

The Hills Development Control Plan (DCP) 2012

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THE
HILLS
Sydney's Garden Shire

DRAFT



Part D Section 18
55 Coonara Avenue, West Pennant Hills

D19

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1. INTRODUCTION

This Section of the DCP must be read in conjunction with the following parts of The Hills Development Control Plan 2012:

- Part A - Introduction.
- Part B – Multi Dwelling Housing
- Part B – Residential Flat Buildings
- Part C
- Section 1 – Parking
- Section 3 – Landscaping
- Section 4 – Heritage
- Appendix A – Waste Management Plan
- Appendix B – Water Sensitive Urban Design

In the event of any inconsistency between this Section of the DCP and any other Sections of the DCPs, the provisions of this Section shall prevail only to the extent of the inconsistency.

1.1 LAND TO WHICH THIS SECTION OF THE PLAN APPLIES

This chapter of the Development Control Plan establishes site specific objectives and controls to guide future development on Lot 61 DP 737386, No.55 Coonara Avenue, West Pennant Hills (see Figure 1)



Figure 1: SUBJECT SITE

2. SITE SPECIFIC OBJECTIVES AND DEVELOPMENT CONTROLS

The objectives and development controls for this site are set out in the following sections.

2.1 SITE PLANNING

OBJECTIVES

- (i) *To provide for a carefully master planned residential precinct that delivers a high*

level of amenity for existing and future residents.

DEVELOPMENT CONTROLS

- (a) Future development is to be generally in accordance with the indicative layout and arrangement contained within Figures 2 and 3
- (b) Provision is to be made for connections through the site and provision of public spaces generally in accordance with Figure 4.
- (c) *The land is to be owned and developed by a single entity.*

2.2 STREETSCAPE AND CHARACTER

OBJECTIVES

- (i) *To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.*
- (ii) *To ensure that the appearance of new development is of a high visual quality, enhances the streetscape and complements surrounding development.*
- (iii) *To ensure new development respects and enhances the green and garden character of The Hills Shire.*

DEVELOPMENT CONTROLS

- (a) Future development should retain mature vegetation where possible and provide landscaping within the housing lots and apartment development of a scale which compliments the built form.

2.3 ACCESS

OBJECTIVES

- (i) *To provide public access to open space and community facilities infrastructure.*
- (ii) *Public access to open space and community facilities is to connect with existing public road network.*

DEVELOPMENT CONTROLS

- (a) Any future development on the site shall be publically accessible from Coonara Avenue. Public access should be located in accordance with Figure 4.
- (b) The public access road identified as the yellow dashed line in Figure 4 is to be dedicated to Council as a public road and shall be constructed to Council's specifications.

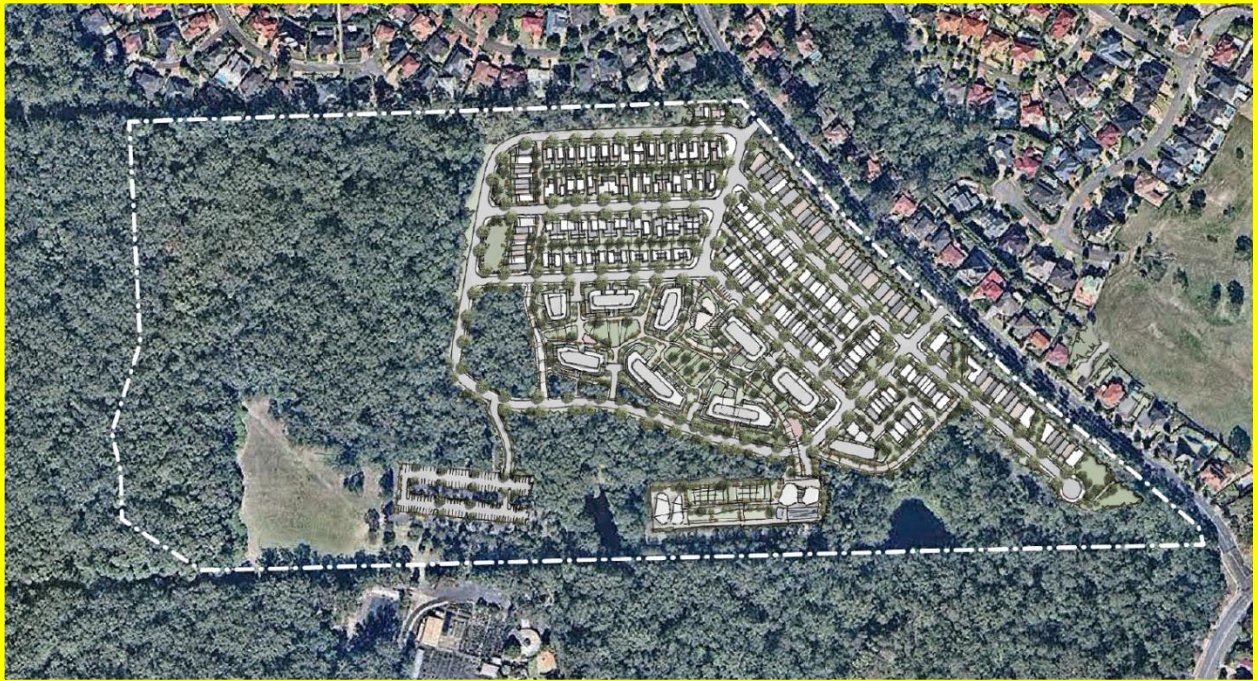


Figure 2: Indicative Site Plan



Figure 3: Location of Residential Precincts



Figure 4: Location of Public Open Space and Public Access Road.

2.4 VEGETATION

OBJECTIVES

- (i) To preserve the existing significant vegetation on the site.
- (ii) To ensure the ongoing maintenance of the significant vegetation on the site, at cost to any future residents on the site.

DEVELOPMENT CONTROLS

- (a) Future development on the site should include a Vegetation Management area of approximately 18ha over the significant vegetation located in the southern portion of the site.
- (b) The Vegetation Management Area should be identified as a Restricted Development Area on the title.
- (c) Future development on the site should include the provision of a Vegetation Management Plan (VMP) in accordance with Council's Vegetation Management Plan Guidelines.
- (d) The Vegetation Management Area must not form any part of the Asset Protection Zone on the site.

2.5 COONARA AVENUE FRONTAGE

OBJECTIVES

- (i) To protect and ensure a high visual quality along Coonara Avenue.
- (ii) To enhance the appearance of the site and soften the built form to the street.

DEVELOPMENT CONTROLS

- (a) A vegetated buffer zone of a minimum 8 metres width shall be provided along the Coonara Avenue frontage generally in accordance with figure 5.
- (b) The rear façade of dwellings along Coonara Avenue should display a high quality architectural finish and be sympathetic to the landscape/bushland character.
- (c) Private open space areas located along Coonara Avenue shall be enclosed with a wall or fence with an effective height of 1.8 metres from the finished ground level of the open space courtyard. All fencing enclosing private open space facing a common area or public place shall be constructed in masonry similar to the type and colour to be used in the building.
- ~~(d) Any fencing along Coonara Avenue shall have a two (2) metre landscaped setback between the frontage boundary line and fencing.~~

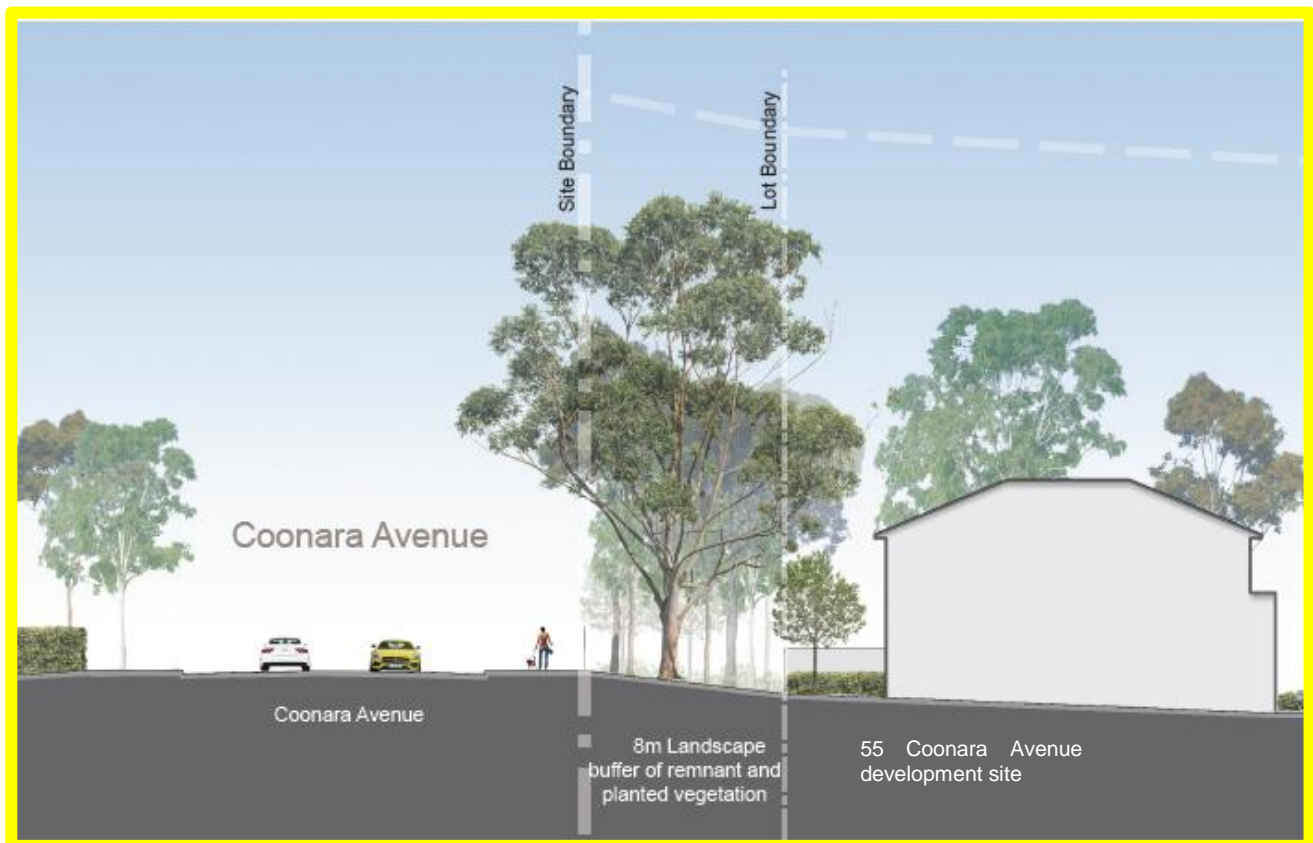


Figure 5: Indicative Section showing landscape buffer to Coonara Avenue

2.6 PARKING

OBJECTIVES

- (i) To ensure that all car-parking demands generated by the development are accommodated on the development site
- (ii) To protect the free flow of traffic into and out of the residential development and the surrounding street network in accordance with Council's ESD objective 7.

DEVELOPMENT CONTROLS

- (a) On site car parking is to be provided at the following rates, subject to compliance with the dwelling size and mix controls contained in section 2.7.

Dwelling Type	Car Parking Rate
Multi dwelling housing and semi-detached dwellings	1 space per 1 bedroom dwelling
	2 spaces for dwellings with 2 or more bedrooms
	A minimum 40 visitor car parks are to be provided either on-street through the provision of internal roads with a minimum carriageway of 8.5

	metres and/or through the provision of a dedicated area for visitor parking.
Residential Buildings	Flat
	1 space per dwelling
	1 visitor space per 5 dwellings.

- (b) If the dwelling size and mix provisions contained in Section 2.7 are not achieved, car parking rates shall revert to those for multi-dwelling housing and Residential Flat Buildings contained in Part C Section 1 – Car Parking of The Hills Development Control Plan.

2.7 DWELLING SIZE AND MIX

OBJECTIVES

- (iii) To ensure the provision of a mix of dwelling types providing housing diversity and choice for different demographics, living needs and household budgets.
- (iv) To promote development that accommodates the needs of larger households, consistent with the demographics and family household structures of The Hills Shire.

DEVELOPMENT CONTROLS

- a) At least 40% of all dwellings on the land are to be 2 bedroom dwellings.
- b) At least 40% of all dwellings on the land are to be 3 bedroom dwellings (or larger)
- c) At least 15% of all 2 bedroom dwellings on the land will have a minimum internal floor area of 110m².
- d) At least 50% of all 3 bedroom dwellings (or larger) on the land will have a minimum internal floor area of 135m².

2.8 MINIMUM LOT SIZES**OBJECTIVES**

- (i) The ensure allotment have sufficient area to provide adequate access, open space, a sufficient building platform and attractive presentation to the street.

DEVELOPMENT CONTROLS

- a) Lot sizes are to comply with the minimum lot sizes prescribed in The Hills Local Environmental Plan.
- b) Minimum lot widths and depths are to be provided in accordance with table 2.

Lot Type	Minimum Lot Width	Minimum Lot Depth
2 Storey Front Loaded (Detached)	9m	20m
2 Storey Front Loaded (Attached, Semi-detached)	5m	20m
2 Storey Rear Loaded (Attached)	4m	20m
3 Storey Front Loaded (Attached, Semi-detached)	6m	20m
3 Storey Rear Loaded (Attached)	4m	20m

Table 2

2.9 BUILDING SETBACKS**OBJECTIVES**

- (i) To ensure the appearance of new development is of a high visual quality which contribute positively to the streetscape
- (ii) To ensure sufficient separation between buildings to protect privacy and access to sunlight to adjacent dwellings.
- (iii) To ensure new development is sensitive to the landscape setting, site constraints and desired character of the locality.

DEVELOPMENT CONTROLS

- a) Setbacks are to be in accordance with Table 3

Lot Type	Front Setback	Rear Setback	Side Setback
2 Storey Front Loaded (Detached)	4.5m	3m	900mm
2 Storey Front Loaded (Attached, Semi-detached)	4.5m	3m	900mm (detached boundary line)
2 Storey Rear Loaded (Attached)	2m	0.5m	900mm (detached boundary line)
3 Storey Front Loaded (Attached, Semi-detached)	2m	3m	900mm (detached boundary line)
3 Storey Rear Loaded (Attached)	2m	0.5m	900mm (detached boundary line)
Garage	5.5m	0.5m (to rear laneway)	0m

Table 3

- b) For corner allotments a secondary street frontage setback of 1.5m will apply to all attached, semi-detached and attached dwellings.

2.10 GARAGES**OBJECTIVES**

- (i) To ensure garages are sympathetically designed and do not dominate streetscapes.

DEVELOPMENT CONTROLS

- a) All garage door openings must not exceed 3.2metres wide, or if the lot is greater than 12m wide, garage doors must not exceed 6m
- b) Garages shall be setback a minimum 1m behind the main face of the dwelling when addressing the primary street frontage.

2.11 OPEN SPACE**OBJECTIVES**

- (i) To provide private outdoor living space that is an extension of the dwelling for the enjoyment of residents.

- (ii) To provide private outdoor living space that receives a reasonable quality of sunshine during all months of the year.
- (iii) To provide outdoor living space to meet the reasonable requirements for outdoor activities, privacy, access, drying and landscaping.

DEVELOPMENT CONTROLS

- a) Each dwelling shall have access to an area of private open space that is directly accessible from primary living areas.
- b) A minimum of 2 hours sunlight between 9 am and 3pm on 21 June, shall be achieved to at least 50% of the principal private open space of each dwelling, including adjoining dwellings.
- c) The principal private open space area shall have dimensions in accordance with Table 4.

Lot Type	Minimum area of Principal Private Open Space
Detached – Principal private open space at ground level	25m ²
Attached, Semi-detached – Principal private open space at ground level	15m ²
Attached, Semi-detached – Principal private open space located above ground level	8m ²

2.12 PRIVACY

OBJECTIVES

- (i) To site and design buildings to ensure privacy between dwellings and private open space.

DEVELOPMENT CONTROLS

- a) Private open space areas and habitable rooms of adjacent dwellings should be reasonably protected from overlooking.
- b) Windows of living rooms with direct outlook to any living room of any proposed or existing dwelling within 9 metres should:
 - o Be offset a minimum of 1 metre from the edge of one window to the edge of another, or
 - o Have a minimum sill height of 1.5m above finished floor level, or
 - o Provide fixed obscure glazing to a height of 1.5 metres above finished floor level.