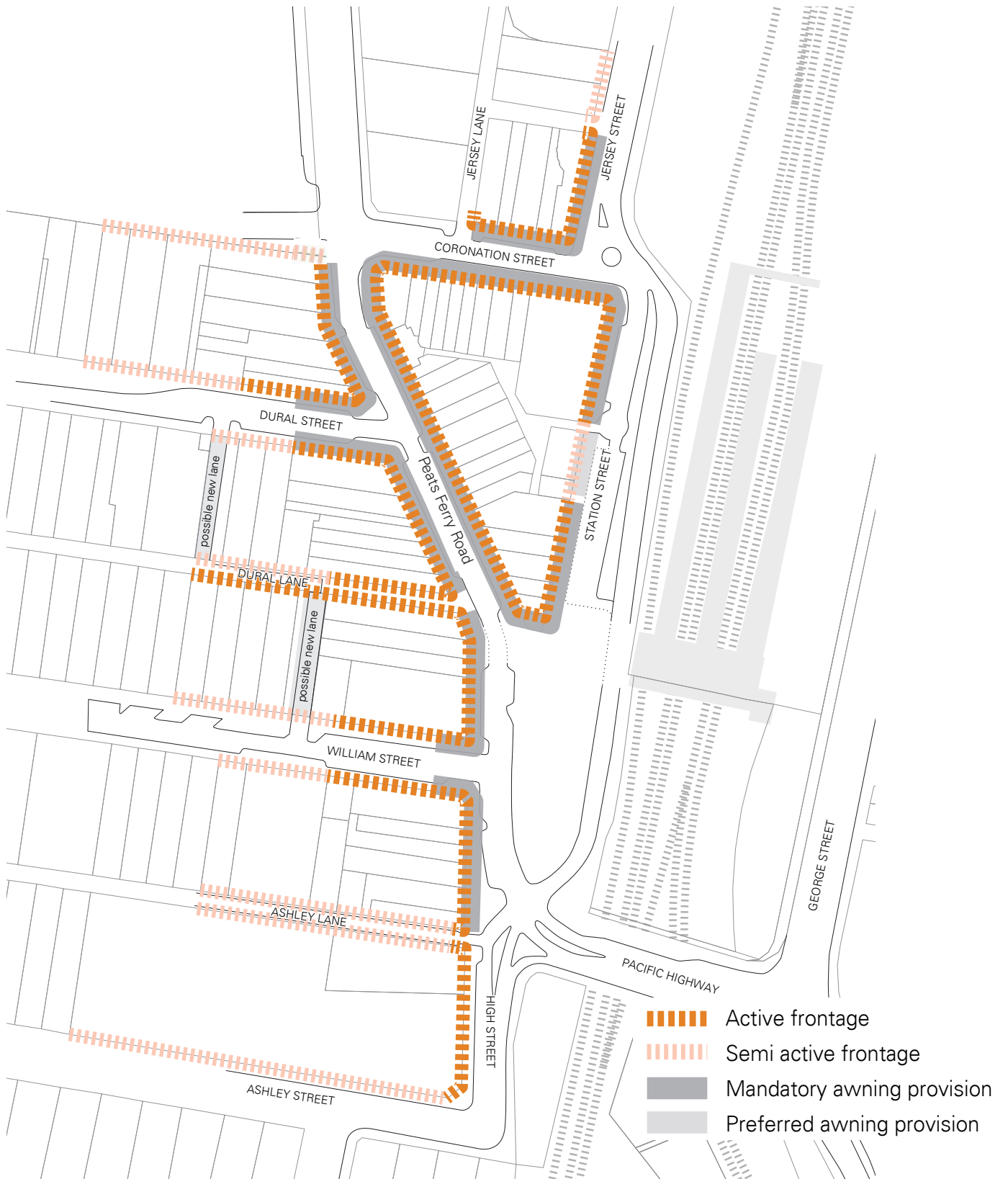


Figure 4.5(ag) West Side Precinct - Active Frontages and Awning



Figure 4.5(ah): West Side Precinct - Heritage and Facade Retention Plan. (C)