

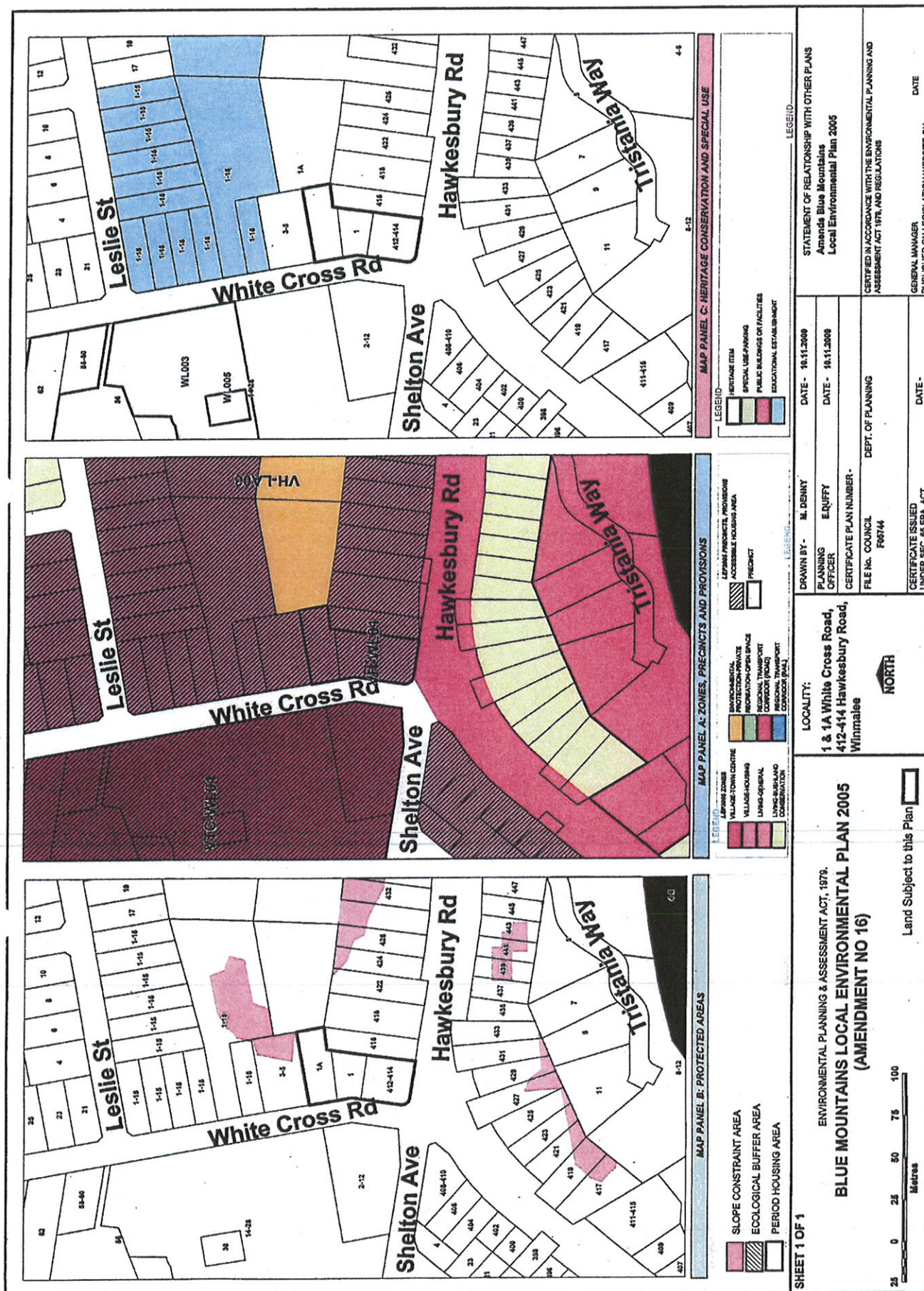
ATTACHMENT 1

PLANNING PROPOSAL

FOR

**No's 1 & 1A White Cross Road & No. 412-414 Hawkesbury Road
Winmalee**





ATTACHMENT 2

PLANNING PROPOSAL

FOR

**No's 1 & 1A White Cross Road & No. 412-414 Hawkesbury Road
Winmalee**

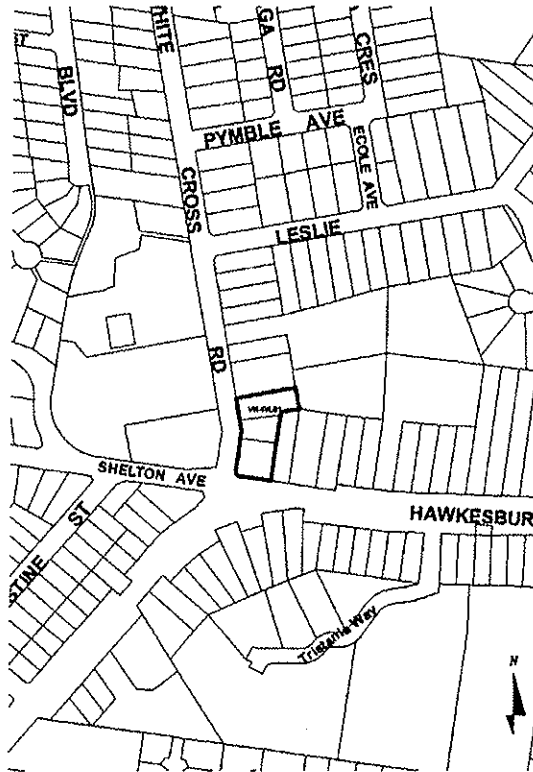


Part 10 Winmalee Village

Division 2 Winmalee Precinct VH-WL01 – White Cross Road Precinct

1 Consideration of precinct

- (1) This Division applies to land shown edged heavy black on the locality plan below named "Winmalee Precinct VH-WL01–Village Housing Precinct" and shown by distinctive edging and annotated "VH-WL01" on Map Panel A.



Winmalee Precinct VH-WL01 – Village Housing Precinct

- (2) Consent shall not be granted to development within the Winmalee Precinct VH-WL01 unless the development proposed to be carried out:
- (a) complies, to the satisfaction of the consent authority, with the precinct objectives in achieving the precinct vision statement within this Division, and
 - (b) complies with the building envelope within this Division, and
 - (c) is consistent, to the satisfaction of the consent authority, with the design considerations within this Division.

2 Desired future character

(1) Precinct vision statement

The precinct reinforces a compact town centre, accommodating a range of medical and other professional services that complement the adjacent district level retail and community facilities.

Buildings in this precinct are designed to establish an attractive and distinctive gateway to the neighbouring town centre, as well as expanding the range of medical and professional services that are available in the Winmalee Village.

New building works are well articulated and reflect the pattern and scale of the surrounding residential areas, together with surrounding gardens. In order to provide a visually distinctive backdrop to the town centre, redevelopment is to incorporate visually significant elements of established garden settings, particularly tall eucalypts and other canopy trees.

Buildings and associated infrastructure in this precinct are planned and constructed to protect the neighbouring Environment Protection – Private land from environmental effects.

The development of the precinct is to incorporate the low densities and bushland character elements that have characterised the traditional development of Winmalee village. The visual

impact of built components is minimised through design elements and native vegetation screening from surrounding roadways. Significant trees, including the heritage listed Bunya Pines, are retained and enhanced with new plantings, particularly within and surrounding car parking areas.

(2) Precinct objectives

- (a) To maximise the diversity of medical and other professional services provided primarily to local communities.
- (b) To accommodate permanent residents in dwellings that:
 - (i) promote housing choice, and
 - (ii) incorporate high levels of residential amenity, and
 - (iii) encourage passive surveillance of streets and other public places.
- (c) To encourage modest increases in floorspace that:
 - (i) incorporate building designs that are consistent or compatible with the scale and architectural character of modern buildings in the centre, and
 - (ii) protect the visual amenity and privacy of neighbouring residential properties.
- (d) To incorporate car parking areas that are safe and attractively landscaped.
- (e) To ensure that the scale and character of future buildings is compatible with the adjoining residential neighbourhood.
- (f) To ensure that further development of the site facilitates the preservation of the heritage listed Bunya Pines, particularly in relation to siting and associated activities that may be incompatible with the maintenance of these trees.

3 Building envelope

(1) Building height

- (a) Buildings are not to exceed a maximum building height of 8 metres or a maximum height at eaves of 6.5 metres.
- (b) The height above ground level for the lowest habitable floor level shall not exceed 1.5 metres.
- (c) Cut or fill within 5 metres of any property boundary shall not exceed 0.5 metres.

(2) Building setback

- (a) The minimum setback to Hawkesbury Road is 8 metres.
- (b) The minimum setback to White Cross Road is 6 metres.
- (c) All setback areas are to be landscaped.

(3) Site Coverage

- (a) The maximum site cover for buildings is 55 per cent of the total site area.
- (b) the minimum area to be retained as soft, pervious or landscaped area (excluding hard surfaces) is 35 per cent of the total site area.

4 Design Considerations

(1) Landscaping, built form and finishes

- (a) Gardens and buildings minimise impacts on the surrounding bushland and provide for additional plantings that are compatible with the ecology of adjoining bushland plant communities as well as minimise bush fire hazard.
- (b) Buildings incorporate design features that promote effective integration with the bushland setting. In particular:
 - (i) buildings should be surrounded by landscaped areas, and
 - (ii) residential buildings should not exceed 15 metres in width or depth, and
 - (iii) floorplans should be articulated, and
 - (iv) roofs should be gently-pitched with shady eaves or verandahs, and
 - (v) external walls are to display earthy tones.
- (c) Any non-residential activities should be accommodated in buildings with a residential character.
- (d) Driveways, parking areas and garages:
 - (i) should not dominate any street frontage, and
 - (ii) should be integrated with the design of surrounding landscaped areas.

(2) Amenity and safety

- (a) Passive surveillance is to be promoted throughout public places by appropriate orientation of verandahs, balconies, entrance doors and the windows to living rooms or business premises.
- (b) Reasonable solar access is to be provided to all living rooms and private open spaces.