

CITY VIEW PLACE

PENNANT HILLS

7 CITY VIEW ROAD
PLANNING PROPOSAL
URBAN DESIGN REPORT

NOVEMBER 2021
PREPARED FOR: EG GROUP AUSTRALIA PTY LTD

HATCH | RobertsDay | EG



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Executive Summary

City View Place is the urban design concept and Planning Proposal for 7 City View Road, Pennant Hills, NSW (The Site). The impetus of this Planning Proposal is to amend the Hornsby Local Environmental Plan 2013 (LEP) and the current and controls for the site. The Site's investment potential investment and contribution to the liveability and identity of the Pennant Hills is not recognised by current planning controls.

The vision for the City View Place is to create a context-responsive, green, mixed-use development. The Proposal will deliver a place for people that evolves the best attributes of Pennant Hills into the 21st century.

The proposal for City View Place revives an underutilised site, lacking activation and usable elements of public domain into a thriving precinct delivering a range of community benefits, including new open space, seniors living, local business start-up space and a community centre.

A Place Assessment has been undertaken to understand how the Proposal aligns with the key metrics of relevant government policy.

Based on the merits of the Planning Proposal and the place-led design response for the site, it is recommended that the Planning Proposal and subsequent LEP mapping is approved by Council.

AS PART OF THE VISION, THE PROPOSAL PROVIDES:

- **570 sqm of multi-purpose community centre**
- **A new 700 sqm pocket park**
- **Local business incubator start-up space**
- **Commercial suites, small offices & co-working space**
- **Pathway 'green' connections to rail and improved through-site connectivity**
- **Community rooftop garden**
- **Seniors housing**
- **Residential dwellings supporting Pennant Hill's housing demand**



WHAT WE ARE ASKING FOR



FSR
2.7 : 1



PERMISSIBLE USES
Amend Schedule 1 to include additional permissible uses for the site, including residential flat buildings and seniors housing.



HEIGHT
No change to current controls



ZONING
B5 - No change to current zone

Our Vision

City View Place re-purposes an underutilised and strategic site in close proximity of Pennant Hills Town Centre. The atmosphere of the place is embraced by distinct, lush landscape features of the locality.

City View Place is designed to be a natural extension of Pennant Hills Town centre, strengthening its spatial offering. The Proposal connects and is designed to bring community closer to nature, with a programmed open spaces weaving through the site, creating a walkable and enjoyable urban environment. It embraces key views and vistas towards the City the surrounding landscape further amplifying it's connection to nature.



7 CITY VIEW ROAD, PENNANT HILLS | PLANNING PROPOSAL

Community Benefit

The Proposal for will deliver the following community benefits:



- MULTI-PURPOSE COMMUNITY SPACE - 570 M²
- POCKET PARK - 700 M²
- LOCAL BUSINESS INCUBATOR START-UP SPACE
- SURROUNDING CIVIC IMPROVEMENTS:
 - ACOUSTIC TREATMENT TO RAIL AND PENNANT HILLS ROAD (SUBJECT TO A VPA)
 - PEDESTRIAN SAFETY IMPROVEMENTS AT NEARBY INTERSECTION
 - PATHWAY 'GREEN' CONNECTIONS TO RAIL
- PRESERVED BLUE GUM HIGH FOREST EDGE
- COMMUNITY ROOFTOP GARDEN
- SENIORS HOUSING - INDEPENDENT LIVING UNITS
- MODERN FIT FOR PURPOSE COMMERCIAL SUITES, SMALL OFFICES & CO-WORKING
- KEY WORKER DWELLINGS FOR NURSES, TEACHERS AND EMERGENCY SERVICE PERSONNEL



Delivering Strategic Objectives

The Proposal's design framework has been informed by state, regional and local planning policy, and in doing so, seeks to:

- Facilitate the future renewal of the site
- Deliver a project that respects and enhances the natural environment
- Deliver a range of community benefits and community infrastructure
- Provide a genuine mixed-use project

The policy analysis in the Appendix expands upon the strategic and local planning context for the Planning Proposal. It highlights the proposal's context and how the precinct provides opportunities for a relevant response to the following documents:

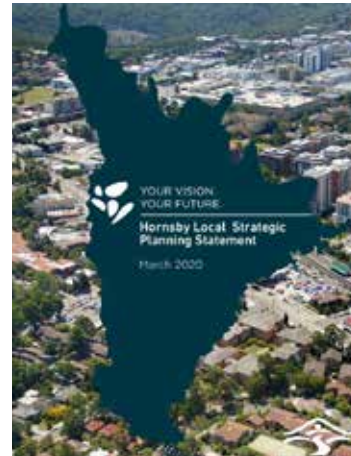
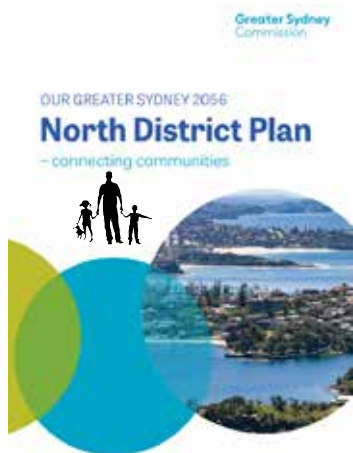
- Greater Sydney Regional Plan + North District Plan (Greater Sydney Commission)
- Future Transport Strategy 2056 (Transport for NSW)
- Better Placed (NSW Government Architect)
- Greener Places (NSW Government Architect)
- Future Hornsby Local Strategic Planning Statement (Hornsby Shire Council)
- Hornsby Shire Community Strategic Plan (Hornsby Shire Council)

Further to this analysis, key metrics that are relevant to creating a great place have been identified within each policy to ensure that the design framework responds to this criterion.

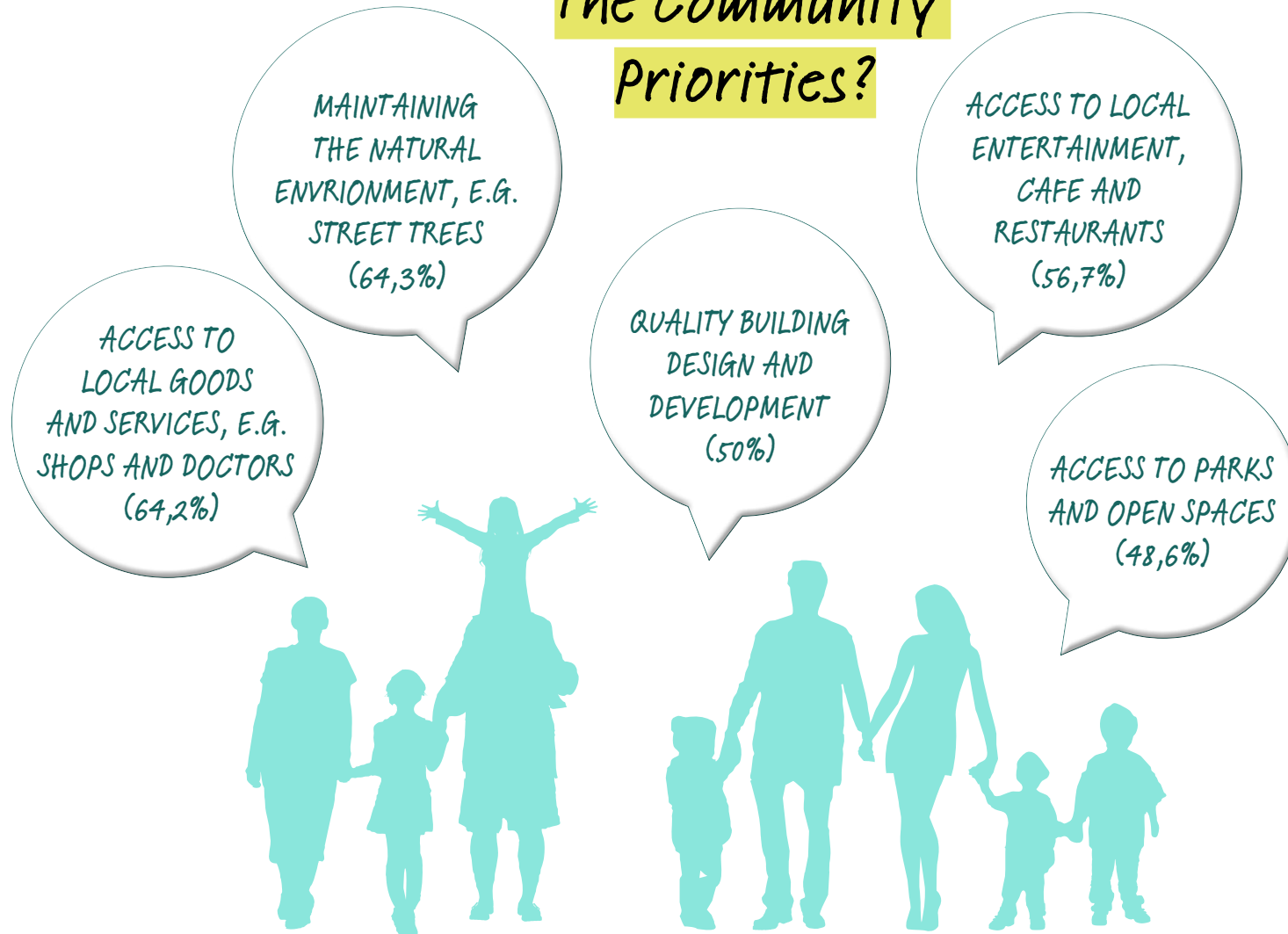
For example, the Greater Sydney Commission sets a target to increase tree canopy cover to 40% to provide shade and amenity, mitigate the urban heat island effect and provide habitat to native animals. In response to this, the proposal has given special consideration to preserving the areas of Blue Gum High Forest within the subject site and by retaining 92% of trees on site.

Another example is that Hornsby Shire Council aspires to increase the number of senior living and aged care facilities across the local government area as only 42% of the community believe there are adequate services available. In response to this, a seniors living component will be delivered on site, increasing access to these types of dwellings.

These are just two examples from of a suite of metrics that have been identified from our policy assessment. A full list of metrics and the proposal's response are provided in Chapter 3 under Place Assessment.



What Are The Community Priorities?



Our Approach: The Seven Elements of Great Places

A Shared Ambition to Create Great Places

NSW Government and Hornsby Shire Council share the ambition to create great places. Over the last three years this ambition has generated a plethora of place policies across different Government agencies. Beyond policy, Government's future place directions are signaled by global experts (e.g. Gehl Architects and Placemaking X) and projects.

This breadth of work, which has a focus on place principles and performance measures is commendable. However, given the diverse agency authorship of this work it is at times challenging to have a succinct and complete picture of the key elements, principles and measures for creating great places.

Hatch Roberts Day's Approach

Working together with Government, Hatch Roberts Day has responded to this challenge by creating The Seven Essential Elements of Great Places; Equity, Identity, Greenery, Urbanity, Mobility, Wellness and Resilience.

These Seven Elements are used for the assessment of a project's performance against relevant policy and key place metrics. Our approach categorises performance measures across these seven themes, allowing an understanding of a projects strengths and to identify where there is a need for improvement.

A brief introduction to The Seven Essential Elements of Great Places is provided here. Refer to page 30 for the detailed Place Assessment.



EQUITY

Providing access to facilities and services which are safe, inclusive and can be enjoyed by all.



IDENTITY

Shaping a place that the community will have a sense of attachment to and that celebrates unique local character.



GREENERY

Increase access to greenery and connecting all people physically and psychologically to nature.



URBANITY

Delivering public benefit in parallel with development outcomes to shape a productive, prosperous and livable neighbourhood.



MOBILITY

Enabling through-site connectivity, giving priority to pedestrian movement and improving accessibility.



WELLNESS

Providing spaces for people to gather and foster social connectedness.



RESILIENCE

Contributing to environmental and economic resilience through sustainable design.

Context And Place Analysis

02



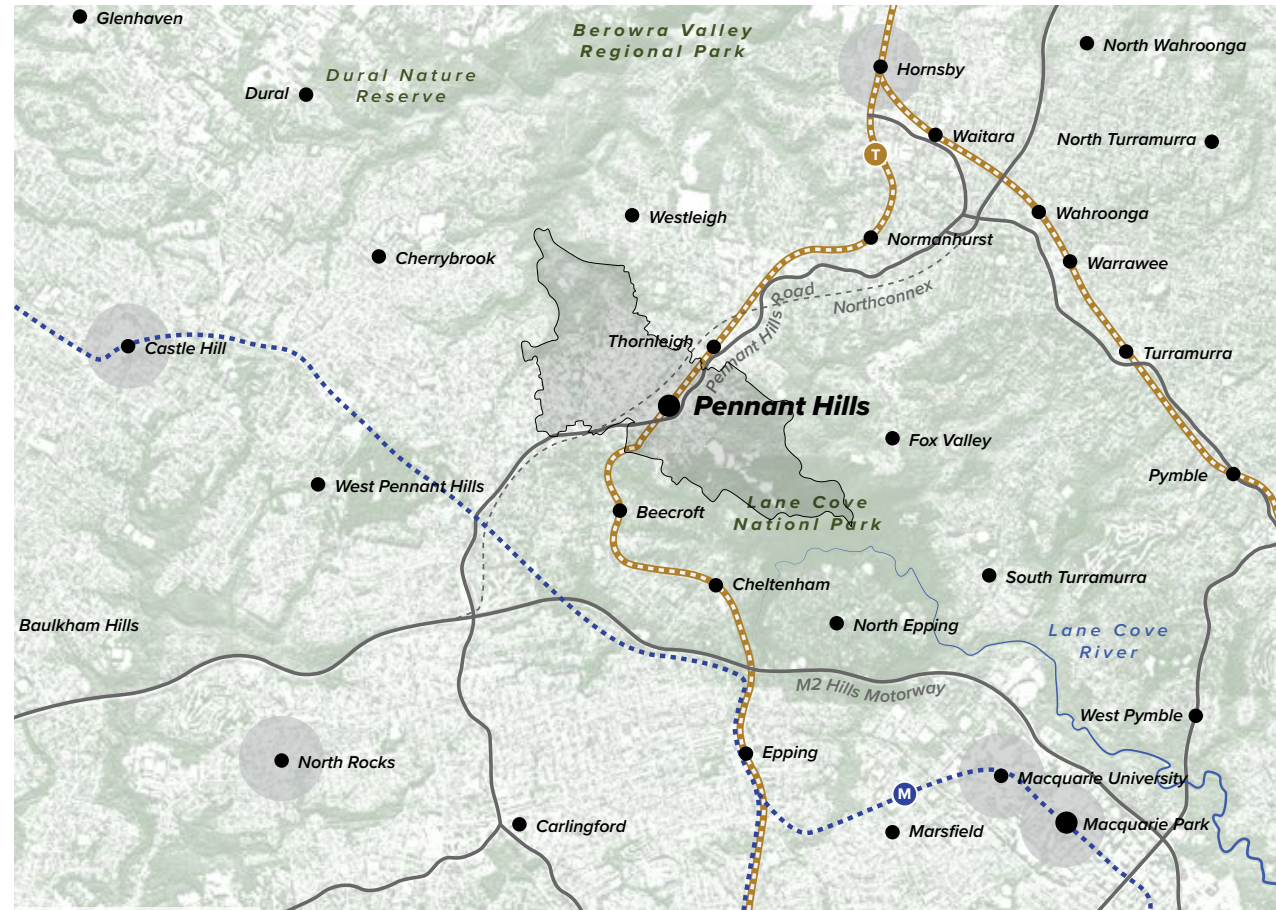
Regional Context

Pennant Hills is a suburb on the Upper North Shore of Sydney, New South Wales, Australia. Pennant Hills is located 18 kilometres north-west of the Sydney central business district in the local government area of Hornsby Shire.

Pennant Hills is a major commercial centre within the LGA and is also connected to other major centres including Hornsby, Parramatta, and Macquarie Park, which can all be reached within 30 minutes.

Recent infrastructure projects in the area include the completion of the Epping to Thornleigh Rail Track, and construction of the Northconnex Tunnel.

Pennant Hills is surrounded on two sides by large swathes of bushland. To the east, the suburb is bordered by the upper reaches of the Lane Cove River and its associated national park, whilst in the north-west, Pennant Hills borders Berowra Valley National Park.

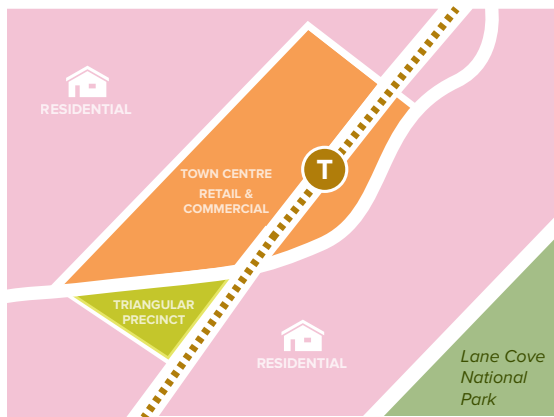


Local Context

Pennant Hills Town Centre is one of the major commercial centres of Hornsby Shire. The main activity of the Town Centre is focussed on the northern side of the rail corridor where shops, cafes, restaurants, Pennant Hills Library and Pennant Hill Bowling Club are arrayed along the Yarrara Rd and Pennant Hills Marketplace, a local shopping centre, is located Hillcrest Road.

The Site at 7 City View Road is located south of the Town Centre and sits with a triangular 'island' block, bound by City View Road, Wongala Crescent and the railway line to the west.

The site and the block that it sits within are currently separated from Pennant Hills Railway Station and the Town Centre by Pennant Hills Road. However, the recent introduction of the Northconnex tunnel has helped to alleviate this issue by reducing the amount of traffic along Pennant Hills Road.



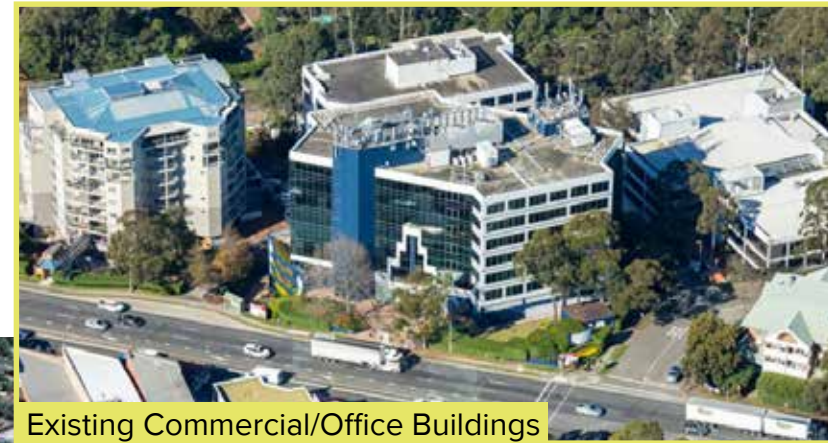
- | | | | |
|---------------|--|---------------|--------------------------|
| Legend | | Legend | |
| | Site Boundary | | Cultural Uses |
| | 400m/800m Walkable Catchment | | Educational Uses |
| | Train Line | | Open Spaces |
| | Pennant Hills Train Station | | Commercial & Retail Uses |
| | Bus Stop | | Residential Uses |
| | Pennant Hills Town Centre | | Pedestrian Access |
| | Triangular Commercial/Office Building Precinct | | |
| | Residential | | |
| | Beecroft/Cheltenham Conservation Zone | | |

NTS

The Triangular Block

The Site forms part of the triangular “island” block that is defined by the railway corridor, Pennant Hills Road and Wongala Crescent. The block comprises five buildings (four commercial and one residential) north of the site ranging in height from 4 to 9 storeys.

Despite consisting of medium-scale development and its proximity to the Town Centre, the block is isolated by infrastructure corridors and lacks pedestrian connectivity to public transport.



Existing Commercial/Office Buildings



Site Profile

SITE CONDITIONS

The Site is 6,476 sqm in area and is bound by Wongala Crescent from the south, City View Rd from north-west, adjoining commercial and residential properties to the north and the rail corridor to the south-west.

The site currently contains a 3 storey office building with 3 levels of undercover basement parking with a vehicle access from City View Rd.

Approximately **48%** of the Site area is currently hard stand area and **52%** of soft-scape, landscape and turfed area. The northern and southern portion of the site mainly comprises undeveloped grassed area and the site's flora comprises of Blue Gum High Forest and Flora Quadrat. The Site has a significant level difference alongside its boundary, declining in a south-east direction. The level change is particularly noticeable when approaching the site from the south west along Wongala Crescent where it slopes up towards City View Rd.





Site Challenges

The following photos show the site and its surrounds as it is today. They highlight the elements of the site that present challenges with the potential to be resolved in the redesign of the site. They include:

UNDERUTILISED SPACE

The south-eastern end of the site is currently inaccessible and thus, underutilised. Re-development could create a more accessible place and optimise the site's provision of amenity for residents and the community.



Looking north-east from Wongala Crescent towards underutilised part of the site.

INTERFACE WITH THE RAIL

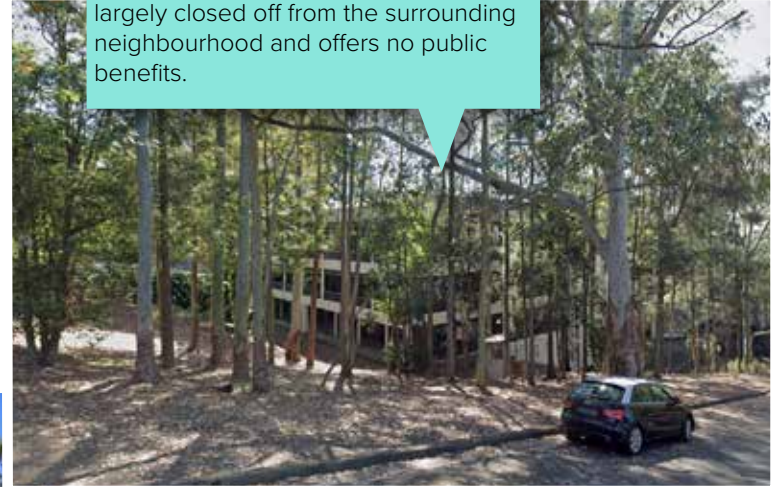
Currently, the interface with the railway lacks place features. Re-development has the potential to improve this interface



View towards the existing interface with the railway line.

PRIVATE AND INACCESSIBLE

The site is private and lacks pedestrian access along Wongala Crescent. It is largely closed off from the surrounding neighbourhood and offers no public benefits.



View of the south-western facade of the building along Wongala Crescent.

LIMITED PEDESTRIAN ACCESS



View towards the north-west on Wongala Crescent showing the site's limited pedestrian access.

Site Opportunities

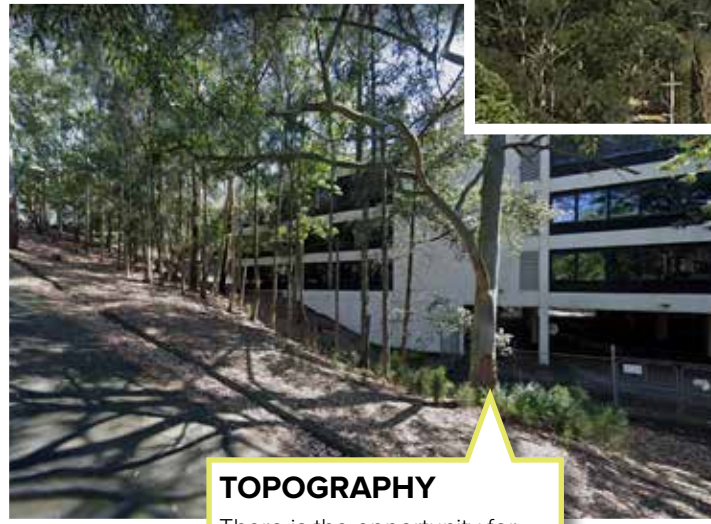
Besides the challenges that it is currently facing, The Site's existing features present significant potential and opportunity for spatial improvement and creating a great place in the future. Key opportunities are highlighted below:

LOVED BUSHLAND CHARACTER

The tall Blue Gum High trees that give this area its special bushland character should be retained and celebrated for residents and the community.



Looking north-east from Wongala Crescent



TOPOGRAPHY

There is the opportunity for the proposal to adapt to and celebrate its existing terrain.

View from Wongala Crescent looking north.

VIEW OF THE CITY AND TREETOPS

There is the opportunity for the proposal to take advantage of the scenic views of the city skyline and surrounding tree tops.



View from the site - looking south-east towards Sydney CBD.

ACTIVATION

The proposal has the opportunity to increase activation in the triangular block between the lively town centre and the quieter residential zones.



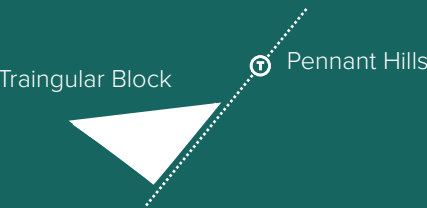
Place Design Framework

03



Place Design Opportunities

Based on completed analysis and policy review, the following section outlines key design opportunities, to inform the Proposal for City View Place.



Triangular Block

Pennant Hills

REVIVE THE TRIANGULAR BLOCK

The currently isolated, triangular block presents the opportunity to turn it into the transition block between the lively town centre and the quieter established residential areas.



DELIVER NEEDED COMMUNITY BENEFIT

The proposal presents an ideal location for introduction of more diverse and active uses to complement the town centre and cater for local community.



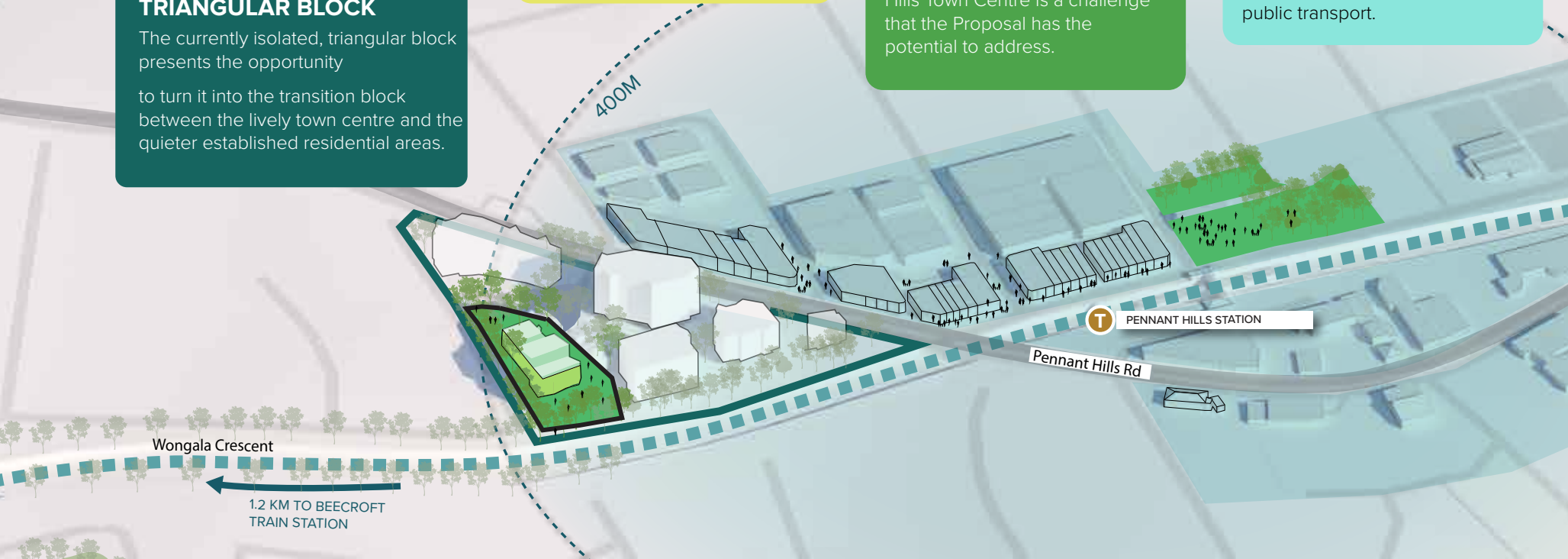
BROADEN LOCAL OPEN SPACE NETWORK

The limited amount of open space in the vicinity of Pennant Hills Town Centre is a challenge that the Proposal has the potential to address.



CONTRIBUTE TO THE 30-MINUTE CITY VISION

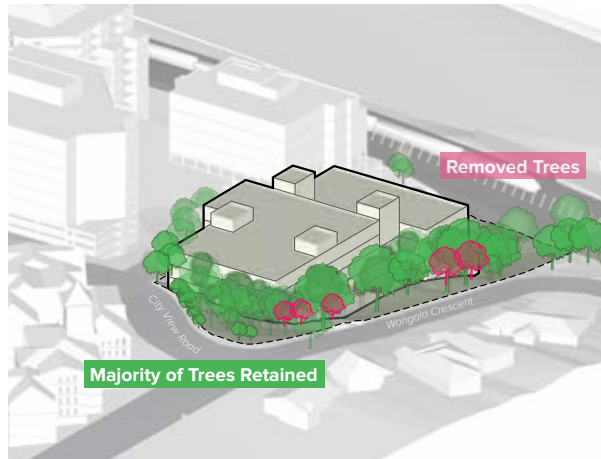
The proximity to the train station presents an opportunity to increase the amount of housing in Pennant Hills, ensuring residents will be within easy access to work, services and public transport.



Key Design Moves

The following sequence illustrates the Key Design Moves that informed the Proposal for City View Place.

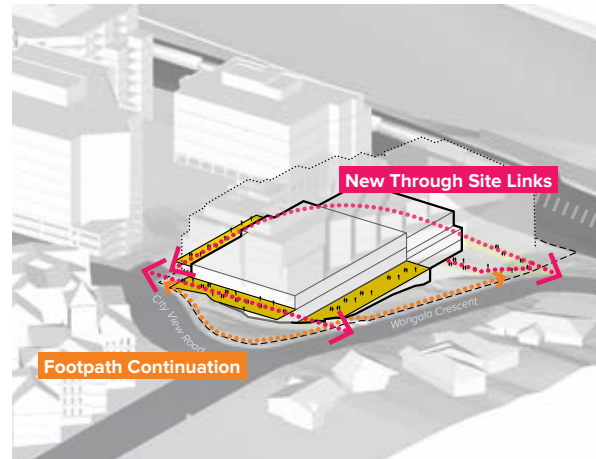
01



RETAIN SIGNIFICANT VEGETATION AND PROMOTE GREEN SPACES

- Majority of existing mature trees retained
- + New tree plantings
- Increased landscaping & communal gardens

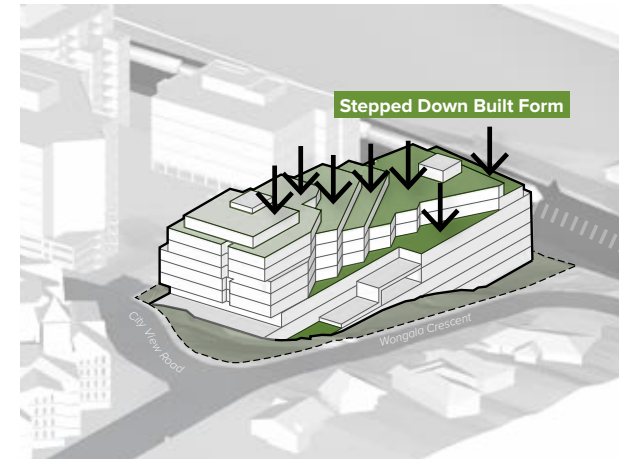
02



ENHANCE PEDESTRIAN PERMEABILITY AND ACTIVATION

- Two New through site links
- Pedestrian footpath continuation

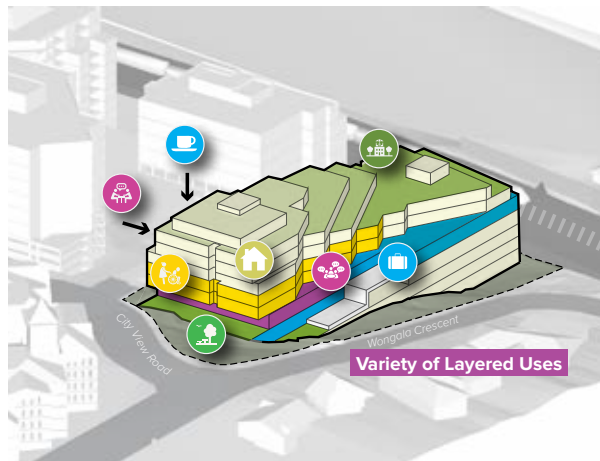
03



RESPOND SYMPATHETICALLY WITH THE TOPOGRAPHY OF THE SITE

- Stepped down built form reflects topography
- Promotes access to views & creation of communal open spaces

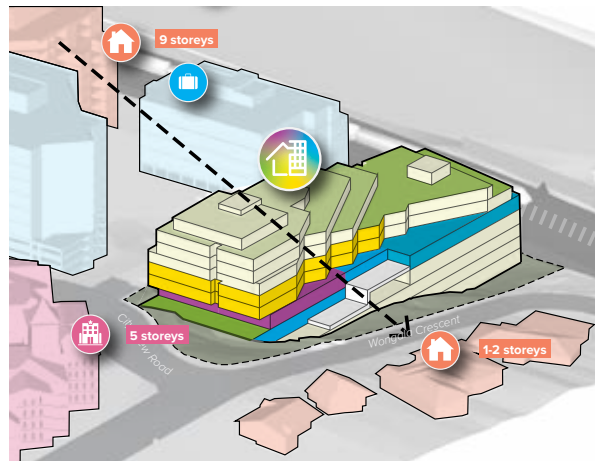
04



LAYERING OF USES IN A VERTICAL FORM TO PROMOTE A TRULY INTEGRATED MIXED USE DEVELOPMENT

- Integrates a variety of uses including:
- Seniors Living
- 570 m² of multi-purpose community centre
- Live/work Spaces
- Business Incubator Space
- Cafe

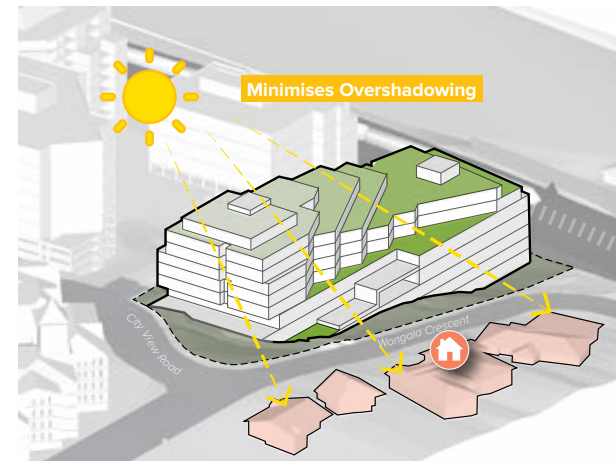
05



PROVIDE A SENSITIVE TRANSITION IN SCALE, FORM AND LAND USE TO BOTH THE COMMERCIAL AND RESIDENTIAL PRECINCT

- Provides missing middle typology between taller residential and commercial buildings and low-rise residential houses

06



MINIMISE OVERSHADOWING TO NEARBY RESIDENTIAL PROPERTIES

- Sympathetic built form facilitates access to natural light

The Benefits Of The Design

The Proposal introduces a 7-storey building that respects the current height limit and provides a respectful height transition from 9 storey commercial buildings adjacent to Pennant Hills Rd to the lower-rise residential development south of Wongala Crescent. In contrast to the homogeneous existing office building, the proposed built form provides a range of uses including seniors living, community centre, commercial and residential space successfully diversifying its immediate context as well as the Pennant Hills Town Centre.

The building provides a ground floor and public domain interface improvement through introduction of outdoor community spaces, a 700 sqm pocket park at the intersection of City View Rd and Wongala Crescent, and new pedestrian connections along the northern, southern and eastern boundary of the site. Proposed public domain elements significantly improve through-site connectivity, pedestrian movement network within the triangular block and local provision of open space.

EXISTING CONDITION





Legend

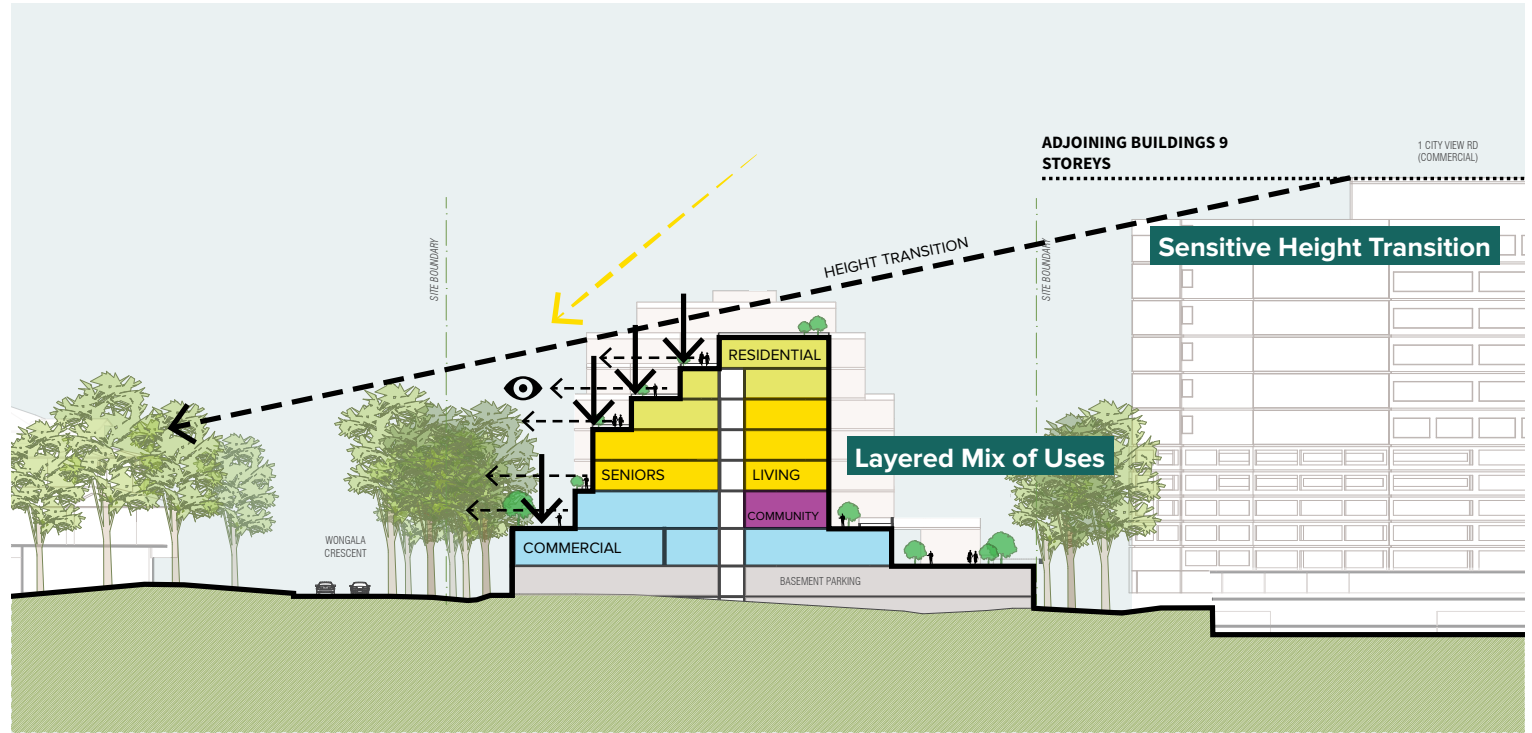
- Site Boundary
- Proposed Building
- Pedestrian Site Access
- Vehicular Site Access
- New Pedestrian Connection
- Existing Pedestrian Connection
- Vehicular Access

7 CITY VIEW ROAD, PENNANT HILLS | PLANNING PROPOSAL

The Benefits Of The Design

RESPONDING TO ITS CONTEXT

The bulk and scale of the proposal is proportionate to its context, as the transition from north-south responds to its relationship with the lower residential buildings. By providing a setback, the proposal retains the existing trees and the character of Wongola Crescent.

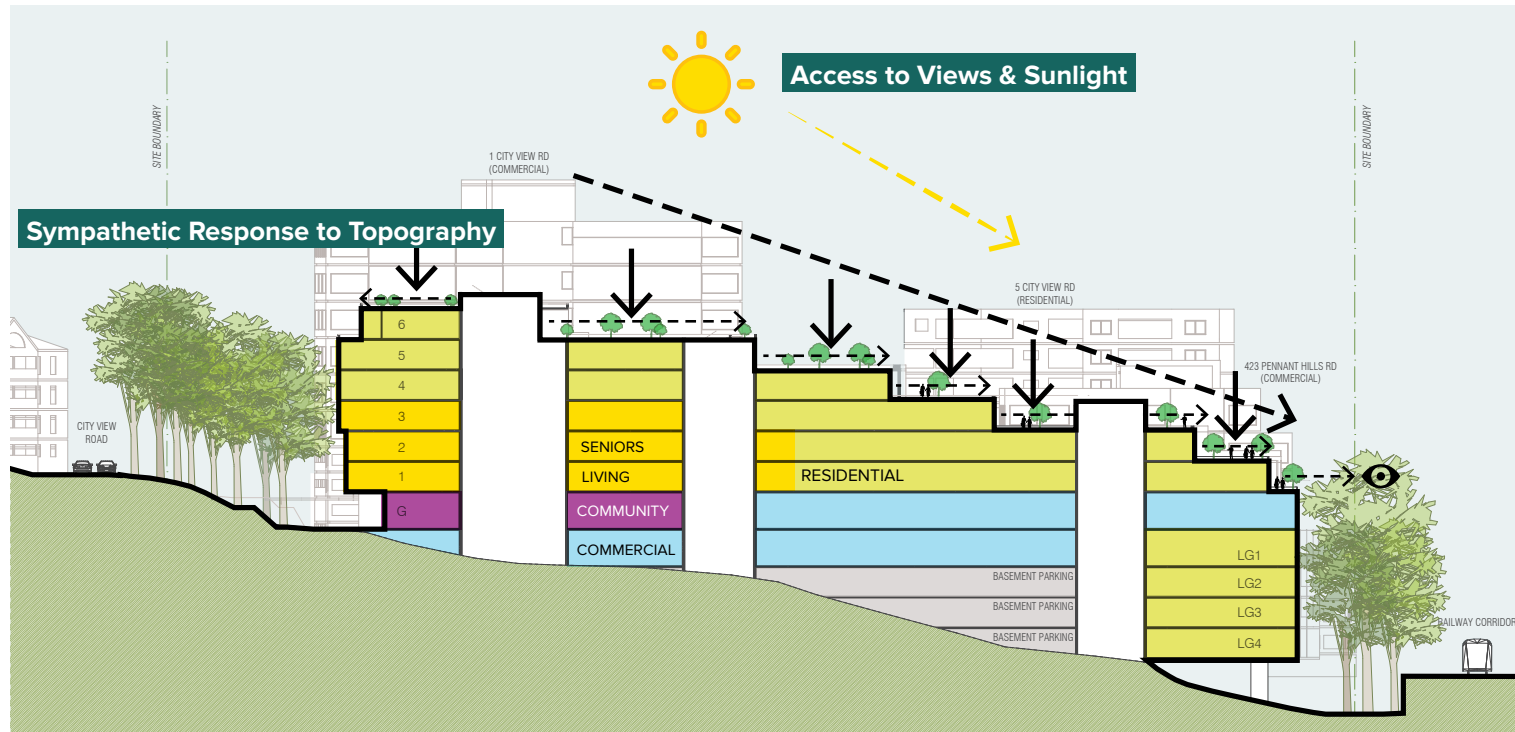


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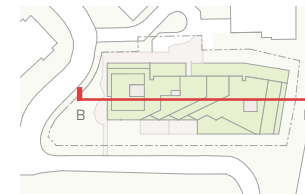


RESPONDING TO ITS CONTEXT

The following section shows how the proposal responds sympathetically with the topography of the site.



Section B-B



Place Assessment



The Seven Essential Elements of Great Places has been used for the Place Assessment of 7 City View Road.

A Place Principle accompanies each Element, which aligns with the objectives of policy relevant to the site.

Key metrics have been identified across these documents, which form a benchmark to assess the success of the project.

PLACE PRINCIPLE

ACCESS TO FACILITIES AND SERVICES WHICH ARE SAFE, INCLUSIVE AND CAN BE ENJOYED BY ALL.

PLACES THAT CELEBRATE LOCAL CHARACTER AND CREATE A SENSE OF ATTACHMENT

CONNECT PEOPLE TO NATURE AND PROVIDE INCREASED ACCESS TO OPEN SPACE.

KEY POLICY

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> • Greater Sydney Regional Plan + North District Plan (Greater Sydney Commission) • Greener Places Design Guide (NSW Government Architect) • Hornsby Shire Housing Strategy 2020 (Hornsby Shire Council) | <ul style="list-style-type: none"> • Draft Design and Place SEPP (NSW Department of Planning, Industry and Environment) • Greener Places Design Guide (NSW Government Architect) • NSW Premier’s Priorities (NSW Government) • Hornsby Shire Community Strategic Plan 2018-2028 (Hornsby Shire Council) | <ul style="list-style-type: none"> • Greater Sydney Regional Plan (Greater Sydney Commission) • Draft Design and Place SEPP (NSW Department of Planning, Industry and Environment) • Greener Places Design Guide (NSW Government Architect) • NSW Premier’s Priorities (NSW Government) • North District Sydney Green Grid (NSW Government) |
|---|---|--|

KEY PLACE MEASUREMENTS

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> • 100% of new dwellings in high density areas are within 200m walking distance to a local park • Contribute to the demand for Seniors Independent Living Units, which is between 2,050 and 3,008 dwellings by 2036. | <ul style="list-style-type: none"> • Retain 100% of the significant and moderate tree canopy, or where this is not possible, replace any removed moderate or significant trees with a minimum of 2 trees. • Deliver 1 new community facility on site, as only 72% of the Hornsby Shire community believe the current provision across the LGA is adequate. | <ul style="list-style-type: none"> • Increase tree canopy cover to 40% • Proposed dwellings within 5 minutes’ walk of public open space • Increase the proportion of homes within 10-minute walk of quality green, open and public space by 10% • Retain 100% of the significant and moderate tree canopy, or where this is not possible, replace any removed moderate or significant trees with a minimum of 2 trees. |
|--|--|--|



SHAPE A PRODUCTIVE, PROSPEROUS AND LIVEABLE NEIGHBOURHOOD FOR THE COMMUNITY.

ENABLE THROUGH-SITE PEDESTRIAN CONNECTIVITY, IMPROVING ACCESSIBILITY TO THE TOWN CENTRE AND PUBLIC TRANSPORT.

PROVIDE SPACES FOR PEOPLE TO GATHER AND FOSTER SOCIAL CONNECTEDNESS.

CONTRIBUTE TO ENVIRONMENTAL AND ECONOMIC RESILIENCE THROUGH SUSTAINABLE DESIGN.

- Draft Design and Place SEPP (NSW Department of Planning, Industry and Environment)

- Greater Sydney Regional Plan + North District Plan (Greater Sydney Commission)
- Future Transport 2056 (Transport for NSW)
- Hornsby Shire Housing Strategy 2020 (Hornsby Shire Council)

- NSW Premier’s Priorities (NSW Government)
- Draft Design and Place SEPP (NSW Department of Planning, Industry and Environment)
- Hornsby Shire Community Strategic Plan 2018-2028 (Hornsby Shire Council)

- Greater Sydney Regional Plan + North District Plan (Greater Sydney Commission)
- Greener Places Design Guide (NSW Government Architect)
- Draft Design and Place SEPP (NSW Department of Planning, Industry and Environment)
- Green Building Council Australia

- 100% of proposed dwellings are within 20 minutes’ walk of primary schools, district open space, public space, local shops, supermarkets or groceries
- 40% ground plane dedicated to active uses
- Provide ground floor uses including community spaces
- Hornsby Shire has a housing target of 4,350 new dwellings by 2021.

- 100% of proposed dwellings are within a 10-minute walk of a train station
- 100% of proposed dwellings contribute to a 30-minute city

- Increase the proportion of homes within 10-minute walk of quality green, open and public space by 10%
- Deliver 1 new community facility on site, as only 72% of the Hornsby Shire community believe the current provision across the LGA is adequate.
- Enable varying layouts to support different households, and people working or studying from home

- 6 Star Green Star Building Rating
- Contribute to achieving NSW net zero policy goals, and reduce carbon emissions by 2050

PLACE PRINCIPLE

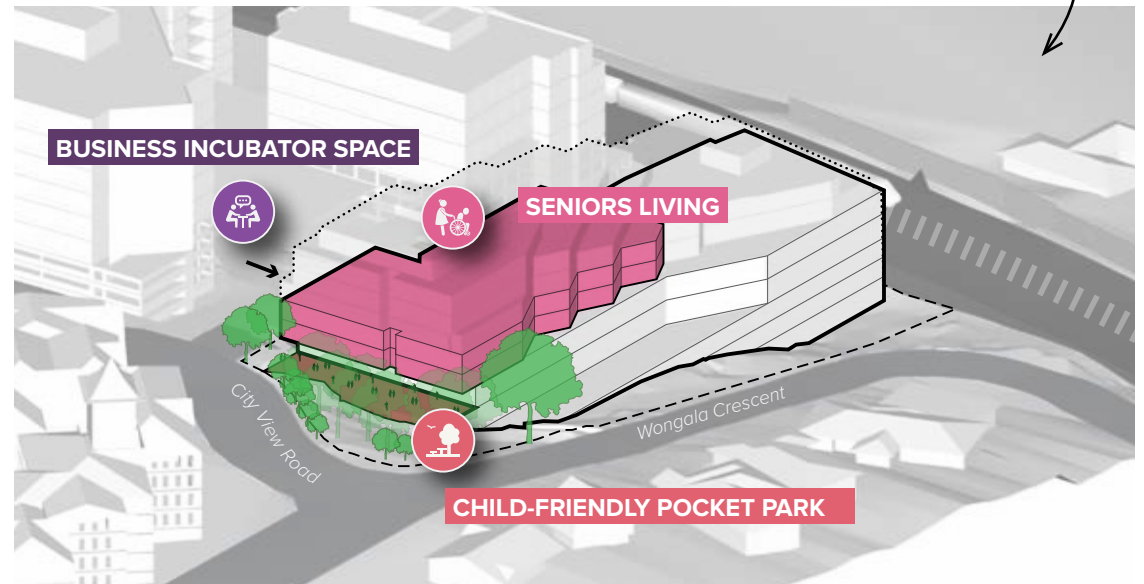
Provide access to facilities and services which are safe, inclusive and can be enjoyed by all.

PROJECT RESPONSE

With a variety of uses and activities on site for all ages to enjoy and take part in, City View Place will be a place for everyone. Through the provision of **seniors living, child-centric design and business incubator space**, the proposal will improve the equity of the site and the broader community.

POLICY ALIGNMENT

- 100% of new dwellings in high density areas are within 200m walking distance to a local park
- Seniors living component delivered on site, increasing access to these types of dwellings across the Hornsby Shire LGA.



Identity

PLACE PRINCIPLE

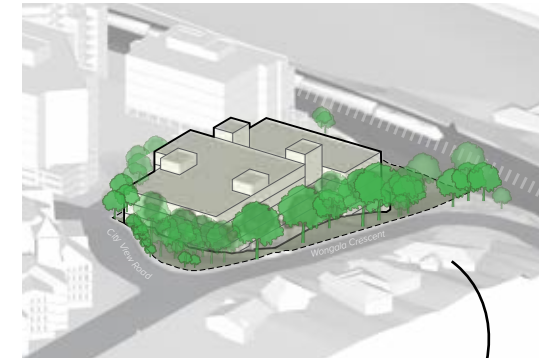
Create places that celebrate local character and create a sense of attachment.

PROJECT RESPONSE

City View Place strives to become an authentic place that the community has a sense of attachment to, and ownership over. The proposal will ensure that the character of the place is retained and enhanced through the retention of **majority of trees** on site and by also making the **surrounding green spaces more accessible to residents via a through-site link and pocket park**. The proposal will also provide a **new community centre** that will provide space for social interaction and foster attachment.

POLICY ALIGNMENT

- Majority of significant trees on site will be retained and special consideration has been given to preserving the areas of Blue Gum High Forest within the subject site
- 1 new community facility delivered on site



Greenery

PLACE PRINCIPLE

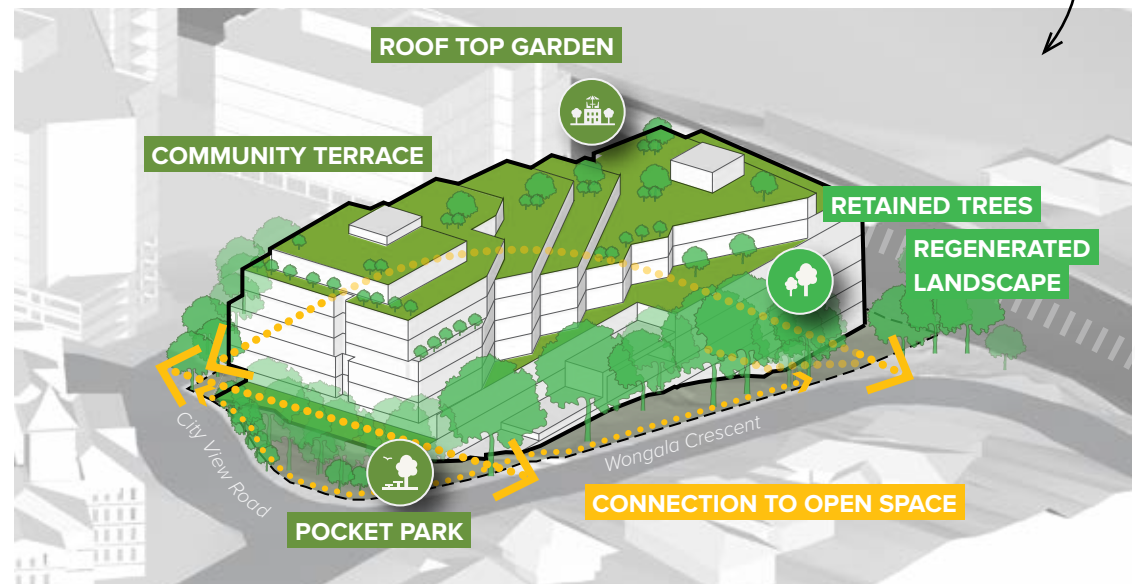
Connect people to nature and provide increased access to open space.

PROJECT RESPONSE

Increasing urban greenery to reduce the urban heat island is a critical goal for City View Place. A greener place is created by introducing new green pedestrian connections to new open spaces. The project retains **majority of existing mature trees** on site and proposes **new trees** along key pedestrian movement networks. **Increased landscaping** and **communal gardens** will add to the existing greenery this area has to offer.

POLICY ALIGNMENT

- At least 40% tree canopy delivered on site, through the delivery of a rooftop garden, community terrace, pocket park, and the retention of trees.
- 1 new pocket park delivered on site, thus all new dwellings will be within 5 minutes' walk of open space
- Majority of significant trees on site will be retained and special consideration has been given to preserving the areas of Blue Gum High Forest within the subject site



Urbanity

PLACE PRINCIPLE

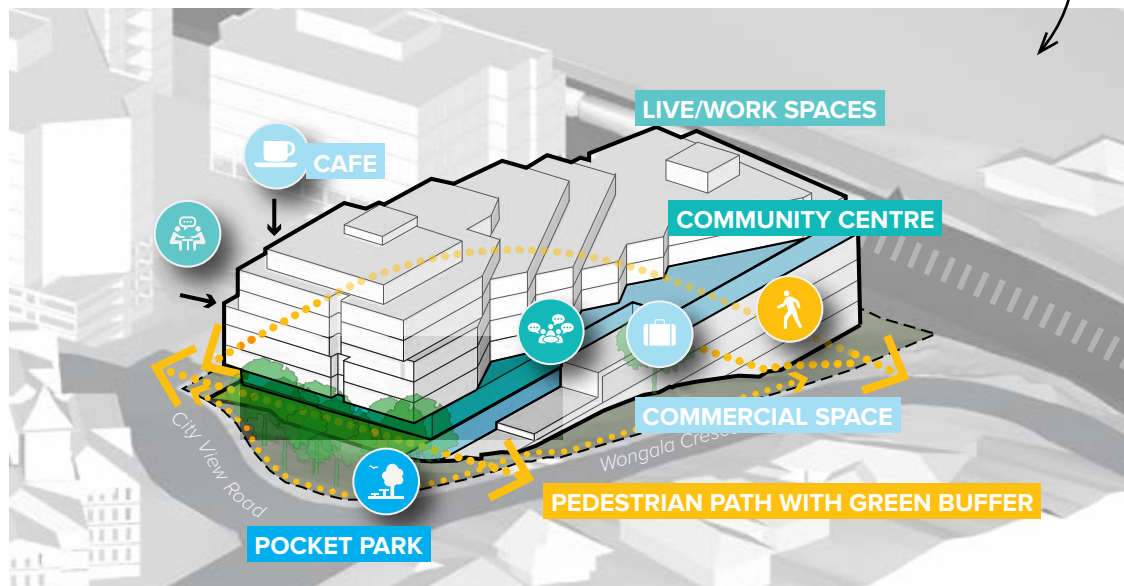
Shape a productive, prosperous and liveable neighbourhood for the community.

PROJECT RESPONSE

The site will deliver a variety of uses that will activate the site and shape it into a place that embraces public life, including **live/work spaces**, **570 sqm of multi-purpose community centre**, **700 sqm pocket park** and **improved through-site connectivity**.

POLICY ALIGNMENT

- 100% of proposed dwellings are within 20 minutes' walk of primary schools, district open space, public space, local shops, supermarkets or groceries
- 80% ground plane dedicated to active uses
- A community centre delivered on site at ground level
- Assists Hornsby Shire in reaching its housing target of 4,350 new dwellings by 2021 through the delivery of new dwellings on site.



PLACE PRINCIPLE

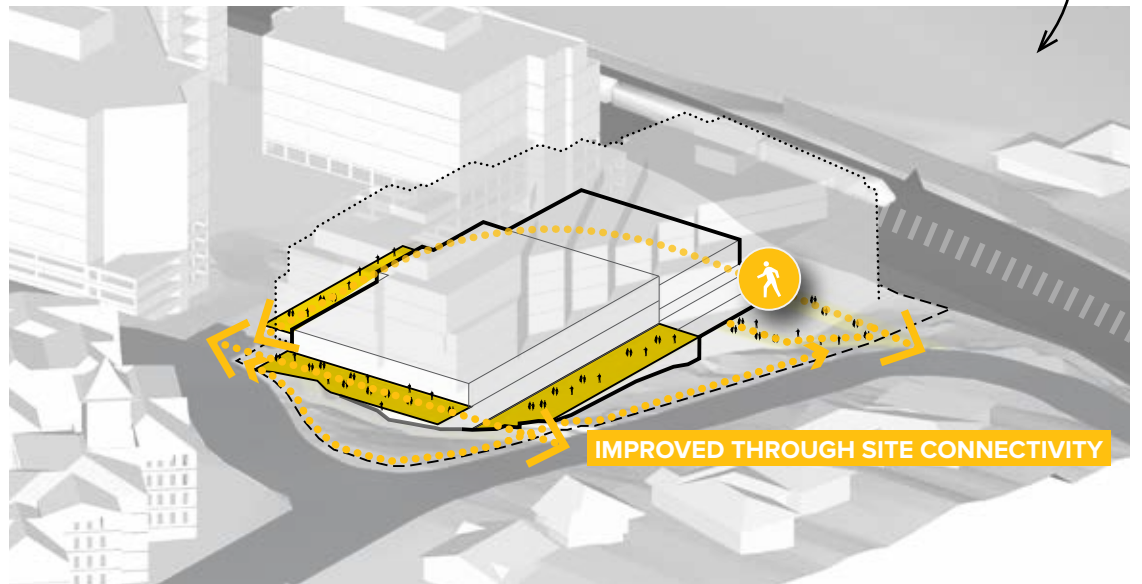
Enable through-site pedestrian connectivity, improving accessibility to the Town Centre and public transport.

PROJECT RESPONSE

City View Place encourages people to walk by **increasing permeability** through the site, to surrounding streets and green spaces and, and by **providing share cars** on site for residents' use.

POLICY ALIGNMENT

- 100% of proposed dwellings are within a 10-minute walk of a train station
- 100% of proposed dwellings contribute to a 30-minute city



Wellness

PLACE PRINCIPLE

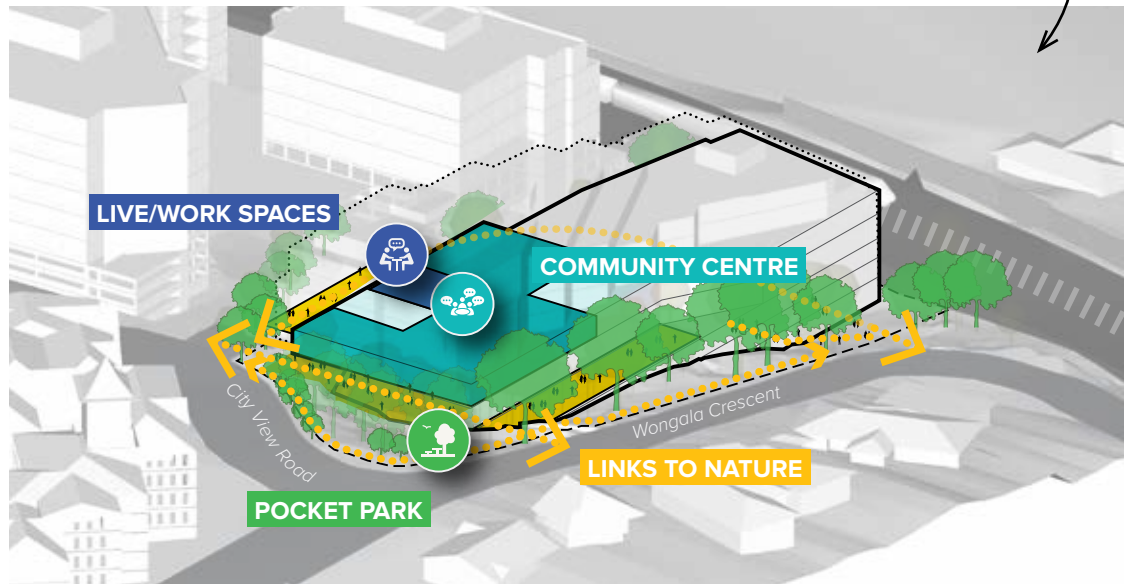
Provide spaces for people to gather and foster social connectedness and that are linked to nature.

PROJECT RESPONSE

The proposed concept encourages healthy, social lifestyles through the provision of a **570 sqm community centre**, **live/work spaces** and improved **pedestrian links to nature**.

POLICY ALIGNMENT

- A new pocket park on site increasing the number of homes within a 10-minute walk of quality, green open space
- 1 new community facility delivered on site
- Live/work spaces provided on site, allowing for flexible living opportunities



Resilience

PLACE PRINCIPLE

Contribute to environmental and economic resilience through sustainable design.

PROJECT RESPONSE

City View Place will contribute positively to environmental and economic resilience outcomes. Through **urban greening, water harvesting and renewable energy**, City View Place will minimise energy and water consumption.

POLICY ALIGNMENT

- 5 Star Green Star Building Rating through sustainable design
- 5% of the project's water needs supplied by captured precipitation or other natural closed-loop water systems, and/or by recycling used project water
- 35% reduced use of constructed impervious surfaces (roads, sidewalks, parking lots)





Conclusion

The Planning Proposal for 7 City View Place revives a strategically located site within a triangular business precinct in close proximity to Pennant Hills Town Centre.

The Proposal's vision evolved from understanding community needs such as maintaining and celebrating the bushland character of the area, as well as understanding local strategic planning objectives including focus on improving urban areas in proximity to train stations and providing broad community benefits.

The proposal for City View Place revives an underutilised site, lacking activation and usable elements of public domain into a green, genuine mixed-use precinct delivering a range of community benefits including:

- **570 sqm of multi-purpose community centre**
- **700 sqm pocket park**
- **Local business incubator start-up space**
- **Community rooftop garden**
- **Seniors living**
- **Improved through site connectivity**

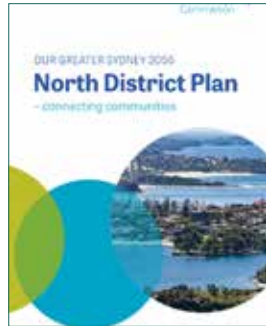
The Place Assessment has outlined that the proposal for City View Road delivers on the key performance metrics within policy relevant to the site. Based on the merits of the Planning Proposal, and the placed design response for the site and the locality, it is recommended that the Planning Proposal and subsequent LEP mapping is approved by Council.



Appendix - Policy Alignment

A1

Policy Alignment



A METROPOLIS OF THREE CITIES GREATER SYDNEY COMMISSION

The North District Plan is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning. It is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney.

Objectives

The strategy aims to create a livable, productive and sustainable built environment, which supports jobs and health and protects natural assets and green space.

Principles

Infrastructure and Collaboration: linking health, transport and education infrastructure; Livability: Connection, walkability and access to open space; Productivity: Investment in innovation and tourism; Sustainability: Sydney Green grid to support a healthy lifestyle.

RELEVANCE TO 7 CITY VIEW ROAD

1. INFRASTRUCTURE & COLLABORATION

N1	A city supported by Infrastructure	The proposal will seek to optimise the use of existing transport infrastructure by co-locating housing and social infrastructure in an area experiencing growth.
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2. LIVEABILITY

N3	Services and social infrastructure for people's changing needs	The proposal provides transport-accessible housing within walking distance of the town centre. The proposal's new public green open spaces create the opportunity for residents and community members of a range of ages to socialise within their community.
N5	Providing housing supply, choice and affordability, with access to jobs, services and public transport	The proposal will provide housing diversity within an area which currently offers little diversity. This will increase the overall supply, choice & affordability of homes that meet a growing, ageing and culturally diverse population. The proposed development aligns to government infrastructure policies that aim to provide more housing in the right locations by creating the opportunity to optimise transport infrastructure, enabling easy access to jobs, health, education and recreation facilities.
N6	Creating and renewing great places and local centres, and respecting the District's heritage	The creation of new, publicly-accessible green spaces speaks to the area's green and leafy character and concentrates green space within a 5 minute walk of the station and town centre.

3. PRODUCTIVITY

N9	growing and investing in health and education precincts	The co-location of homes and community infrastructure with direct transport access to Macquarie Park education precinct connects the population of Pennant Hills with local jobs to support growth of its population.
N12	Delivering integrated land use & 30 minute city	The proposal integrates different land uses within the site. Decreasing the need for long commutes and increasing people's access to jobs and services is important for the liveability, productivity and sustainability of the site, and city, more widely.

4. SUSTAINABILITY

N16	Increasing urban tree canopy cover and delivering Green Grid connections	An extension of the urban tree canopy, which the proposal's green network offers, as well as the connection with the existing green bushland areas within the site, help to mitigate the urban heat island effect, support cleaner air and water, and provide habitat for local wildlife. An extension of the urban tree canopy also supports the NSW Government's target to increase tree canopy cover across Greater Sydney to 40 per cent. Furthermore, the proposal's use of water sensitive urban design techniques honours and protects the natural landscape.
N17	Delivering high quality open space	The proposal seeks to offer innovative, multi-purpose and accessible open spaces to a variety of users throughout the site. They will be important places for local people to relax, meet, be active and socialise, adding cultural and ecological value to the character of the local area.
N19	Reducing carbon emissions and managing energy, water and waste efficiently	The concept provides the opportunity to create housing, community and social spaces with good transport accessibility, minimising the need for private vehicles use and green house gas emissions.

Policy Alignment



FUTURE TRANSPORT STRATEGY 2056 FUTURE TRANSPORT 2056

This Future Transport Strategy is an integrated plan aligning future planning of transport networks with land use, harnessing technology, and improving customer and stakeholder involvement on decisions on infrastructure and service initiatives.

The Strategy focuses on the role of transport in delivering movement and place outcomes that support the character of places and communities for the future.

Objectives

The strategy aims to create a safe, efficient and reliable transport systems which support the character of places.

Principles

Successful Places: transport enhances livability and amenity; A Strong economy: transport directly enables economic activity; Safety and performance: for people; Accessible Services: for all people; Sustainable: affordable for people and low in carbon emissions.

RELEVANCE TO 7 CITY VIEW ROAD

Planning tomorrow's network	The site's location in Pennant Hills maximises upon both existing train and new metro infrastructure to deliver direct connections to a range of local centres (Macquarie Park, Chatswood) as well as traditional centres within the Eastern City (Sydney CBD, North Sydney). This enhances flexibility in connecting people to places of work and leisure.
Promoting sustainable development and healthy lifestyles	Responds to future changing needs in the form of transport-accessible housing. The proposal delivers an enhanced, safer pedestrian network through the Pennant Hills Rd pedestrian/ cycle bridge alongside green space and tree canopy to support walkability between the site and the town centre. On-site bicycle parking will also be provided to promote green transport options for residents and community members.
Developing the digital network	There is possibility for the Pennant Hills Rd pedestrian bridge to integrate sensor technology to collect and monitor transport usage data. This information can be conveyed to customers to help tailor their journey to choose between metro, heavy rail, road, or cycling commutes.
A safely operated network	The proposal seeks to ensure that the design greatly improves the local environment for pedestrians and adds significant value to the liveability of the wider neighbourhood through green space and community facilities in very close proximity to transport.
Optimising the network and better using existing infrastructure	Higher density development in close proximity to Pennant Hills Station ensures maximum benefit from existing infrastructure.

Policy Alignment



BETTER PLACED NSW GOVERNMENT ARCHITECTS

Better Placed is an integrated design policy for the built environment of NSW. Leveraging the GA200+ series of forums, workshops and discussions delivered to date, it offers directions towards design excellence at the scale of cities and towns, the public realm, and buildings. The Policy directly references existing State Environmental Planning Policies, Local Environment and Development Control Plans and influences the development of new ones.

Objectives

The strategy aims to create a safe, equitable, sustainable built environment, which is distinctive and of its place, creates value and is fit for purpose.

Principles

Better Fit; Better for People; Better Working; Better Value; Better Look and Feel.

RELEVANCE TO 7 CITY VIEW ROAD

Better fit: contextual, local and of its place	Thorough analysis of the site's setting in both Pennant Hills and the wider Sydney context has been undertaken with particular attention paid to the Beecroft/Cheltenham conservation zone. The high quality built form resonates with the area's local character and the added green space contributes to the leafy character of the area. The size and location of the site is well-suited to development which enhances housing diversity in the local area.
Better performance: sustainable, adaptable, durable	Responds to future changing needs in the form of transport accessible housing, on site bicycle parking, as well as a new green public realm with an extended urban tree canopy. Our sustainability initiatives identified later in the report are fundamental to our holistic design approach.
Better for community: inclusive, connected and diverse	Includes a new communal rooftop garden and social space which will be welcoming and accessible for all. Landscaped courtyard spaces adjacent to the ground floor community centre allow for break out zones which facilitate community gathering and play. An accessible and active ground floor with direct connection to the communal green spaces creates a safe, welcoming, engaging and resilient place. A range of housing and tenure types are included in the proposal as well as the provision of senior housing, which seek to provide resilience in the face of changing requirements.
Better for people: safe, comfortable and livable	Developed with a place-led approach, the proposal seeks to ensure that the final design greatly improves the local environment for pedestrians and adds significant value to the liveability of the wider neighbourhood. Create an exemplar retail, social and residential built form concept, which is valued by the local community. The rooftop garden particularly promotes enjoyment for people by providing an open space, which encourages walking and activity, and with access to views of the city.
Better working: functional, efficient and fit for purpose	Carefully designed so that each section supports its intended uses. All activities performed in the building and on the wider site can be efficiently exercised with minimal amenity conflicts between uses. The design supports both formalised, structured activities, as well as spontaneous activity (in the form of publicly accessible open spaces, communal areas and breakout spaces) to enhance the happiness and, therefore, productivity of those working and living on the site. Clever use of what is usually an under-utilised space via the rooftop garden in order to enhance the neighbourhood's public realm and extend the adjoining green corridor.
Better value: creating and adding value	Builds on existing characteristics and qualities of the building to increase the social, economic and environmental benefits to the community, adding significant value to North Rocks. Provides return on investment, both financial and social value through the integration of a new important community hub: the rooftop garden. Furthermore, the development's good design encourages further good design, seeking to raise the standard in the local area and increasing value over time.
Better look and feel: engaging, inviting and attractive	The aesthetic of the built form, activation of the Windsor Rd frontage, and new public realm especially with the rooftop garden, ensures people feel invited to use these spaces. The proposed built form showcases architectural quality that is visually attractive and multi-functional, promoting a vibrant and exciting retail centre. The building's clever built form concept that incorporates retail and housing with a social outlook, instils curiosity, excitement and interest, encouraging enjoyment in visitors.

Policy Alignment



GREENER PLACES

NSW GOVERNMENT ARCHITECTS

Greener Places is a draft urban Green Infrastructure policy for New South Wales. It has been developed to deliver the strategic approach for the planning, design and management of green infrastructure and ecosystems and to ensure that green infrastructure is considered at the forefront of the city making process.

Green Infrastructure or assets range from residential gardens to local parks and housing estates, streetscapes and highway verges, services and communications corridors, waterways and regional recreation areas.

INTEGRATION: COMBINE GREEN INFRASTRUCTURE WITH URBAN

The 7 City Road proposal retains pockets of Blue Gum High Forrest on the site, while also drawing green up and through the development in the form of green roof terraces. The green terraces ensure that the urban heat island effect is mitigated and stormwater runoff is reduced while also insulating the built form. Community spaces interact with dedicated parkland on the site, which balances play area and practical uses with maintaining canopy cover, and water run off through the site. The proposal seeks to integrate greenery within the urban courtyard and pedestrian link and will seek to encourage sustainable initiatives such as water recycling and community vegetable gardens.

CONNECTIVITY: CREATE AN INTERCONNECTED NETWORK OF OPEN SPACE

The site is located on the north-western edge of Lane Cove National park, and as such maintains visual connectivity to the national park as well as supporting pockets of Blue Gum Trees which have organically positioned themselves on the site. The pedestrian link on ground level encourages movement through the site on a community scale, allowing for broader interaction and pedestrian connectivity to green networks in the area, and any future links across the trainline.

MULTI FUNCTIONALITY: DELIVER MULTIPLE ECOSYSTEM SERVICES

Residential, community and commercial functions interact together on this site, creating a diversity of interconnected uses and flexibility. The different uses are all positioned to be in communication with the surrounding context in different ways according to function, whether to heighten interaction with the surroundings, activate the street, to allow for privacy or spill into open green space. The existing landscape performance is maintained and improved through integration with a flexible park design and street planting. Biodiversity is managed and enmeshed with the variety of user needs on the site such as planting for beautification, privacy, spatial differentiation and shade.

PARTICIPATION: INVOLVE STAKEHOLDERS IN DEVELOPMENT AND IMPLEMENTATION

The proposed pocket park and green terraces allow for community gatherings and offer amenity to the residents and the wider area. Community program in the development encourages gathering and interaction.

RELEVANT OPPORTUNITIES AND CHALLENGES

Pennant Hills is uniquely positioned between two significant bushland corridors; Lane Cove National Park borders the suburb to the East, and the Berowra Valley National park is located to the North-West. The proximity of these national parks to the city centre provides Pennant Hills with opportunities for visual connectivity, interaction, walking and cycleway connections between natural parklands and the city centre, with the potential to create a healthier, more livable and sustainable urban environment. The balance between preserving significant bushland pockets whilst still seeking social development and growth is a notable challenge for developments in this area.

PRINCIPLES

The policy sets out four principles that will help deliver Green Infrastructure in NSW and which should inform built form in Pennant Hills: Integration, Connectivity, Multi-Functionality and Participation.

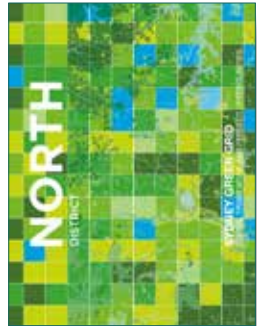
Integration: combine Green Infrastructure with urban development and grey infrastructure

Connectivity: create an interconnected network of open space

Multifunctionality: deliver multiple ecosystem services simultaneously

Participation: involve stakeholders in development and implementation.

Policy Alignment



NORTH DISTRICT SYDNEY GREEN GRID

The Government Architect’s Sydney Green Grid strategy analyses and maps the green infrastructure of Sydney by district. It articulates propositions to improve connectivity between open spaces, waterways and key natural features with a vision to increase the performance of Sydneys Green spaces as an infrastructure network that supports healthy urban growth.

CONNECTIVITY OPPORTUNITIES

In acknowledging green space is a key hallmark of liveability, The Sydney Green Grid proposes the creation and consolidation of a network of high quality green areas that connect town centres, public transport networks and major residential areas. The Sydney Green Grid will make a vital contribution to the development of a livable city by setting the framework for the enhancement of open space throughout Metropolitan Sydney.

Increase access to open space	Incorporating a pocket park and through site links on ground level provides opportunity for this site to fit in with the larger strategic vision of interconnected green spaces for the Lane Cover River focus area. The proposed park will add to the existing green network and enable visual and biological connectivity to Lane Cover National Park by maintaining pockets of Blue Gum High Forrest that echo the national park flora. Not only can this contribute to the improvement of the area’s ecological connectivity but will also offer a series of easily accessible and connected parkland and open spaces for the benefit of local residents in the future.
promote healthy and active living	Density is proposed and supported a mere 250m from a train station, which encourages walking and public transport use. The site is also located within a walkable distance of Lane Cove National Park and the Great North Walk. Future projects including the Pennant Hills Green Road link place this site in a hub of potential connectivity, walkability and cycle ways. The development encourages this connectivity through proposing a thorough site link, and boundary pocket park connecting the site to a larger framework.
create new high quality public realm	The public realm is enhanced by a pocket park incorporated on the site, retention of significant trees, street planting and connectivity through the site. Green roofs as part of the proposal activate the site visually and encourage movement and activity above the ground plane. The site ties in with greater strategic visions for the public realm by setting a new standard for the ground plane and creating green public offering on the site.

Although Sydney has many green and water enriched spaces, what is missing and this is the aim of this project is an overarching scheme that approaches them in a connected way, ensuring that their contribution to our quality of life, the environment and the economy are maximised, rendering a working-whole that is far greater than the sum of its parts. For the Central City District, the framework identifies that increasing access to open space as one of its key recommendations.

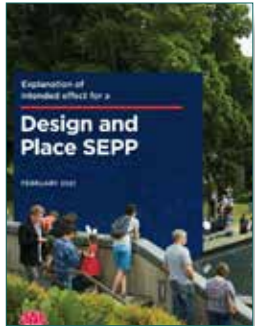
Pennant Hills is situated at the northern tip of the Lane Cove River, which places it in an area of ecological and hydrological significance. Pennant Hills Station and Pennant Hills Park are identified as potential focus areas as part of the Green Grid North District plan, marked for opportunities to increase connectivity between green grid projects, such as the Pennant Hills Green Road link.

RELEVANCE

The site sits within an area of strategic importance for the North District Green Grid due to its proximity to Lane Cove River and the Lane Cove National Park.

Public spaces and thorough site links are incorporated a part of this proposal, opening up the site to future strategic opportunities to further activate surrounding public spaces and increase access and connectivity to them.

Policy Alignment



DESIGN AND PLACE SEPP NSW GOVERNMENT

The newly proposed Design and Place SEPP puts place and design quality at the forefront of development. It will be a principle-based SEPP, integrating and aligning good design and place considerations into planning policy, and giving effect to several objects of the Environmental Planning and Assessment Act 1979 including good design and amenity of the built environment, sustainable management of built and cultural heritage, and the proper construction and maintenance of buildings.

The 5 established principles for the design and assessment of places in urban and regional NSW are outlined are:

1. Design places with beauty and character (that people feel proud to belong to)
2. Design inviting public spaces (to support engaged communities)
3. Design productive and connected places (to enable thriving communities)
4. Design sustainable and greener places (for the wellbeing of people and the environment)
5. Design resilient and diverse places (for enduring communities)

Local Living	Proposed dwellings within: <ul style="list-style-type: none"> • 20 minutes' walk of local shops • 5 minutes' walk of local public open space • 20 minutes' walk of primary schools, district open space, public transport, and supermarkets or groceries
Green Infrastructure	Retain 100% significant and moderate tree canopy, or where this is not possible, replace any removed moderate or significant trees with a minimum of 2 trees
Affordable Housing	5-10% affordable housing delivered
Mixed use development and street activation	<ul style="list-style-type: none"> • 40% ground plane dedicated to active uses • provide ground floor uses including community spaces, a neighbourhood shop, neighbourhood supermarket where there are no non-residential uses and amenities within 5 minutes' walk.



7 CITY VIEW ROAD PENNANT HILLS | PLANNING PROPOSAL