

GYDE

Draft Site Specific Development Control Plan (work-in- progress)

7 City View Road, Pennant Hills

submitted to Hornsby Shire Council
on behalf of EG Group

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1. PURPOSE

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Figure 1: The site, highlighted in yellow.

2. RELATIONSHIP WITH OTHER PLANS

Where there are discrepancies between the controls outlined in this DCP and the LGA wide Hornsby Development Control Plan, the controls in this DCP take precedence.

Development on this site may be subject to the provisions of the *State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development* and accompanying 'Apartment Design Guide' (ADG), *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* and/or other current or subsequent State Environmental Planning Policies.

3. DESIGN OBJECTIVES

This section identifies the aims of this DCP and the underlying design objectives and principles for the development of the site, based on the indicative concept.

- O1) Retain significant vegetation where practicable and promote green spaces, including ground and rooftop spaces.
- O2) Provide a sensitive transition in scale, form and land use to both the commercial and residential precincts surrounding the site.
- O3) Respond sympathetically to the topography of the site.
- O4) Minimise overshadowing and amenity impact to nearby residential properties.
- O5) Enhance pedestrian permeability and activation through the site and into surrounding areas.
- O6) Promote a truly integrated mixed-use development through the layering of uses in a vertical form.

An indication of how these objectives could be incorporated into future development of the site are provided below in Figure 2 and Figure 3.



Figure 2: Indicative design of the site based on the objectives identified in Section 3.



Figure 3: Indicative design of the site based on the objectives identified in Section 3.

4. SITE PLANNING

4.1. Objectives

- O1) Ensure any development is appropriately located and designed based on site conditions and their surrounding context.
- O2) Create high-quality built forms and open spaces.
- O3) Ensure that there is no significant loss of amenity to surrounding buildings, streets or public spaces.
- O4) Allow the development to respond to its topography by incorporating varying heights.
- O5) Maintain the established treed streetscape character along City View Road and Boundary Road – Wongala Crescent.

4.2. Provisions

- P1) The footprint of the future buildings will generally be located as shown in Figure 4 to Figure 6 (subject to detailed design).
- P2) Whilst some tree removal may be necessary, the footprint of the future development should seek to retain the majority of established trees and minimise the impact to the landscape and the need for substantial tree removal, particularly along the City View Road and Boundary Road – Wongala Crescent street frontages.
- P3) Development shall be consistent with the maximum building height control and floor space ratio standards in the Hornsby Local Environmental Plan 2013 (HLEP).
- P4) A publicly accessible 'pocket park' or open space that is easily accessed via the adjacent street network shall be included within the site.
- P5) Active uses and commercial frontages, including lobbies, should occur along the northern elevation with pedestrian access via City View Road. Such active frontages shall be avoided along City View Road and Boundary Road – Wongala Crescent.

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Figure 4: Site Planning

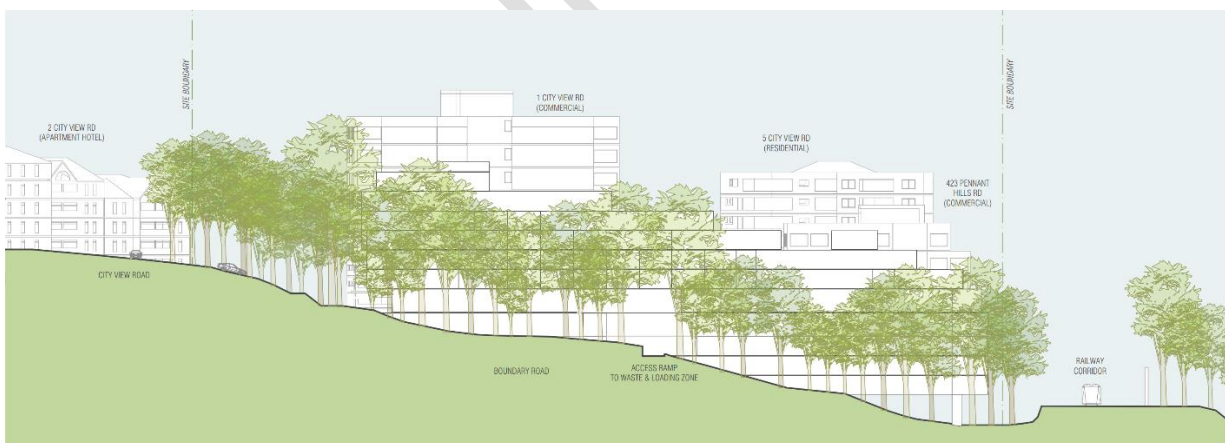


Figure 5: South-west elevation.



Figure 6: North-south section.

5. LAND USES

5.1. Objectives

- O1) Ensure any development is appropriately designed to support a range of uses including residential, commercial and community uses.
- O2) Provide a mixed-use building (the preferred development outcome), incorporating office premises, food and drink premises, communal space, residential and/or seniors housing.
- O3) Provide an appropriate mix of apartment sizes, for both residential and seniors living dwellings.

5.2. Provisions

- P1) A mix of land uses shall be provided on the site including, but not limited to, residential accommodation (including seniors housing), office premises and/or a community facility.
- P2) Publicly accessible uses such as indoor community space and an outdoor open space are encouraged.
- P3) A variety of residential apartment sizes shall be provided to support the varying needs of the community.
- P4) Ancillary residential uses including, but not limited to, a co-working space, cinema room and gym are encouraged.
- P5) Any development of the site must comprise a minimum gross floor area of 3,000m² for office premises, 500m² for community use and 120m² for café/retail use.

6. SETBACKS

6.1. Objectives

- O1) Ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.
- O2) Control overshadowing and maintain amenity to surrounding residences and public domain areas.
- O3) Ensure building setbacks have adequate regard to ecological constraints, building amenity, privacy and solar access.
- O4) Ensure that buildings are suitably articulated and landscaped so as not to detract from the nearby heritage conservation areas.
- O5) Ensure that buildings are of a high architectural quality, modulated where appropriate and articulated to provide visual interest.

6.2. Provisions

- P1) Building setbacks and separation distances for above ground development shall be provided generally in accordance with the distances outlined in Figure 7.
- P2) Development shall incorporate appropriate setbacks to the T9 Train line, in accordance with Figure 7 and the NSW Department of Planning's (DoP) Development Near Rail Corridors and Busy Roads - Interim Guideline (NSW DoP, 2008).
- P3) Building setbacks, particularly along the City View Road and Boundary Road-Wongala Crescent frontages are to retain the existing, heavily treed character.

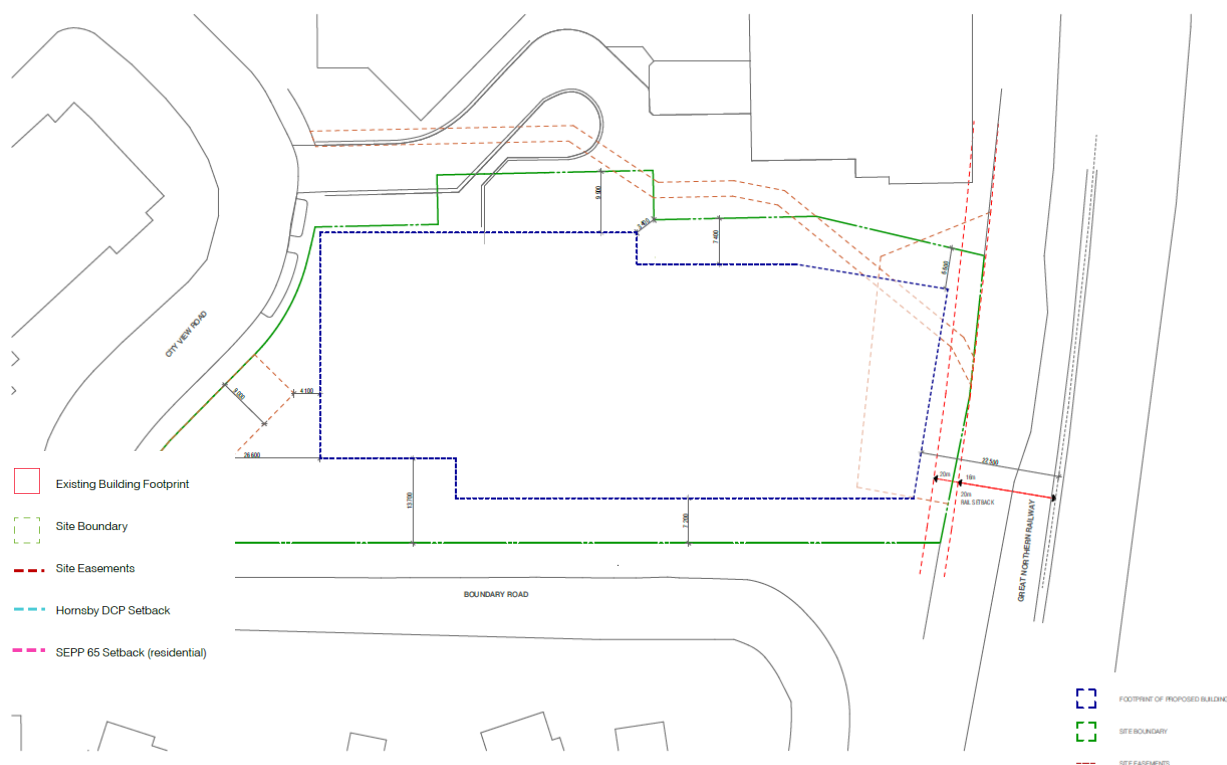


Figure 7: Setback Controls

7. LANDSCAPING AND PUBLIC DOMAIN

7.1. Objectives

- O1) Provide attractive landscaped areas that maximise the possibility of stormwater percolation and mature tree growth.
- O2) Maximise the retention of existing trees, where practicable.
- O3) Encourage new public domain areas
- O4) Promote pedestrian and cycle activity.

7.2. Provisions

- P1) New plantings shall prioritise the use of native and low water species.
- P2) The existing treed environment (including Blue Gum High Forest related species), particularly along the City View Road and Boundary Road – Wongala Crescent frontages shall be retained wherever practicable. Where tree removal is required, appropriate tree protection measures and the restoration of understorey vegetation is required.
- P3) Publicly accessible and private open space areas shall be provided generally in accordance with the indicative areas outlined in Figure 8.
- P4) A publicly accessible open space area of approximately 700sqm shall be provided as shown in Figure 8 (pocket park).
- P5) Landscaping and communal open space is encouraged on rooftops.

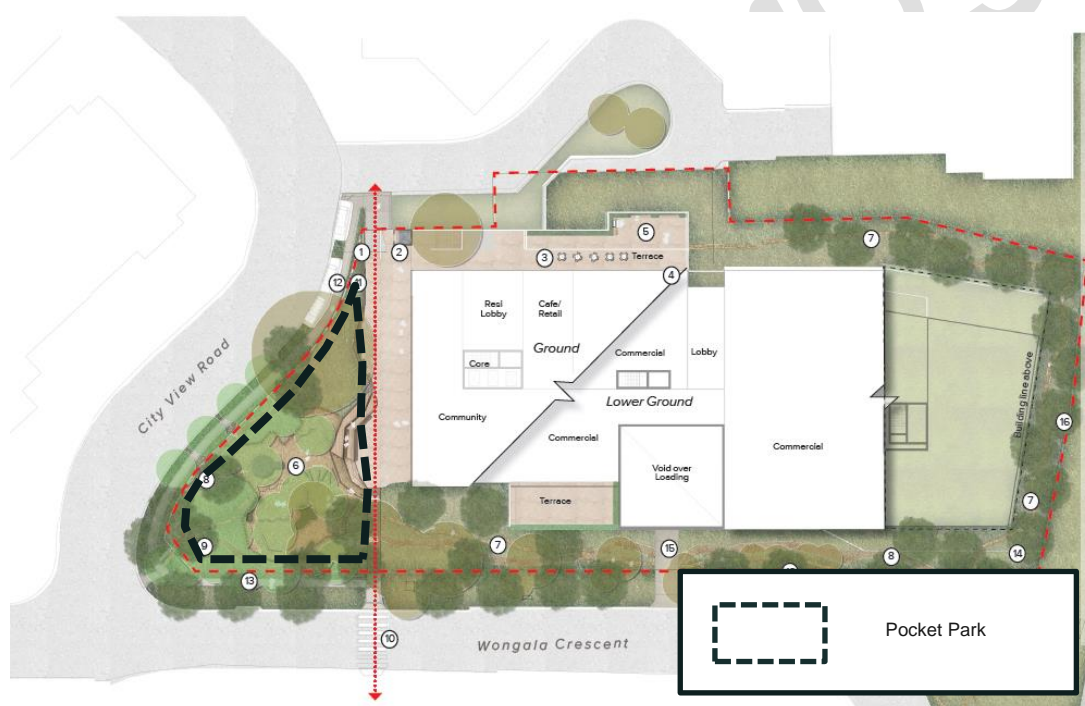


Figure 8: Indicative Public Domain Areas

8. VEHICLE ACCESS AND PARKING

8.1. Objectives

- O1) Ensure that vehicular ingress and egress points are located to reduce potential for vehicle and pedestrian conflict.
- O2) Facilitate safe and efficient access for all transport modes.

8.2. Provisions

- P1) Primary vehicular ingress and egress points shall be provided in accordance with the indicative locations outlined in Figure 9.
- P2) Vehicle access shall be separated from pedestrian entries to avoid pedestrian and vehicular conflict.
- P3) Residential and non-residential land uses may share common vehicular ingress/egress points. However, residential parking areas must be separate and secure from non-residential users.
- P4) Parking facilities shall be located underground, with loading facilities to be provided at-grade within the building.
- P5) Car parking rates shall be in accordance with the parking requirements of [Section 3.7 of the Hornsby Development Control Plan](#). Should Seniors Housing be proposed, parking requirements shall be in accordance with the *State Environmental Planning Policy (Housing) 2021*.



Figure 9: Vehicular Access

9. SUSTAINABILITY

9.1. Objectives

- O1) Encourage the principles and processes of Ecologically Sustainable Development (ESD).
- O2) Reduce the environmental impact from building materials through the recycling of materials.
- O3) Reduce the impacts of the urban heat island effect.
- O4) Ensure that greenhouse gas emissions will be reduced.
- O5) Ensure that waste will be reduced.

9.2. Provisions

- P1) Green roofs incorporating native landscaping are encouraged to reduce the heat island effect and site run-off.
- P2) Rainwater tanks shall be used to collect rainwater for irrigation purposes.
- P3) Dedicated storage area for the separation, collection and recycling of waste shall be provided.
- P4) General waste chutes shall be provided on each floor with accompanying recycling bins.
- P5) Car parking areas shall incorporate designated electric vehicle charging points.
- P6) Secure bicycle parking spaces for residents shall be provided in a central bicycle centre and additional bicycle parking spaces shall be provided for visitors and retail staff and are to be located in the public domain.
- P7) Development shall address the principles of "Green Star – Design & As Built v1.3". The development does not require formal certification; however, the processes shall be implemented to ensure that design is consistent with the targeted principles of Green Star.

10. BUILDING MATERIALS AND FINISHES

10.1. Objectives

- O1) Ensure that buildings have a high-quality appearance and have regard to the character of the surrounding area.

10.2. Provisions

- P1) External building materials, finishes and colours should be non-reflective and blend with the natural landscape.
- P2) Materials such as the following should be used in the development:
 - Off form in-situ concrete
 - Natural stone
 - Timber
 - Powdercoat
 - Glazing