



GLADESVILLE VILLAGE CENTRE

Locality specific provisions

Chapter 4.4

Draft Hunters Hill Development Control Plan 2026

**Draft Hunters Hill Development Control
Plan 2026
Chapter 4.4 Gladesville Village Centre**

Hunter's Hill Council

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1 INTRODUCTION

This document provides detailed objectives and controls for development within the Gladesville Village Centre.

It builds on strategic planning objectives and complements the provisions of the Hunters Hill Local Environmental Plan 2012 (LEP 2012) and State Environmental Planning Policies that are applicable to development proposals within the Gladesville Village Centre. This document is to be read in conjunction with LEP 2012 and other relevant sections of the Hunters Hill Development Control Plan (DCP).

1.1 About This Document

1.1.1 Land to which this document applies

This document applies to all land located along or near Victoria Road at Gladesville that is zoned MU1 Mixed Use under LEP 2012. This area, which is indicated in Figure 1, is known as the Gladesville Village Centre (the Centre).

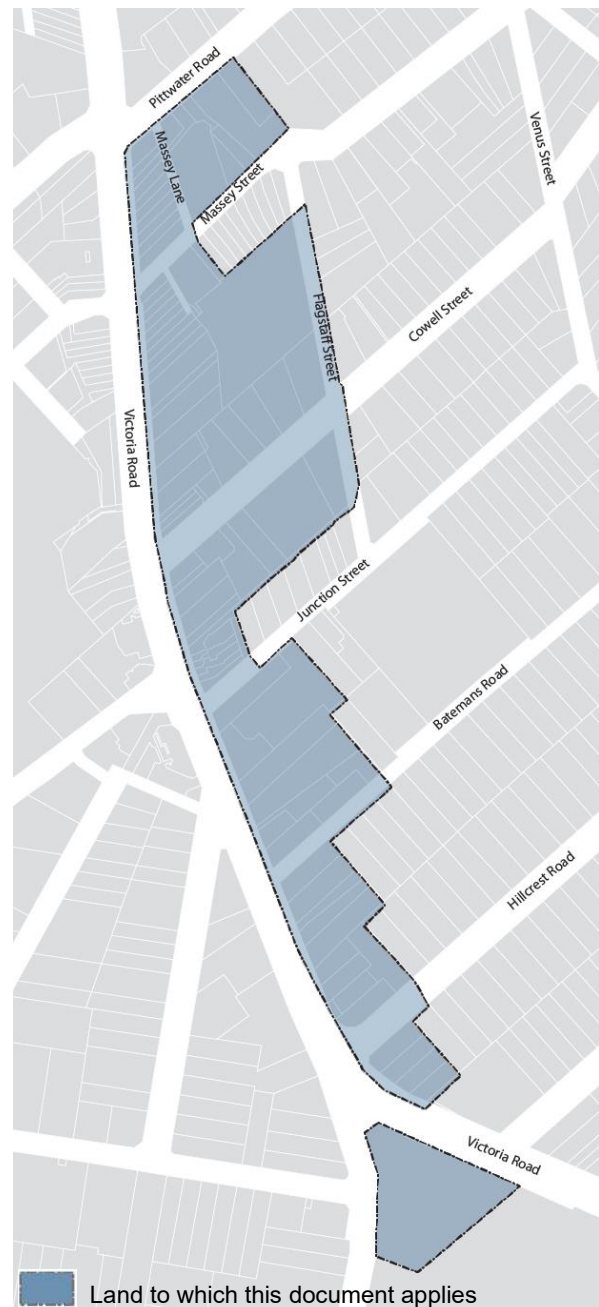


Figure 1 Land to which this document applies, Gladesville Village Centre.

1.1.2 Purpose of this document

The purpose of this document is to:

- Reflect community aspirations for development that contributes to an exceptional public domain, high levels of social and commercial activity and an identifiable character for the Centre,
- Ensure the objectives and controls for local planning, design and environment and heritage conservation are met in future development applications,
- Ensure future development delivers high quality urban design outcomes that support the renewal and economic sustainability of the Centre,
- Encourage cohesive outcomes across the two local government areas responsible for development guidance in the Gladesville Village Centre and Victoria Road corridor (Hunter's Hill Council and City of Ryde),
- Proactively plan for increased population growth in response to NSW Government policies; and
- Provide detailed controls for the Centre's two precincts (Commercial Core Precinct and South Gladesville Precinct), as well as its Key Site, heritage items and heritage conservation areas.

1.1.3 How this document works

This document provides development objectives and development controls to guide changes and improvements to the Gladesville Village Centre.

The document is organised in hierarchical order, that is:

- All planned development in Gladesville Village Centre as identified in Figure 1 must respond to the objectives and general controls provided in Sections 2 - 5 of this document.
- In addition, all planned development within the 'Key Site' as identified within Figure 2 must also respond to the relevant site specific DCP objectives and controls provided within Section 6 of this document. The objectives and controls detailed within Section 6 supersede other objectives and controls within this document, which are applicable to the Key Site, to the extent of any inconsistency.

1.1.4 Relationship to other plans and policies

This document applies to all development in the Gladesville Village Centre requiring consent under LEP 2012.

This document does not apply to development that is:

- Identified as permissible without consent under the Land Use Tables of LEP 2012.
- An activity to which Part 5 of the *Environmental Assessment of the Environmental Planning and Assessment Act 1979* applies.
- Assessed under the provisions of another environmental planning instrument that excludes the provisions of LEP 2012.

Development proposals to which this document applies must also address other relevant planning requirements, including but not limited to:

- LEP 2012.
- State Environmental Planning Policy (Housing) 2021 and NSW Apartment Design Guide.
- Relevant state policy or equivalent, and other relevant parts and chapters of the Hunters Hill DCP 2026.

Should other policies be adopted or amended, this may also apply to development covered by this document. The applicant must address all applicable planning instruments and controls.

Where there is an inconsistency between this document and other controls within the DCP, this DCP document prevails to the extent of the inconsistency, unless otherwise specified.

Any objectives and controls relating to the Key Site prevail in relation to other objectives and controls within this document, to the extent of any inconsistency.

For matters relating to heritage conservation, Chapter 2.4 Heritage Conservation of the DCP prevails to the extent of any inconsistency.

1.1.5 Heritage Conservation

Heritage conservation areas and heritage items are defined by LEP 2012. The heritage conservation areas relate primarily to the traditional main street built form of Victoria

Road and the surrounding residential areas. General controls for the heritage conservation areas and heritage items within Gladesville Village are provided in Section 4.3 of this document.

2 GLADESVILLE VILLAGE CENTRE

2.1 Development Priorities

The following development priorities apply to all development in the Gladesville Village Centre.

a. Development applications with a streetscape impact must provide justification (including diagrams and visual aids where necessary) of how the development proposal achieves the relevant objectives and controls within this document. This should be referenced to support responses.

Key development priorities in the Gladesville Village Centre are:

PRIORITY 1 - Contribute to the delivery of the Gladesville Village Centre as a green and lively commercial centre.

PRIORITY 2 - Contribute to the delivery of a new open space network to activate the ground plane and encourage pedestrian movements through the centre.

PRIORITY 3 - Design street frontages to enhance the public domain through:

- Improved pedestrian amenity.
- Interesting and engaging street frontages.
- Enhanced perceived connectivity and cohesion between adjoining local government areas, precincts, zones and key destinations.

PRIORITY 4 - Ensure new developments complement the typology, materiality and low scale of heritage items, the heritage main street and surrounding residential neighbourhoods.

PRIORITY 5 - Respond respectfully to the scale, bulk and height of transitions across streets, between precincts, land zones, heritage conservation areas and heritage items.

PRIORITY 6 - Address the potential negative impacts of development including

overshadowing, traffic and parking and loss of privacy.



Photo 2.1. The community desires a village centre that is green, engaging and social.



Photo 2.2. New development complements the typology, materiality and low scale of the surrounding residential neighbourhoods.



Photo 2.3. Street frontages should enhance the public domain by improving pedestrian amenity, physical and psychological comfort.

2.2 Desired Character

The character of the Gladesville Village Centre should capture the community's values regarding its overall look and feel.

Gladesville Village Centre is the commercial heart of Hunters Hill. The Centre includes a network of publicly accessible pedestrian friendly outdoor areas, screened from the significant traffic volumes on Victoria Road.

The Gladesville Village Centre is a vibrant urban destination, characterised by ground floor retail activation and a sequence of high-amenity pedestrian links connecting the central plaza to surrounding streets. 'Greening' of streets and public areas provides well-designed outdoor areas for the community and visitors to gather and enjoy.



Photo 2.4. Engaging street frontages.



Photo 2.5. Places to socialise and relax.

The character objectives for development in the Gladesville Village Centre are:

A. GREEN

'Green' is defined by the community as a significant increase in the amount of vegetation in the Centre: vegetation that reflects community environmental values and the garden style landscaping of the surrounding residential neighbourhoods. Greenery should be used to soften buildings, street edges, provide shade for people and a buffer to vehicular traffic.

B. ENGAGING

For the community, 'engaging' captures the desire for an exciting, interactive and pleasant street level experience that incorporates warm, natural materials such as timber, brick and sandstone; user-friendly paths; respect for heritage; heritage interpretation; and artistic elements.

C. SOCIAL

'Social' reflects the community's aspirations for places encouraging people to stay, including public seating areas, outdoor dining, informal landscape design and a relaxed and safe environment suitable for all ages.

3 URBAN STRUCTURE

The urban structure defines the relationship between built form, the street network, the public domain and how movements through the area occur.

The aspirations for the Gladesville Village Centre include the long term sustainability of the area as the primary hub of community and commercial activity, a great place to do business and socialise.

The urban structure seeks to maintain clear transition zones, promote pedestrian activity and active transport, and enable active street edges that support a variety of business types and scales.

3.1 Precincts

Two precincts, the Commercial Core and South Gladesville, combine to make up the Gladesville Village Centre. Both contribute to the overall Centre in terms of character, role and function.

Within the Commercial Core, the Key Site includes the key retail hub with a supermarket and a pedestrian plaza.

Two heritage conservation areas (C2 and C3) overlay parts of each precinct.

The precincts are identified in Figure 2.

Development in either precinct should deliver on the Gladesville Village Centre character objectives, development priorities as well as the specific objectives for the precinct, Key Site or the heritage conservation areas (as relevant).



Figure 2 Precincts Identification Plan.

3.1.1 Commercial Core Precinct

The Commercial Core Precinct is outlined in Figure 2.

The desired character of the Commercial Core is a green, fine-grain, and active urban centre for community and commercial activity. The Centre will offer a diverse and comfortable street experience that is pedestrian focused.

Streets and public spaces incorporate generous landscaping, responding to the built form and grain of the heritage main street.

New fabric integrated with heritage buildings are to complement the surrounding heritage areas through contemporary and innovative interpretation of heritage forms, proportion and materiality.



Photo 3.1. Encourage open spaces that support lively day and night public domain activation including socialising and dining spaces.

Objectives for development in the Commercial Core Precinct are to:

- A. Consolidate and intensify a diverse range of retail, commercial, residential and lifestyle activities.
- B. Connect these activities within the Precinct through the provision of a high quality, fine-grain pedestrian network and open spaces that support lively day and night public domain activation including socialising, seating and dining opportunities.
- C. Deliver building façades that promote fine-grain detail and architectural diversity along street edges. Ensure new buildings complement existing heritage items, provide pedestrian shelter, support active retail and hospitality uses at the ground level.
- D. Deliver buildings that respect to form, proportion, materiality and transitions between zones.
- E. Integrate street trees, planting and landscaping, particularly facing onto the public domain.
- F. Ensure that all new development, including within the Key Site, is integrated into the Centre with well-designed built forms and enhanced public domain connectivity.

3.1.2 South Gladesville Precinct

The South Gladesville Precinct encompasses the area outlined in Figure 2 bounded by Junction Street and Victoria Road to the north and west, and by the residential zoned boundary to the east and south.

The desired character of South Gladesville is defined as the green gateway to Gladesville; a contemporary residential community that incorporates the generous and layered planting and landscaping of surrounding neighbourhoods and that supports the Commercial Core.



Photo 3.2. Development should contribute to enhanced pedestrian pathways and greater visual cohesion through the provision of consistent street setbacks suitable for deep soil planting of canopy trees.

Objectives for development in the South Gladesville Precinct are to:

- A. Contribute to the creation of a green and welcoming entry to the Gladesville Village Centre.
- B. Reinforce the Precinct's support role by accommodating residential growth and limiting retail and commercial activity.
- C. Contribute to the enhancement of the Victoria Road pedestrian pathways and greater visual cohesion through the provision of consistent street setbacks suitable for deep soil planting of canopy trees.
- D. Deliver buildings that respect and complement the existing green and open street character of Junction Street, Batemans Road and Hillcrest Avenue, and celebrate the unique heritage assets of the area.

3.2 Gateways and Special Places

Gladesville Village Centre is accessed primarily from the northern and southern ends of Victoria Road. Redevelopment of the Centre should visually reinforce the legibility of the Centre to Victoria Road, celebrating entries into the commercial core.

Redevelopment should incorporate opportunities to improve physical and visual links to the eastern residential neighbourhoods as well as across Victoria Road.

Future development of Gladesville Village Centre should align with aspirations to increase the amount and quality of the public realm. Figure 3 indicates the location of Gateways and Special Places to illustrate the key opportunities.

Some of the Gateway and Special Place sites shown in Figure 3 are located outside the Gladesville Village Centre. The objectives and controls outlined in this section only apply to the land to which this document applies, as shown in Figure 1.

- 1 The Heritage Gateway
- 2 The Green Gateway
- 3 Special place facing Trim Place
- 4 Special place facing James Sheridan Clock Tower
- 5 Preferred Primary Open Space
- 6 Council's car park
- Transitional corners
- Existing parks/public spaces in the City of Ryde LGA

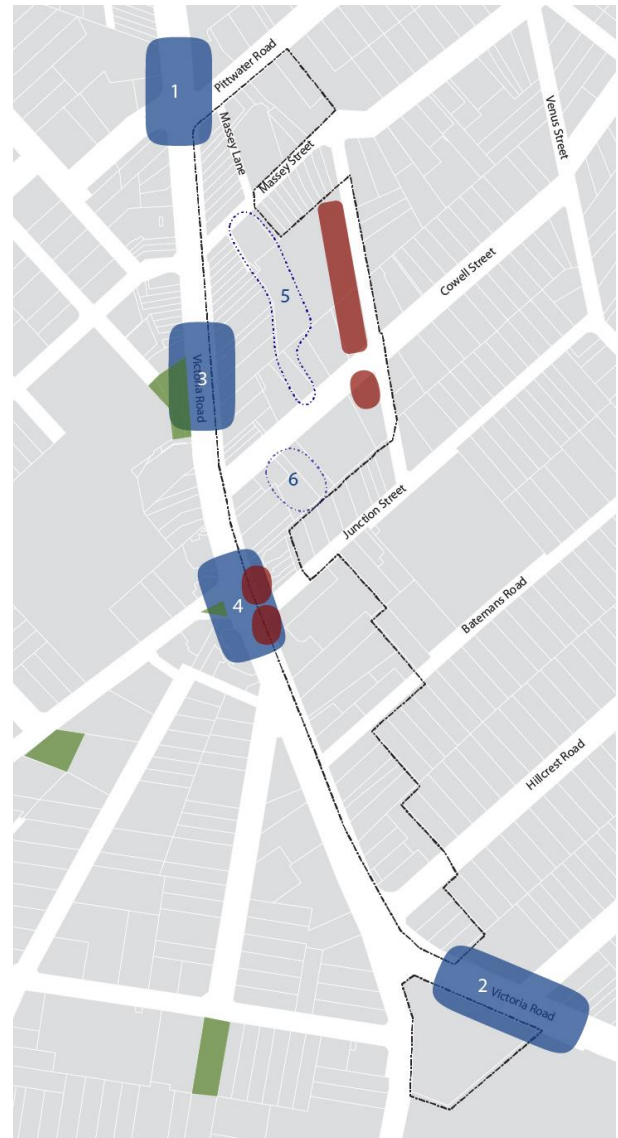


Figure 3 Gateways and Special Places.

Objectives for development in Gateways and Special Places:

3.2.1 The Heritage Gateway marks the northern end of the Gladesville Village Centre. The gateway is located at the intersection of Pittwater Road and Victoria Road and is defined by heritage items on three corners.

A. Development in this area should retain and build on the heritage characteristics of the buildings, and the existing public realm design on both sides of Victoria Road.

3.2.2 The Green Gateway begins at the southern end of the South Gladesville Precinct, at the intersection of Sunnyside Street and Victoria Road. The gateway builds on existing large tree planting on the western side of Victoria Road and the opportunity to plant to a similar scale on the verge of the eastern side of the road.

A. Development in this area should adhere to the Green Street setback controls to allow deep soil planting of canopy trees at the front of buildings to contribute to the area's identity.

3.2.3 Trim Place is located in the centre of the Victoria Road retail strip on the western City of Ryde side of Victoria Road. It is the largest public space in the area, serving the local residents and shoppers and is well used by the Gladesville Public School students, staff and visitors.

A. Development facing Trim Place should contribute to the existing greenery and public amenities.

B. Development should enhance visual connectivity between the two sides by using urban elements that are of similar materials, designs and colours.



Photo 3.3. Street edge planting and heritage buildings distinguish the Heritage Gateway.



Photo 3.4. Boundary and setback planting can contribute to the Green Gateway.



Photo 3.5. Trim Place and the school behind, while in the City of Ryde, provide important greenery and open space to the Gladesville Village Centre

3.2.4 James Sheridan Clock Tower is located on the western side of Victoria Road at the intersection of Meriton Street, Wharf Road, Junction Street and Victoria Road. The public space provides an open break in the otherwise continuous series of development along Victoria Road and is well visible from the connecting streets.

A. Development at the corner of Victoria Road and Junction Street should respond appropriately to enhance the legibility of the area. The northern corner, in the Commercial Core Precinct, should maintain the hard building edges and provide visible community, commercial or retail activities at the street level. The southern corner, in the South Gladesville Precinct, should define the boundary with greenery.

3.2.5 Primary Publicly Accessible Open Space is the new open space located within the Key Site facing onto Massey Street.

3.2.6 Council Car Park is located on Cowell Street between Flagstaff Street and Victoria Road. It faces the Key Site on Cowell Street and is connected to Victoria Road via an arcade, a private laneway and shops. Mature street trees to the east and continuous shop fronts to the west marks the entry point to Council's Car Park.

3.2.7 Transitional Edges are located at key intersections that also mark special places or sensitive boundaries between zones and land uses. Key Transitional Edges are indicated in Figure 3.

A. Development along Transitional Edges should directly respond to the streetscape conditions in the adjacent zones with innovative, active and attractive street frontages and appropriate street wall scale.

B. Building facades fronting Cowell Street and Flagstaff Street should provide an engaging façade with high pedestrian amenity.



Photo 3.6. The northern corner of Cowell Street and Flagstaff Street should provide an engaging façade.

The following control applies to all development in the Gladesville Village Centre:

- a. All development applications for new works occurring within a special place in Gladesville Village Centre, must be accompanied by a written response, which explains how the relevant objectives under Section 3.2 Gateways and Special Places have been achieved.

3.3 Movement Network, Street Hierarchy and Activity

Streets, laneways, arcades, easements and publicly accessible open space all contribute to support the active, public and vehicle movement network, but it is the quality and diversity of the spatial proportions and built form interfaces that determines the pedestrian experience.

The economic viability of retail tenancies in the Gladesville Village Centre directly correlates with the amount of pedestrian activity moving past shop fronts. Pedestrian activity can be encouraged through a fine-grain, connected and legible network of walkable paths or shared zones that are both comfortable and engaging.

New development within the Gladesville Village Centre must contribute to an improved pedestrian experience defined by clearer links, wider paths, awnings, active shop fronts, high quality landscaping, and more street planting that provides additional shelter and buffers vehicular traffic.

Future active transport (including cycling) routes, parking, and end of trip facilities should be coordinated and integrated with key destinations and public transport stops to improve user experience and enable convenient mode change.



Photo 3.7. Pedestrian safety should be considered in the design of shared zones, and the alignment adjusted to improve sightlines where feasible.

Movement network, street hierarchy and activity objectives for development in the Gladesville Village Centre are to:

A. Support the definition of a legible street hierarchy and public domain character that integrates well designed built edges, engaging ground level land uses, and good pedestrian amenity.

B. Contribute to improved connectivity of the centre including the prioritisation of pedestrian paths and shared zones within each precinct and between precincts, the City of Ryde's retail areas and the surrounding neighbourhoods.

C. Create a green, engaging, comfortable

and safe active transport and pedestrian network including free and commercial sitting, socialising and dining opportunities.

D. Identify desirable improvements to existing public roads, public transport, and active transport infrastructure.

In addition to the above, movement network, street hierarchy and activity objectives for development in the Commercial Core Precinct are to:

E. Promote uses, visible activity, artwork, landscaping and design features at grade that would maximise pedestrian movement between the Key Site and the street based retail areas.

F. Promote Massey Lane and the new shared zone network as important pedestrian paths with fine-grain active frontages.

G. Consider pedestrian safety in the design of the shared zones and adjust the shared zone alignment to improve sightlines where feasible.

The following controls apply to all development in the Gladesville Village Centre, with the exception of the 'Key Site' described within Section 6 of this document:

- a. Any future development proposal is to consider and address relevant potential long-term upgrades to Victoria Road identified by Transport for NSW.
- b. A Green Travel Plan shall be prepared in relation to any development proposal that will increase transport demand. The Green Travel Plan is to utilise travel demand management measures to identify how residents, workers and visitors (as applicable) will make their transport decisions. New and/or

upgraded transport infrastructure (including end of trip facilities) are to be provided with new development where identified by the Green Travel Plan.

- c. Where applicable and as required by Council, development proposals are to address the Transport for NSW Strategic Cycleway Corridor (SCC) program. This is to include a Minimum Viable Alternative (MVA) assessment undertaken in consultation with Council and Transport for NSW (TfNSW) to ascertain the feasibility of potential route alignments, and whether dedicated facilities can be delivered as part of any relevant development proposal.
- d. Where applicable and as required by Council, existing bus stop locations are to be upgraded to include tactile ground surface indicators (TGSI) in accordance with *The Disability Standards for Accessible Public Transport* (DSAPT) and TfNSW's *Bus Stop Urban Design Guideline*.

4 BUILT FORM

The built form section focuses on development on private land, including buildings and the built form interface with public space.

The desired built form for the Gladesville Village Centre is one that ensures new buildings complement desired character for the area, along with the character of surrounding residential neighbourhoods. It should enhance the pedestrian and active transport experience and vehicular movement at the street level, and provide transitions between precincts, land zones and heritage conservation areas and heritage items.

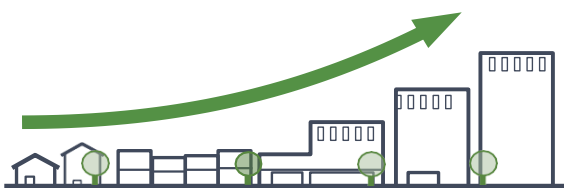


Diagram 1. Desired transition of building heights showing an orderly progression of building heights across different character areas.

Which controls apply to your site?

Relevant and applicable development controls regarding built form are in individual sub-sections as follows:

4.1 Street Specific Controls apply to development facing onto the different street types. Note: Two sets of street controls may apply for corner sites.

4.2 General Controls apply to all development in the Gladesville Village Centre.

4.3 Heritage Conservation controls apply to development in the heritage conservation areas and heritage items within the Gladesville Village Centre.

6 Key Site Controls apply to the mapped Key Site.

Applications must address all development controls that apply to the site, and development must give effect to the objectives.

Objectives for built form in the Gladesville Village Centre are to:

A. Respond to the relevant objectives and controls in Sections 4.1 to 4.3 and Section 6 of this document.

B. Provide orderly transitions between Land use zones, as well as consideration of transitions between different building heights within the MU1 Mixed Use zone.

C. Ensure that the proportions, form and scale of new buildings consider the built form of the traditional main street and/or heritage assets of the area.

D. New buildings are designed to provide a high level of architectural and visual presentation to all elevations, minimising blank and avoiding unarticulated side and rear elevations.

Note

Maximum building heights and floor space ratio provisions as identified in the LEP 2012 might not be achievable in some situations e.g.: in the event of excessive shadow impacts upon any existing dwelling, existing or proposed open space, public domain, or existing school or childcare centre.

4.1 Street Specific Controls

There are four classifications for streets and paths in the Gladesville Village Centre; Primary Streets, Secondary Streets, Green Streets and Pedestrian Links. These are illustrated in Figure 4. Specific controls for each street type are listed in this Section.

Building levels are defined in Diagram 2.

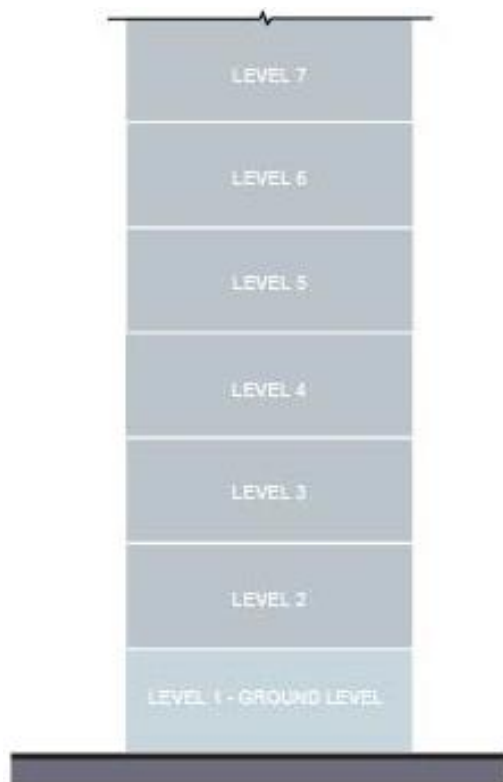


Diagram 2. Definition of Levels.

Note

Not all potential links are illustrated in this section. Paving, street furniture and street trees and landscaping objectives and controls are provided in Section 5 of this document.



Figure 4 Street Type Plan.

- Primary Street
- Secondary Street
- Green Street
- Existing Pedestrian Links
- Proposed/potential Pedestrian Links

4.1.1 Primary Streets

Primary Streets are highly valued by the community and defined as the active, commercial and social spaces of the Centre.

Objectives for development facing onto Primary Streets are to:

A. Maintain predominant two to three storey linear street wall.

B. Increase pedestrian activity by offering contiguous, fine-grain retail and hospitality uses at the same level as the pedestrian footpath.

C. Provide a high quality, sheltered path, no car parking entries or service areas, and limited ground floor residential use or entries.



Photo 4.1. New buildings can maintain and enhance the scale and form of the predominant two to three storey linear street wall.

If the development has frontage to a Primary Street, the following controls apply:

Setbacks (Refer to Diagram 3)

For the two lowest levels in any building:

- Street setbacks are zero metres for exterior walls.
- Windows and doors may be recessed behind the line of exterior walls.
- There are no side setbacks at the street boundary.
- Street setbacks should be a minimum of 5 metres for level 3 and above

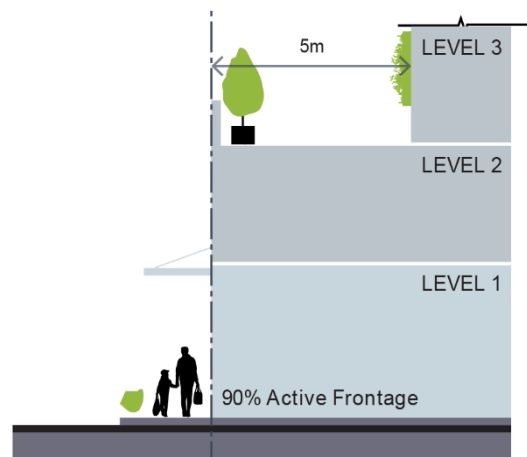


Diagram 3. Primary Street Setbacks.

Active Frontages

For level 1:

- e. Active uses are dominant, with tenancies to be a maximum of 10 metres in width with the majority of the frontage being visibly active.
- f. On Victoria Road there is visual coherence along traditional shop fronts that may be achieved through the use of traditional details, materials and arrangements of openings.

Awnings

- g. Awnings provide continuous weather protection for pedestrians and all outdoor trading areas.
- h. Awning height and design is consistent with existing Victoria Road awnings.
- i. Awnings cover the footpaths but do not encroach beyond alignments of existing street kerbs and accommodate street tree plantings where appropriate.
- j. Under-awning lighting is installed to contribute to after-hours safety and security for street footpaths and surrounding public spaces.
- k. Glazed awnings are not permitted.

Entries

- l. Tenancy entries are no more than 10 metres apart.
 - m. Residential entries are separated from commercial entries and are directly accessible from the street. Residential entries to be recessed no more than 3 metres from the street front.
 - n. No car parking entries are permitted.
-

- o. Entries are inviting and incorporate planting, artwork and indoor and outdoor seating where feasible.
-



Photo 4.2. Awnings cover the footpaths but do not encroach beyond alignments of existing street kerbs and accommodate street tree plantings where appropriate.



Photo 4.3. Visual coherence along traditional shop fronts may be achieved through the use of traditional details, materials and arrangements of openings.

4.1.2 Secondary Streets

Secondary Streets support the Primary Streets by offering complementary retail and hospitality uses away from vehicular traffic. Built form is more varied with the opportunity for innovative responses to the objectives and controls.

Objectives for development facing onto Secondary Streets are to:

A. Extend the street based trading area and enhance connectivity between the Key Site and primary streets.

B. Widen pedestrian paths, increase street planting and provide open space for outdoor dining and public seating.



Photo 4.4. Secondary streets have opportunities to widen pedestrian paths, increase street planting and provide open space for outdoor dining and public seating.

If the development has frontage to a Secondary Street, the following controls apply:

Setbacks

For level 1:

- a. On Massey Street, Cowell Street, and the eastern side of Massey Lane, setback is generally zero metres for exterior walls. However, setbacks up to 3 metres may be

considered if the space proposed is for green space, outdoor trading or landscaped residential forecourts (refer to Diagram 4).

- b. On the western side of Massey Lane and the shared zone, setback is 1 metre for exterior walls. However, setbacks up to 4 metres are considered if the space proposed is for green space or outdoor trading. (refer to Diagram 5).
- c. Windows and doors may be recessed behind the line of exterior walls.
- d. Side setbacks at the street boundary are minimised.

For levels 2 and 3:

- e. On the western side of Massey Lane and the shared zone setbacks are 1 metre (refer to Diagram 5).

- f. For levels 4 and above street setbacks are 5 metres.

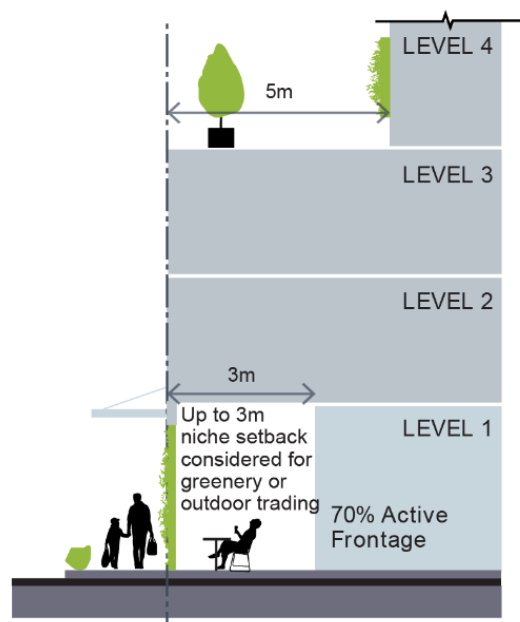


Diagram 4. Setbacks: Secondary Street example – Massey Street, Cowell Street and the eastern side of Massey Lane.

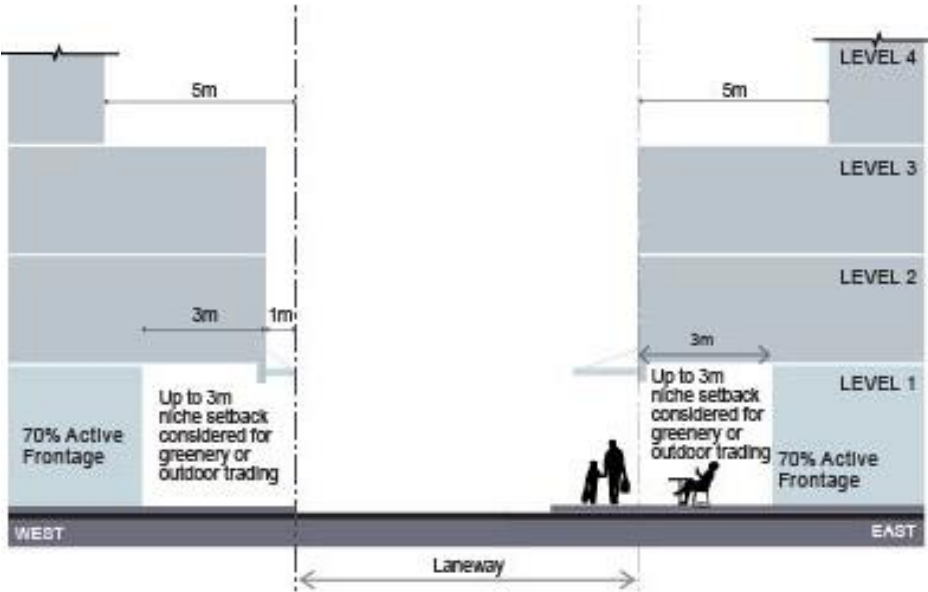


Diagram 5. Setbacks: Secondary Street example – Massey Lane and the laneway at the rear of properties fronting Victoria Road

Active Frontages

For the ground floor of buildings with frontages to a Secondary Street:

- g. A minimum of 70% of frontage is active frontage unless allowing for a necessary site access driveway.
- h. Floor space which accommodates an active use should have a depth of at least 5 metres, measured perpendicular to the frontage.
- i. Tenancies to be a maximum of 10 metres wide.

Awnings

- j. Awnings provide continuous weather protection for pedestrians and all outdoor trading areas and accommodate street tree plantings where appropriate.
 - k. Awning height is between 3 and 4 metres.
 - l. Under-awning lighting is installed to contribute to after-hours safety and security for street footpaths and surrounding public spaces.
 - m. Glazed awnings are not permitted unless the applicant presents a strong written case demonstrating how the awning would fit in aesthetically and provide solar access benefits for planting and seating.
-

Entries

- n. Tenancy entries are no more than 10 metres apart.
 - o. On secondary streets, residential entries are separated from commercial entries and are directly accessible from a street frontage.
 - p. Site loading docks and car parking entries are minimised (in number and width) and co-located with adjacent developments where possible. All docks and entries are fitted with roller doors or screens.
 - q. The potential to connect future basements of Victoria Road properties to the Key Site basement parking should be investigated, to minimise vehicular entry/ exit points onto the shared zone.
 - r. Entries are inviting with direct sightlines to primary lobby areas. Entries must incorporate planting, artwork and indoor and outdoor seating where feasible.
-

Green Streets

Green Streets are predominantly residential and defined by a layered green street edge that provides a landscaped buffer between the built form and the public domain, and between the pedestrian paths and vehicular roads.

Objectives for development facing onto Green Streets are to:

A. Increase the width of pedestrian paths and adjacent landscaped area both within developments and on the street verge to improve the pedestrian experience and offer a green buffer between buildings, and between buildings and the street.

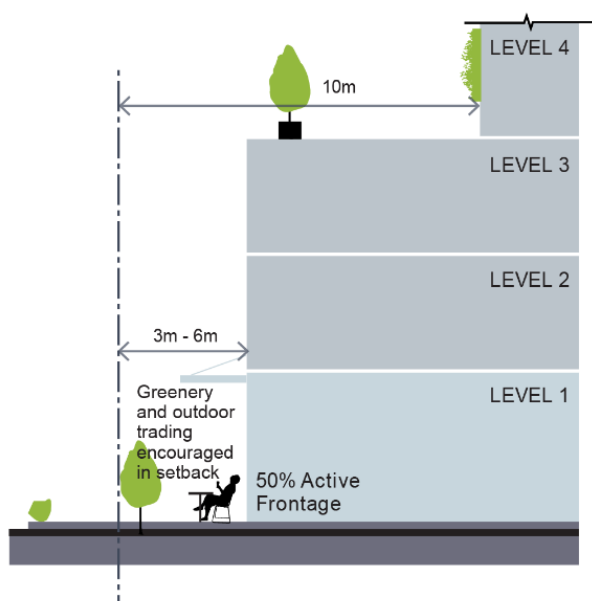


Diagram 6. Setbacks: Green Street - Commercial Core Precinct (general).

If the development has frontage to a Green Street, the following controls apply:

Setbacks

For developments in the Commercial Core Precinct:

- a. The street setbacks for the three lowest levels in any building are minimum 3-6 metres for exterior walls, make reference to the existing setbacks of adjacent buildings, and

are predominantly used for greenery, deep soil planting or outdoor trading (refer to Diagram 6).

- b. Streets setbacks are a minimum of 10 metres for level 4 and above. For corner sites, this setback only applies to the main street frontage.
- c. Rooftop structures are set back behind the building line and subject to appropriate architectural treatment to ensure the street presentation is not adversely impacted.
- d. Side setbacks for the two lowest levels in any building are a minimum of 3 metres predominantly used for screen landscaping.
- e. For buildings subject to Chapter 4 of State Environmental Planning Policy (Housing) 2021 and the Apartment Design Guide (ADG), building separation must be consistent with Design Guidance under the ADG.

For developments in the South Gladesville Precinct (refer to Diagram 7):

- f. The street setbacks for the three lowest levels in any building are a minimum of 5 metres for exterior walls and predominantly used for deep soil planting of canopy trees and vegetation.
- g. Street setbacks are a minimum of 8 metres for level 4 and above.
- h. All underground car parking or basement storage areas have a minimum 3 metre setback to the street and any boundary with a residential zone.
- i. Setbacks from a boundary with a residential zone shall be a minimum of 3 metres and predominantly used for deep soil landscaping that supports large canopy trees for privacy screening.
- j. The side and rear setbacks for the two lowest levels in any building are

a minimum of 3 metres predominantly to be used for landscaping.

- k. Side setbacks for level 3 and above must be consistent with the ADG.
- l. For development involving residential uses, separation within a site between adjoining facades which include windows and/or balconies must be consistent with the ADG.

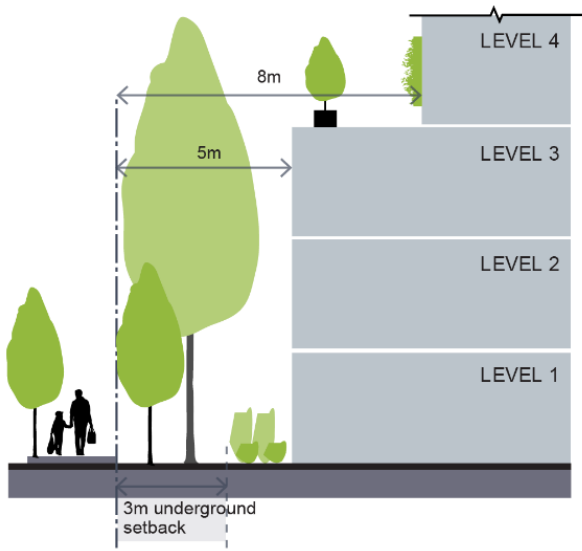


Diagram 7. Setbacks: Green Street - South Gladesville Precinct.

Active Frontages

For level 1 of buildings in the Commercial Core Precinct with frontages to a Green Street:

- m. A minimum of 50% of the frontage is active frontage unless allowing for a necessary site access driveway.
- n. Floor space which accommodates an active use should have a depth of at least 5 metres, measured perpendicular to the frontage.

Awnings

For level 1 of buildings in the Commercial Core Precinct with frontages to a Green Street:

- o. For building frontages with an active use, awnings provide weather protection for pedestrians and all outdoor trading areas and accommodate street tree plantings where appropriate.
- p. Awning height is between 3 and 4 metres.
- q. Under-awning lighting is installed to contribute to after-hours safety and security for street footpaths and surrounding public spaces.
- r. Glazed awnings are not permitted unless the applicant presents a strong justification demonstrating how the awning would fit in aesthetically and provide solar access benefits for planting and seating.

Entries

- s. Residential entries are directly accessible from the street.
 - t. Car parking entries widths and numbers are minimised and co-located with adjacent developments where possible and are fitted with roller doors or screens.
 - u. For sites fronting Victoria Road, car park entries and waste storage areas are on side streets on corner sites, or laneways.
 - v. If a commercial use is proposed, adhere to controls for Secondary Streets Entries.
 - w. Entries are inviting and incorporate planting, artwork and indoor and outdoor seating where feasible.
-



Photo 4.5. Development on Green Streets in the Commercial Core Precinct can provide entries that are inviting with the use of planting, artwork and outdoor

4.1.3 Fine Grain Pedestrian Links - Existing and Potential Future

Pedestrian Links are publicly accessible paths on public or private land including arcades, laneways and through-block connections. Arcades may be enclosed by structure on level 1 and above, however, pedestrian links must be open to the sky with no overhanging building or structural elements. Existing and potential Pedestrian Links that support Centre connectivity are shown on Figure 4.

Note

Any new proposed Pedestrian Links not shown on Figure 4 as well as those shown, should adhere to the following objective and controls.

Objective for development facing Pedestrian Links are:

A. To maximise and enhance pedestrian connectivity and safety to increase pedestrian movement between and in front of retail shop fronts.

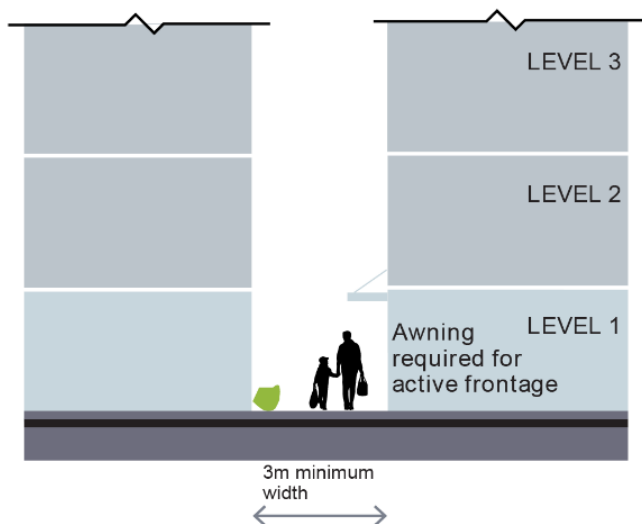


Diagram 8. Fine-Grain Pedestrian Links.

If the development has frontage to an existing or future Pedestrian Link, the following controls apply:

Setbacks

For all levels (refer to Diagram 8):

- Setbacks are zero metres for exterior walls.
- Windows and doors may be recessed behind the line of exterior walls.

Active Frontages

Active Frontages:

- Active uses are maximised along pedestrian links. Landscaping and seating are encouraged.
- Inactive frontages such as fire escapes, garbage areas, service doors, plant and equipment are minimised along the links.

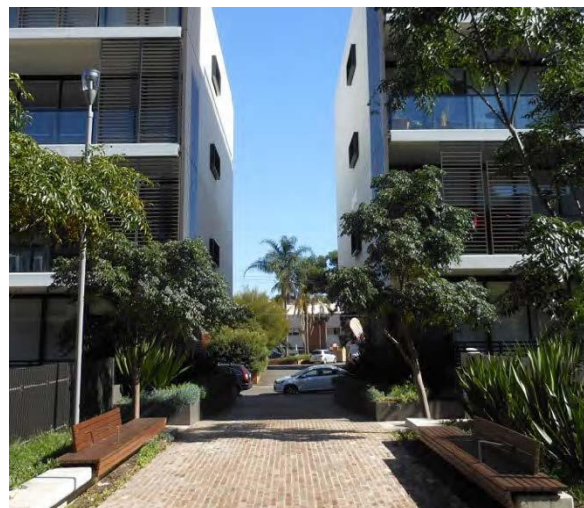


Photo 4.6. Through-block connections can increase pedestrian movement between and in front of retail shop fronts.

Arcades:

Active Frontages:

- e. Arcades provide access to natural light.
 - f. Laneways and through-block connections are open to the sky and adhere to controls for Secondary Street Awnings if the street/building frontage is an active use.
 - g. Arcades are publicly accessible during business hours.
 - h. Arcades provide a direct line of sight between entrances and exits.
-

Laneways and through-block connections:

- i. Signage is provided at the street entry indicating public accessibility and the street at which the through-block connections ends.
 - j. 24 hour public access is provided.
-

Alignment of all pedestrian links

- k. New Pedestrian links should have direct access from a public street.
-

allow for sightlines through the link from each end.

Building entries:

- l. Arcades, through-block links and laneways must be appropriately lit at all hours to prevent opportunities for concealment and antisocial behaviour.
-



Photo 4.7. Through-block links should be direct and allow for sightlines through the link from each end.



Photo 4.8. Arcades are to be publicly accessible during business hours.

4.2 General Controls

4.2.1 Heights

The following controls apply to all development in the Gladesville Village Centre:

- a. The maximum height of buildings is specified by clause 4.3 of LEP 2012.

Storeys (levels) should incorporate minimum floor-to ceiling heights that vary according to the use which is proposed to be accommodated:

- b. For residential accommodation: a minimum of 2.7 metres, or applicable alternative height as outlined within ADG.
- c. For business premises or commercial premises: a minimum of 3.6 metres.
- d. For small shops (those less than 100m²): a minimum of 2.7 metres.
- e. For larger shops (such as supermarkets): up to 4.5 metres.

4.2.2 Zone Transitions

The following controls apply to all development in the Gladesville Village Centre (also refer to development controls specific to development within the Key Site in Section 6):

Setbacks from boundaries that adjoin a residential zone are:

- a. For the lowest two levels, a minimum of 3 metres which must be deep soil that will support large trees and privacy screening.
 - b. For level 3 and above, a minimum of 12 metres where the subject boundary is the site's rear boundary. Where the subject boundary is the site's side boundary, a minimum setback of 6 metres for level 3 and above is required. Where a site shares both a rear and a side boundary with a residential zoned site, the 6 metre setback applies from both of the subject boundaries.
-



Photo 4.9. Separations between adjoining façades that incorporate windows and/or balconies should be consistent with the ADG.

4.2.3 Underground Car Parking

The following controls apply to all development in the Gladesville Village Centre (also refer to development controls specific to development within the Key Site in Section 6):

-
- a. Setbacks to street, side and rear boundaries for underground car parking are zero metres, unless otherwise specified in Section 4.1 or 4.2.2.
 - b. A private landscaping area may be located above underground car parking. Where landscaping areas are located above underground car parking, there is 1,300mm soil depth for tall tree (8m+) planting, 1,000mm for small and medium tree planting and 500mm soil depth for shrub and ground cover planting.
 - c. Plantings over underground car parking need to be supported by a report from a suitably qualified landscape architect.
 - d. The visual impact of underground car parking entries is minimised by limiting the size of openings to the street, and by using roller doors or screens and reducing the extent of blank walls to the public domain.
-

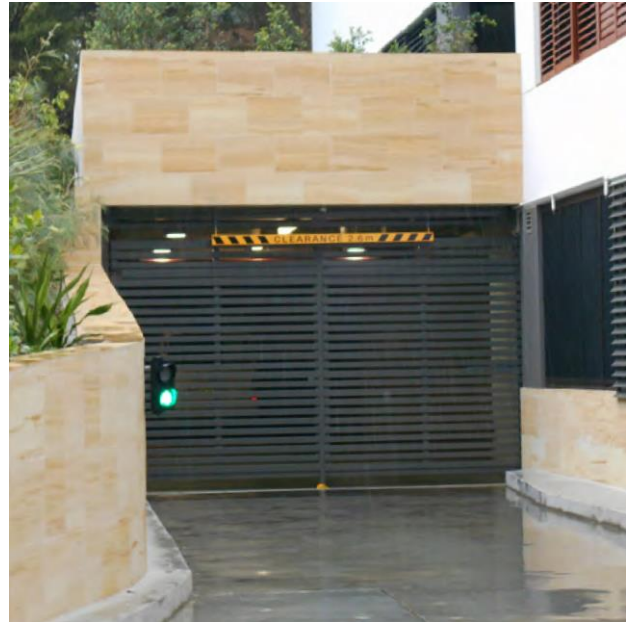


Photo 4.10. Visual impact of underground car parking entries is to be minimised by using roller doors or screens.

4.2.4 Building Exteriors

The following controls apply to all development in the Gladesville Village Centre:

Façade articulation

- a. Building exteriors are articulated to differentiate between the base, middle and top to complement the traditional built form of the Centre.
- b. Developments on amalgamated sites have articulated façades that respond to the traditional main street lot widths.
- c. Blank walls longer than 3 metres facing onto a publicly accessible path or space have either planting established at the wall base that will cover the wall, or a visually interesting, textural and/or design treatment applied to the exposed wall.

Street level amenity

- d. Fire escapes, service doors, garbage areas, plant and equipment are integrated into the building design in such a way that the smell, noise and visual impact on pedestrians is minimised at street level. Where feasible all service facilities are to be located underground and provision for on-site garbage collection is to be made for medium to large scale developments.
- e. Widths of vehicular entries are minimised to reduce breaks in pedestrian paths.
- f. Security grilles, where provided, are fitted internally behind the shop front, are fully retractable and at least 50% transparent when closed.
- g. Building entries and foyers are at the same general level as the adjacent footpath.

Balconies

- h. Balconies and terraces are provided where buildings overlook open spaces to contribute to passive surveillance.
- i. Balcony spaces are visually integrated into the façade design.

Materials, colour and lighting

- j. All development applications for new buildings or development with a street level or street façade impact are accompanied by an exterior material, colour and finishes sample board and schedule. This should also include a written explanation of why the materials have been chosen and why they are considered appropriate.
- k. External building façade lighting is integrated with the design of the building and contributes to the character of the building and surrounding area.
- l. Materials and finishes incorporate soft, warm and natural colours and reference local heritage building fabric, specifically sandstone, brick and timber at ground level street frontages. Contemporary interpretations of heritage, in terms of building techniques and aesthetics, are encouraged.
- m. Fully glazed façades should only occur where retail uses are orientated to publicly accessible areas. Curtail wall glazing should be avoided, and continuous façade glazing should only occupy a minor proportion of each building above the ground level and no single material dominates the façade.

Roofs and roof features

- n. The roofscape should be carefully considered as part of the design of future development within Gladesville Village Centre. Screening of rooftop plant rooms and service areas should visually integrated into the building design.

4.3 Heritage Conservation

The following development controls apply to sites identified within or applicable to:

- Heritage Conservation Areas C2 and C3 under LEP 2012,
- Clause 5.10 of LEP 2012; and
- Chapter 2.4 of the DCP.

These controls will prevail in the event of any inconsistency with another provision in this document.

For sites within the heritage conservation Areas, and heritage items, the following development controls apply:

- The established scale and rhythm that has been influenced by predominant allotment widths and existing buildings are maintained by appropriate building forms and detailing of street façades, such as masonry piers that divide successive shop fronts.
- For a heritage item on, or adjacent to a development site, the curtilage required around the heritage item is to be established through the preparation of a heritage management document prepared at the cost of the developer. Maximum building envelopes may not be achievable in some situations where identified values of a heritage item demand special consideration.
- Maintain traditional colour schemes for heritage items and contributory buildings.
- The composition of new façades is to be compatible with traditional façades, for example by using vertical proportions for windows and recessed balconies in order to create rhythmic patterns.
- Architectural detailing for new façades is compatible with traditional façades, for example by employing corbels, lintels, string courses or cappings that avoid sheer or planar façades.

- Retain shop awnings and substitute with more heritage appropriate types where possible.
- Heritage significance of corner buildings is to be maintained.
- Site consolidations should be pursued where possible to achieve improved heritage outcomes and quality shop top residential amenity.
- Restoration and reconstruction of missing or damaged original architectural features should be included as part of any development proposal applying to a retained heritage item.



Photo 4.11. Street level materials should be traditional e.g. sandstone, timber and brick.

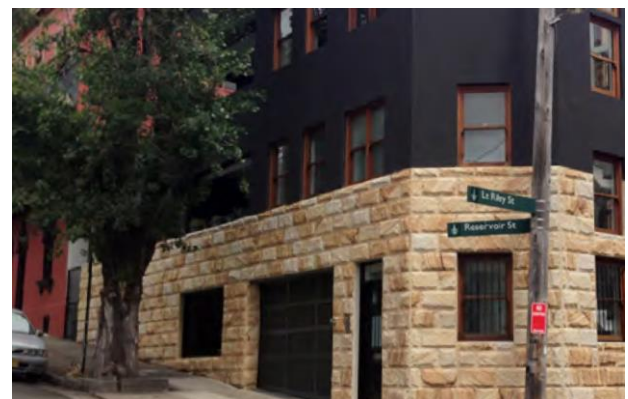


Photo 4. 12. The composition of new façades is to be compatible with traditional façades.

For buildings in heritage conservation areas:

- j. Level 1 and 2 of street frontages are to predominantly be masonry walls, and traditional materials such as sandstone, timber and brick are to be accentuated in the façade design.
- k. For level 3 and above, glazing is only to occupy a minor proportion of the façade through a considered composition of 'punched' windows.
- l. Retain the consistent parapet line throughout HCA3, including infill development. New development is to be set back a minimum 5 metres from the street frontage to retain parapet lines.
- m. Traditional shopfronts are to be maintained, with new development set back behind the shopfronts.

The following development controls apply to specific Heritage Items:

- n. Ensure retention of Heritage Item I487 (the corner butcher shop), Item I488 (former Commonwealth Bank), Item I489 (at the corner of Cowells Road) and Item I490 (Gladesville – Shops). To assist in maintaining heritage values, maximum building heights of 9-metres and corresponding floor space ratio of 0.6:1 should be applied to these sites.

o. Item I487 Commercial building – 263 Victoria Road, Gladesville

- Any additional level on the existing two story building should be set back behind the parapet line subject to testing of the degree of its visibility in views from the street. Any additional construction should minimise structural interventions in the floors below.
- A detailed assessment of the significance of the exterior and interior components and spatial

qualities should be undertaken as part of any future development application. Changes should be confined to areas of low or no significance.

- Façade restoration, and construction of a more sympathetic ground floor shopfront should be sought as part of any future development proposal.

p. Item I488 Former Commonwealth Bank – 219 Victoria Road, Gladesville

- Retain the part of the former bank building that has heritage significance. In any future development, the corresponding site area of the retained building should be excluded from height and density increases.
- Inclusion of this item within a larger consolidated site is encouraged.
- A detailed assessment of the significance of the exterior and interior components and spatial qualities should be undertaken as part of any future development application. Changes should be confined to areas of low or no significance.
- Façade restoration/reconstruction is strongly encouraged as part of any future development proposal, based on historical photographs. This includes removal of the ground floor awning to the street front of the building.

q. Item I489 Shops/Hotel – 197-199 Victoria Road, Gladesville

- Any additional level on the existing two story building should be set back behind the parapet line subject to testing of the degree of its visibility in views from the street. Any additional construction should minimise structural interventions in the floors below.
- A detailed assessment of the significance of the exterior and interior components and spatial

qualities should be undertaken as part of any future development application. Changes should be confined to areas of low or no significance.

- Façade restoration including reinstatement of a post supported balcony should be included in any future Development proposal.

r. **Item 490 Shops– 173-183 Victoria Road, Gladesville**

- The group of shops must be treated as one entity.
- A detailed assessment of the significance of the exterior and interior components and spatial qualities should be undertaken as part of any future development application. Changes should be confined to areas of low or no significance.

s. **Item I514 House, including pressed metal linings on walls and ceiling but excluding the curtilage – 10 Cowell Street, Gladesville**

- Should demolition of the heritage item be proposed, archivally record the item by measured drawings and photography in accordance with NSW Heritage Guidelines and use this information to interpret its significance in a publicly accessible location within the future development.

4.4 Contaminated Land

It has been identified that there is a low to moderate potential for land contaminating activities to have occurred within the site boundary illustrated within Figure 5. However, a number of Potential Areas of Environmental Concern have been identified as warranting further investigation. These sites, and controls to be implemented to ensure risk associated with contaminating activities is appropriately managed, are included within this section.



Figure 5 Areas of potential contamination

The following development controls apply to manage potential areas of contamination within the area illustrated in Figure 5:

- Undertake a Stage 2 Detailed Site Investigation within the identified Potential Areas of Environmental Concern to further characterise potential contamination, and inform whether further management or remediation is required prior to redevelopment works commencing on-site.
- Undertake a hazardous building material survey of structures present on-site prior to demolition.
- Following removal of hazardous building materials (if identified), a clearance inspection must be undertaken by an appropriately qualified occupational hygienist / SafeWork NSW Licenced Asbestos Assessor.
- A waste classification assessment should be carried out on any soil materials proposed for disposal offsite as per the NSW EPA Waste Classification Guidelines (2014).
- Records of the transport and disposal of any materials off-site should be maintained.

5 PUBLIC DOMAIN

The intended public domain of Gladesville Village Centre can be classified primarily as open spaces designed for spending time in and pedestrian paths designed for moving and connecting places. These spaces can be either publicly owned or privately owned, both contributing to the overall public domain.

Future development must achieve a green, social and engaging public domain that contributes to the area's character and sense of place. This includes a finer-grained pedestrian network, improved vehicle, active and public transport access and the creation of a larger, high quality, public gathering spaces supported by a network of smaller, formal and informal meeting and dining places.



Photo 5.1. Increasing the amount, quality and diversity of open space throughout the Centre supports pedestrian amenity, socialisation and outdoor trading both during the day and evening.

Objectives for public domain associated with all development in the Gladesville Village Centre are to:

- A. Increase the amount, quality and diversity of open space throughout the Centre in order to support pedestrian amenity, socialisation and outdoor trading both during the day and evening.
- B. Design new open spaces that balance a sense of enclosure and intimacy with openness and connectivity to the Centre's public domain network.
- C. Ensure that the Key Site and other large sites provide publicly accessible and well-connected open space that support a pedestrian network that is activated by retail designed to be lively, interactive and interesting urban spaces.
- D. Increase the width and amenity of existing pedestrian paths.
- E. Where appropriate to the scale of the site, provide cross-site links that enhance the permeability and connectivity of the Centre.
- F. Provide improved pedestrian access to the centre from surrounding residential neighbourhoods, all frontages and existing arcades to maximise connectivity with other retail areas, including both sides of Victoria Road.
- G. Incorporate street trees, feature trees and other planting within open spaces and along paths to increase greenery, provide shade and buffer the vehicular traffic.

The objective for public domain associated with the Cowell Street Council Car Park are:

H. Development of the whole or a part of the car park area and surrounds should consider edge planting, shared zones and the general enhancement of the area as an extension of the public domain open space network. Linked to the proposed Key Site Open Space, a well landscaped car park or potential future public space will enhance the overall pedestrian experience of Cowell Street.



Photo 5.2. Provide publicly accessible and well- connected open spaces that support the pedestrian network and are lively, interactive and interesting.



Photo 5.3. Incorporate planting that provides a well-established garden feel.

5.1 Publicly Accessible Open Space

The following controls apply to all publicly accessible open spaces in the Gladesville Village Centre. All publicly accessible open spaces should:

-
- a. Be visually and physically connected to Primary or Secondary Streets.
 - b. Have on grade access that supports pedestrian connectivity and accessibility.
 - c. Provide a diversity of design, experience and public amenity that complements the open space network.
 - d. Be fully open to the sky.
 - e. Provide awnings, lighting, seating and other furniture that supports social interaction, is appropriate to the use of the open space, and is usable outside of business hours.
 - f. Provide landscaping and, where feasible, canopy trees. Native species are preferred.
 - g. Provide 24 hour public access.
 - h. Where outdoor dining areas are provided, ensure that they are located and designed to maximise amenity, including consideration of tree and landscape planting, outlook, solar access in winter, shading in summer and a compatible with the local traffic environment.
 - i. Consist of materials and finishes that incorporate soft, warm and natural colours and reference local heritage building fabric; specifically sandstone, brick and timber.

5.2 Publicly Accessible Pedestrian Areas

The following controls apply to all publicly accessible pedestrian areas in the Gladesville Village Centre. Pedestrian areas are to be:

-
- a. Provided in locations to complement the established pedestrian network, and where those new places would contribute to viable business activity within the Gladesville Village Centre.
 - b. 2 metres wide (minimum) along street edges.
 - c. 3 metres wide (minimum) if a through block connection.
 - d. Aligned to provide clear sightlines from one end to the other, or from the street entrance to a major public place.
 - e. Direct pathways, without concealment opportunities.
 - f. Safe for pedestrians and support the security of adjacent businesses.
 - g. Naturally lit and ventilated, and well lit at night.
 - h. Connected to adjoining open spaces and existing pedestrian paths.
 - i. Paved according to Section 5.4 of this document. If not shown, select design treatments that complement the public domain paving subject to Council's approval.
 - j. Clearly sign-posted with surface treatments that clearly show that it is an environment shared by pedestrians and vehicles (where relevant).
-



Photo 5.4. Shared paths should have signage and surface treatments that clearly show that it is an environment shared by pedestrians and vehicles (where relevant).

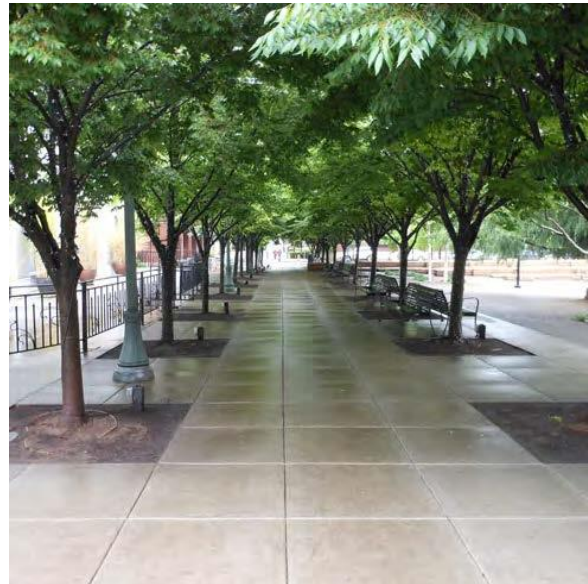


Photo 5.5. Pedestrian paths are to be provided to complement the established pedestrian network.

5.3 Private Landscape Areas

Private landscape areas include areas at ground level, on the façades or balconies of buildings, or on the roof that are not publicly accessible. These private landscaped areas contribute to visual amenity and perceived greenery of the Gladesville Village Centre.

Other sections of this DCP that relate to trees and vegetation prevail to the extent of any inconsistency with this chapter.

The following controls apply to all development in the Gladesville Village Centre:

- a. Where private landscaping areas are proposed, a landscape plan is to be submitted with the development application demonstrating appropriate species selection and watering infrastructure. This landscape plan is also to include consideration of the surrounding infrastructure and built form, to allow for tree canopy, including provision for adequate soil volumes and setbacks from awnings, basements, services, and other constraints.
- b. Private landscaping is to comply with '*Tree Canopy Guide for Low and Mid Rise Housing*' (Department of Planning, Housing and Infrastructure February 2025).
- c. All existing mature vegetation that contributes to the local streetscape is to be retained.
- d. Where at grade car parking is proposed, setbacks are to be used to provide landscape screening from the street.
- e. "On-structure" plantings such as integrated balcony planters, green walls and roofs are to be designed to provide visually cohesive facades that are sympathetic to the character of the area.
- f. Green roofs are to be located in accessible, serviceable and visible

parts of the roof, such as the lower parts of a development.



Photo 5.6. Private landscaping needs to incorporate appropriate species selection and watering infrastructure.



Photo 5.7. Green roofs need to be located in accessible, serviceable and visible parts of the roof.

5.4 Paved surfaces

5.4.1 Paving

The following controls apply to all development in the Gladesville Village Centre that includes public domain paving:

- a. Paving has a consistent design, constructed of durable and non-slip modular units that are resistant to fading, discolouration and chipping, and it may be readily removed and replaced following future installation or repair of inground services.
- b. Paving of setbacks that are extensions of the public domain, including widened footpaths, complement the adjacent Paving Area specification as illustrated in Figure 6.
- c. Paving of open spaces, shared zones and through-block links are high quality, and distinguishable from pedestrian paths through design and material choices.



Figure 6 Paving Control Plan

The following controls apply to pedestrian paths as shown in Figure 6:

For Paving Area 1:

- a. Grey granite paving with sandstone coloured granite banding is used for pedestrian pathways, except where vehicle crossovers occur.
- b. Footpath extensions at corners, pedestrian refuges and mid-block zebra crossings on raised thresholds are provided in locations identified by Council.

For Paving Area 2:

- c. Grey granite paving is used for pedestrian pathways, except where vehicle crossovers occur.

For Paving Area 3:

- d. Concrete paving with landscape strip (refer to Photo 5.9). Street trees and landscaping plants suitable for the location should also be considered.

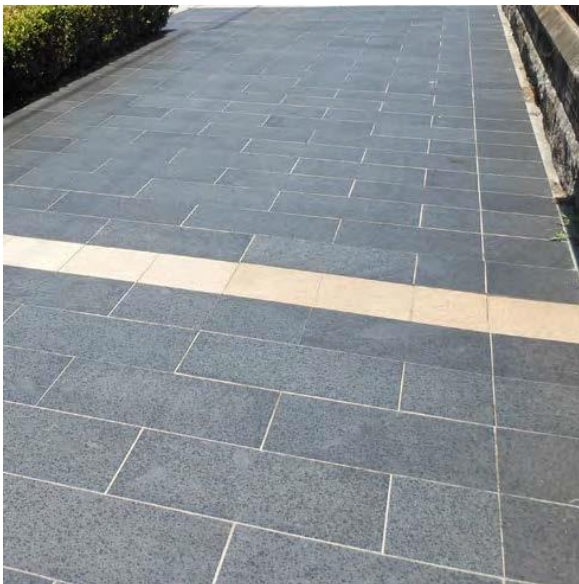


Photo 5.8. Paving Area 1. (Note: Paving Area 2 as above without the sandstone-coloured granite banding.)



Photo 5.9. Paving Area 3.

5.4.2 Furniture

The following controls apply to all development in the Gladesville Village Centre that includes street furniture:

-
- a. Seating, fixed public tables, bus stops and shelters, rubbish bins, bollards and lighting are provided to Council's satisfaction for all new larger developments.
 - b. New seating, rubbish bins and shelters are provided adjacent to community waiting or meeting places
 - c. Bus stops are improved to include more comfortable seating and protection from the elements. Bus shelters are provided in locations to Council's satisfaction.
 - d. Pole lighting and lighting from building awnings and structures are provided in new public spaces to Council's satisfaction to ensure night time pedestrian safety.
-



Photo 5.10. Council's preferred bus shelter.



5.4.3 Street Trees and Landscaping

The following controls apply to all development in the Gladesville Village Centre that includes street trees and landscaping:

Note: Other sections of this DCP that relate to street trees and vegetation prevail to the extent of any inconsistency with this section.

-
- a. Existing street trees are to be protected and maintained.
 - b. Consistent planting theme is to be created, with a number of species to ensure that the planting gives a visual coherence, building on the palette of existing species in both the City of Ryde and Hunters Hill Local Government Areas.
 - c. The following canopy cover targets are to be applied:
 - Arterial Roads: N/A - subject to design controls by Transport for NSW.
 - Intersections: N/A - subject to design controls by Transport for NSW.
 - Major roads (12-27m reserve with underground powerline): 55%
 - Collector Streets (12-20m reserve with underground powerline): 55%
 - Local Streets (12-20m reserve with underground powerline): 60%
 - Minor Local Streets (12-20m reserve with underground powerline): 60%
 - Lanes and Accessways (8m road reserve): 40%
 - Service Laneway (8m): 0% - no canopy requirement.
 - d. In relation to tree types used in landscaping:
 - Except for laneways or significantly constrained sites, medium and large trees should be used. Small trees should only be used within laneways or highly constrained sites.
 - A minimum of 50% of trees should be Australian native species, noting that deciduous species are still necessary for
-

winter sunlight and to manage streetscape microclimates.

- e. Planter boxes are not acceptable for tree planting unless compliant with the soil volume requirements set out in the Apartment Design Guide.
 - f. Low level landscaping is to be provided at pedestrian crossings, corners, outdoor dining areas, and to separate car parking spaces to soften the landscape and guide pedestrian movements.
-

6 Key Site Controls

This section provides specific controls for the Key Site within the Gladesville Village Centre. The Key Site is identified on the Key Sites Map within LEP 2012, and is illustrated in the context of the wider Gladesville Village Centre within Figure 7.

The Key Site plays an important role in the village centre, as it provides the opportunity to deliver significant improvements to public domain amenity to benefit the Centre as a whole.

Development within the Key Site should be coordinated between the Key Site and adjoining properties to deliver cohesive and compatible development outcomes.



Figure 7 Precincts Identification Plan.

6.1 Key Site Vision

This section applies to land in Gladesville identified as “Key Site” on the Key Sites Map under LEP 2012, and as illustrated in Figure 8.



Figure 8 Key Site Location.

The area nominated as the Key Site presents a unique opportunity to generate renewal in the Gladesville Village Centre. It will establish a new focal point of the village that provides contemporary high-amenity public space sheltered from the noisy environment along Victoria Road.

Future redevelopment of the Key Site will create a publicly accessible destination within the Gladesville Village Centre by:

- Providing much needed additional housing in an apartment format.
- Establishing attractive placemaking outcomes that support activation, socialisation and community enjoyment.
- Contributing to broader improvements to pedestrian permeability and the walkability of the area.
- Enabling a visual connection to Trim Place.
- Providing a consolidated area that supports the coordinated development of cohesive place and built form outcomes.
- Strengthening the landscape character of the village centre by introducing soft

landscaping and canopy trees to enhance visual amenity.

- Strengthening the cohesiveness and neighbourhood identity of Gladesville.

The built form concepts for the Key Site were developed on the basis of extensive built form testing and technical advice.

The vision for the site is to deliver a vibrant mixed use development with a strong retail presence at grade, and a new supermarket to revitalise the village centre. It seeks to provide a contemporary development which integrates a series of high amenity urban spaces to invigorate the area and encourage pedestrian activity in areas sheltered from the hostile environment along Victoria Road.

The distribution of built form is based on design principles developed in consideration of community feedback received as a result of extensive stakeholder consultation in 2021.

Importantly, the vision for the Key Site responds to site specific constraints and opportunities, and provides options to significantly improve the amenity and quality of spaces within and around the site.

The vision is for well located residential towers that allow for good solar access to public spaces and adjoining development. The vision is to provide for:

- Two distinctive and connected areas of publicly accessible open space connected by shared zones to Massey Street, Cowell Street, Flagstaff Street and Victoria Road.
- New infill development fronting Victoria Road which retains a 2 storey streetwall presence and retains heritage listed fabric.
- A shared way opportunity linking Massey Street to Cowell Street to allow for rear service and loading access to properties fronting Victoria Road. The shared zone will be designed to provide a comfortable and safe balance between pedestrian and vehicular connectivity.
- Activated building edges at the ground level and a human-scaled podium containment to the new public spaces.
- A contemporary mixed use development with high-amenity

residential apartments in a desirable location close to public transport, recreational areas, retail facilities and lively open space nodes at the heart of Gladesville.

The desired built form for the Key Site provides the following building heights:

- 2-12 storeys fronting Victoria Road.
- 4-5 storeys fronting Cowell Street.
- 2-19 Storeys fronting Flagstaff Street.

Redevelopment of the Key Site provides a new landscaped open space fronting Massey Street (refer to Figure 14 of this section).

Redevelopment of the Key Site has the potential to become a catalyst for renewal, place-making and urban design outcomes throughout the broader Gladesville Village Centre as envisaged by the Hunters Hill Local Strategic Planning Statement (LSPS).

If any part of a Development Application for the Key Site is inconsistent with the provisions in this document, the Applicant must demonstrate how the proposed development outcomes will meet the intent of this document.



Photo 6.1. Provide through-block, on grade, public access on the Key Site to encourage pedestrian movement to Massey Street, Cowell Street and Victoria Road through easy and direct pedestrian links.

6.1.1 Desired Character

The Key Site will be a lively and engaging local destination for the community, workers and visitors to enjoy.

The Key Site is the heart of Gladesville, where vibrant and active places are connected by a network of high quality publicly accessible open spaces and laneways.

New development within the Key Site will contribute to the healthy renewal of Gladesville Village Centre, providing well designed retail and dining offerings to activate the ground plane, and will be designed to ensure pedestrians can move safely and enjoyably through the precinct.

The site will include a green and landscaped urban plaza with shared spaces connecting to surrounding streets. New development will contribute to the visual quality of streetscapes and the delivery of a cohesive, contemporary local hub supporting daytime and evening activity with a range of diverse destinations.

New development will ensure built forms are arranged to minimise visual bulk and overshadowing to surrounding lower scale areas, including those to the south and west.

Built forms must be arranged to ensure taller tower forms present with slender proportions and taller forms must be sufficiently recessed from pedestrian areas within and adjoining the Key Site.

Overarching objectives for development within the Key Site are to:

A. Create a significant new community gathering space on the site, that is green, engaging and social, to establish a community heart for the Centre.

B. Address the impact of the scale, bulk and intensity of future development on heritage items, heritage conservation areas, adjacent public domain and buildings by transitioning to the scale of the heritage main street and surrounding residential neighbourhoods.

C. Promote public access through the site with publicly accessible open space, and improved pedestrian amenity within and adjacent to the site. This is to include through-block, on grade, public access through the Key Site to encourage pedestrian movement to Cowell Street, Massey Street and Victoria Road.

D. Increase current levels of retail activity (including within a new shared zone) to build and maintain a sustainable and vibrant local retail centre.

E. Ensure high quality landscape outcomes with deep soil planting along a widened footpath to Flagstaff Street.

F. Enhance pedestrian amenity and provide landscape buffering between the Key Site and surrounding residential areas.

G. Encourage coordination between the Key Site and adjacent properties to create a mixed village centre of housing, shops and businesses that will attract a range of business activities and local employment opportunities.

H. Investigate the potential to connect future basements of Victoria Road properties to the Key Site basement parking.

Key Site overarching development controls

Controls detailed within this section apply to land in Gladesville identified as “Area A” on the LEP 2012 Key Sites Map.

Development may exceed the maximum permissible height to an overall maximum of 70 metres in accordance with subclause 6.11 (5) of LEP 2012.

Development may also exceed the maximum permissible floor space ratio to an overall maximum of 4:1 in accordance with subclause 6.11 (5) of LEP 2012.

Prior to granting consent for any future development on the Key Site, Council must be satisfied that the development intent outlined within section, including the following controls, have been appropriately considered and addressed.

Overarching development controls applying to the Key Site are:

- a. The Key Site must have a minimum site area of 13,500 square metres.
- b. Development is not to exceed 42 metres within 60 metres of Victoria Road.
- c. Built form over 28 metres is to be limited to a floorplate maximum of 750 square metres of gross floor area.
- d. Two new publicly accessible open space areas are to be provided which:
 - i. Are a minimum area of 950 square metres and 800 square metres respectively.
 - i. Receive, on average, at least 70% and 50% direct sunlight between 11am and 2pm on 21 June each year respectively.
 - ii. Are provided at grade.
- e. Through site links are to be provided with a minimum width of 6m connecting the publicly accessible open spaces to Victoria Road, Massey Street and Cowell Street.

- f. At least 5,000 square metres of the gross floor area permitted for the land under the maximum permissible floor space ratio will be used for the purposes of retail, including at least 3,500 square metres for the purposes of a supermarket.
- g. No part of the ground floor of a building that is facing a street or public space is to be used for the purposes of residential accommodation, with the exception of Flagstaff Street.



Photo 6.2. The shared zone will extend the pedestrian network and street based retail offer in a pedestrian focused environment.

6.1.2 Site Layout

The following site layout objectives apply to all development within the Key Site:

A. To renew the Gladesville Village Centre through orderly and cohesive development outcomes on the site.

B. To arrange built forms and appropriately distribute building heights to achieve a vibrant, high-amenity open space network.

C. To facilitate solar access and passive surveillance to publicly accessible open spaces.

D. To minimise overshadowing and visual bulk exposure to surrounding areas, through well considered distribution of bulk and scale.

The following controls apply to all development in the Key Site:

- a. New development is to occur generally in accordance with the development pattern set out in Figure 9 with respect to the location and configuration of building footprints, number of storeys and publicly accessible open spaces.
- b. The site layout of future development within the Key Site must make allowance for the open space areas outlined within 6.1.2 of this document.
- c. The allocation of building heights must be consistent with the maximum number of storeys indicated in Figure 9.



-  Basement loading entrance
-  Shared zone
-  Maximum number of storeys

Figure 9 Indicative Site Layout.

6.1.3 Built Form

The following built form controls apply to development within the Key Site:

- a. The Design Criteria set out under the Apartment Design Guide are to be applied to suitably address matters relating to public and private amenity.
- b. Co-ordinated redevelopment of the Key Site is to be implemented in order to create a contemporary village character with a mix of housing, shops and businesses.
- c. Building footprint depths are to accommodate well-lit apartments with efficient floor plan layouts.

Built form controls applying to podium forms are as follows:

- d. Provide setbacks that allow for, and complement, intended public domain improvements.
- e. Podium forms must be appropriately designed to define an architectural 'base' for the tower forms above.
- f. The allocation of building heights must be consistent with the maximum number of storeys indicated in Figure 9.
- g. Ensure the siting and geometry of podium forms facilitate the delivery of a shared way zone that enables service and loading access to properties fronting Victoria Road.
- h. Ensure that the siting and proportions of podium forms allow for the provision of a pedestrian footpath along the western side of Flagstaff Street.

Built form controls applying to tower forms are as follows:

- i. Ensure tower forms are sufficiently recessed from pedestrian areas and new open spaces.

- j. Provide generous separation between new tower forms and residential areas to the east though generous secondary setbacks.
- k. Tailor tower setbacks to ensure street wall heights are legible and responsive to the human scale when viewed from pedestrian areas.
- l. Tailor tower heights and tower footprint proportions to minimise additional overshadowing to Gladesville Public School and areas south of Massey Street.
- m. Ensure the orientation of towers will minimise overshadowing and visual bulk impacts associated with tower development within the Key Site.
- n. Ensure slender tower proportions.
- o. Allow for adequate building separation to meet Apartment Design Guide requirements and minimise adverse privacy impact.
- p. Ensure the provision of a solar corridor between tower forms. The skyline of the Gladesville Village Centre should not present as a continuous wall of development when viewed from the east or west.



Photo 6.3. Façades that respect the rhythm of the traditional streetscape feel less bulky.



Photo 6.4. Major building entries need to be clearly identified and connected to the pedestrian network.

6.1.4 Primary setbacks

The following setback controls apply to all development in the Key Site:

- Setbacks are to be in accordance with setbacks indicated in Figure 10.

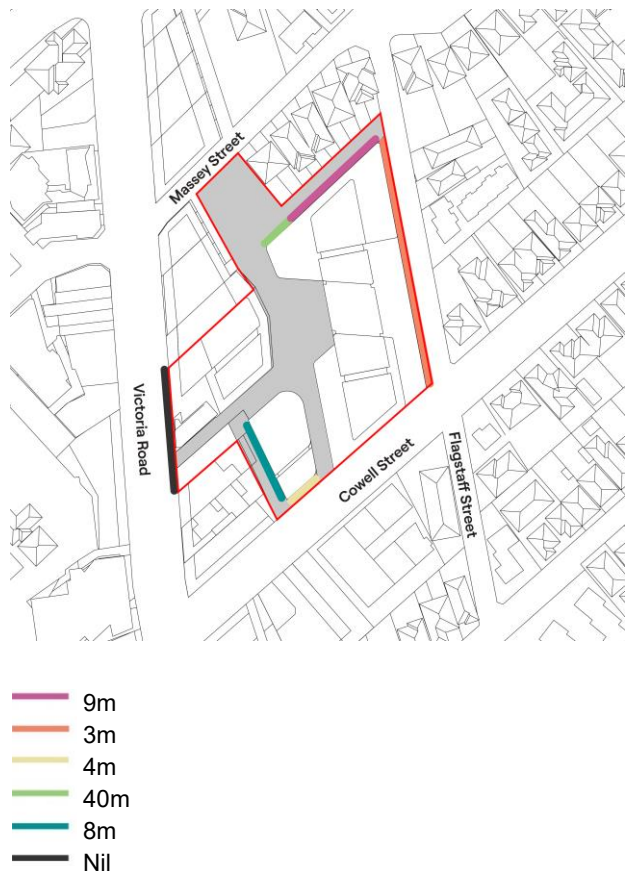


Figure 10 Primary Setbacks Diagram.

All development within the Key Site must comply with the following primary setback controls:

- a. NORTH
 - Podium levels must be set back minimum 9m to the rear boundary of lots fronting Massey Street in accordance with Figure 10.
 - Podium levels must provide minimum 40m setback to Massey Street in accordance with Figure 10.
- b. SOUTH
 - Podium levels must provide setback to Cowell Street in accordance with Figure 10.
- c. EAST
 - Podium levels must provide minimum 3m setback to Flagstaff Street to accommodate a public footpath.
- d. WEST
 - Podium levels must provide minimum 8m setback to the rear boundary of the properties fronting Victoria Road.
 - Along Victoria Road, a nil setback must be provided for the lower 2-3 storeys.

6.1.5 Secondary setbacks

The following secondary setback controls apply to all development in the Key Site:

- a. Secondary setbacks are to be in accordance with setbacks indicated in Figure 11.
- b. Above the ground floor, minor encroachments beyond the specified building envelopes by elements such as balconies and roofs are acceptable provided that:
 - Sunlight to public domain would not be restricted as a result of encroachments.
 - Amenity of neighbouring dwellings would not be compromised.
- c. NORTH
 - Towers must be setback minimum 4m from the podium levels below.

- d. SOUTH
 - Towers must be setback minimum 4m from the podium levels below.
- e. EAST
 - Above 5th floor, towers must be setback minimum 15m from the podium levels below.
- f. WEST
 - Above 5th floor, towers must be setback minimum 11m to the new open space link.
 - Infill development must be setback Minimum 5m above the Victoria Road street wall.



Figure 11 Secondary setbacks diagram.

Note: Maximum building heights and floor space ratios as identified in the LEP 2012 might not be achievable in some circumstances, e.g.:

- If requirements of the NSW Apartment Design Guide cannot be satisfied.
- In the event of excessive shadow impacts upon any existing or proposed open space, public domain, or existing school or childcare centre.

- In the event of an undesirable skyline profile outcome.
- Where retention of existing trees warrants an increased setback.
- Where identified values of any Heritage Item require special consideration.



Photo 6.5. Building forms need to allow for sunlight, natural cross ventilation and building separation.

6.1.6 Active frontages

The following objectives apply to development frontages associated with the Key Site:

A. Ensure the ground plane is activated with retail and dining venues that have a strong interrelationship with the adjacent public domain.

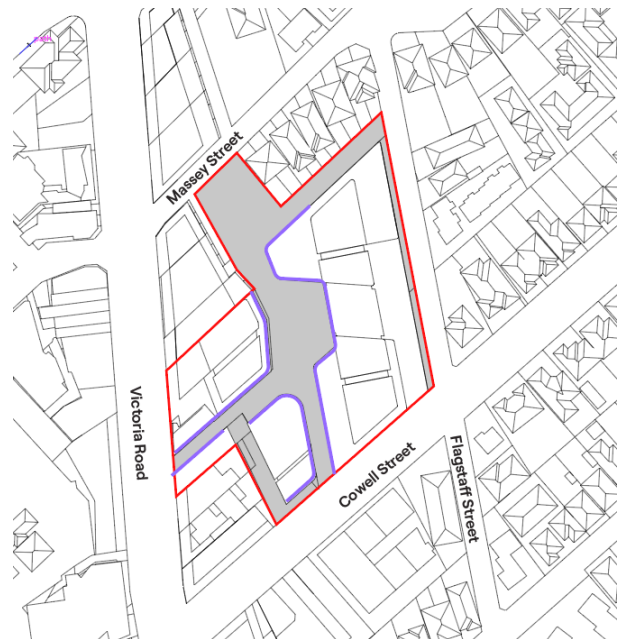
B. Establish an engaging destination with a mix of activities like eating, drinking, shopping, playing, relaxing throughout the day and evening.

C. Minimise adverse visual impacts associated with service and loading areas.

D. Ensure an active and pedestrian friendly link is provided from Victoria Road to the new publicly accessible open space located at the centre of the Key Site.

The following development controls apply to all development within the Key Site:

- Future development within the Key Site must provide active frontages in accordance with Figure 13.
- Future development of the Key Site must provide shop frontages that provide a strong relationship with, and provide opportunities for internal activities to visually connect with and to occupy the adjacent publicly accessible open space network.
- To ensure that the publicly accessible open space is perceived to the community to be available and accessible at all times, no part of the ground floor of a building that is facing a street or public space is to be used for the purposes of residential accommodation with the exception of Flagstaff Street.



 The key site
 Active Frontage

Figure 13 Active frontages

6.1.7 Open Space Network

An improved open space network is an essential consideration for the redevelopment of the Key Site. This section establishes objectives and development controls to guide

the planning and delivery of the open space network and public domain within the Key Site.

The following objectives apply to all development within the Key Site:

A. Establish a harmonious interrelationship between publicly accessible areas and building envelope to create places that are comfortable and inviting.

B. Ensure good solar access is provided at different times of day to the open space network.

C. The configuration of open space and the location of entries is arranged to maximise passive activation.

D. 'Greener' and more accessible footpaths for pedestrians are created.

The following development controls apply to all development within the Key Site:

- a. A network of new publicly accessible open spaces must be provided as part of future development. This open space distribution is to be provided generally in accordance with Figure 14.
- b. The new open space must be activated by retail frontages and/or residential entries in accordance with Figure 13.
- c. New development in the Key Site is to contribute land to the Shared zone extending from Massey Street (north) to Cowell Street (south) which will enable service access and loading of the properties fronting Victoria Road.
- d. The new publicly accessible open space "A" (as indicated in Figure 14) must be a minimum area of 950 square metres.
- e. The new publicly accessible open space "A" is to receive, on average,

at least 70% direct sunlight between 11am and 2pm on 21 June each year.

- f. Publicly accessible open space "A" is to be provided at grade, connecting to Flagstaff Street to the east, and Cowell Street to the south.
- g. A centrally located publicly accessible open space must be provided, generally in accordance with the area indicated as publicly accessible open space "B" in Figure 14.
- h. Publicly accessible open space "B" must include a minimum area of 800 square metres receiving on average 50% direct sunlight between 12noon and 2pm on 21 June each year. The space must be provided at grade.
- i. A new shared zone must be provided in accordance with Figure 14. The shared zone be pedestrian focused, and will also facilitate service access to properties fronting Victoria Road.

Development controls relating to the Shared zone are summarised in Section 6.1.9.



Figure 14 Open space.

- The key site
- Shared zone
- A Publicly accessible open space "A"
- B Publicly accessible open space "B"

6.1.8 Shared zones

New development must contribute to well designed shared zones with high-quality finishes that provide clear delineation between pedestrian only and vehicle accessible public space.

The following objectives apply to all development within the Key Site:

A. Encourage travel behaviour that maximises active transport and walkability of the Gladesville Village Centre.

B. Provide new pedestrian or shared links to complement the existing network.

The following controls apply to all development in the Key Site:

- a. Building setbacks must allow for:
 - i. Existing rights-of-way within the Key Site to be consolidated to collectively form a Shared zone as indicated in Figure 14.
 - ii. The shared zone will accommodate a publicly accessible shared laneway between Massey Street and Cowell Street.
 - iii. Minimum 6 metre wide, one-way traffic carriageway.
 - iv. 0.5 metre wide planting beds to the street side of a 1.5 metre wide footpath.
 - v. The shared zone remains fully open to the sky, and the road pavement is not overhung by the upper storeys of any development.
- b. The surface treatments of laneways and shared zones must be designed as attractive pedestrian areas.
- c. Size and location of footpaths, shared zones, driveways and

plantings are to be provided in accordance with Council's requirements.

6.1.9 Non-residential Uses

The following controls apply to all development in the Key Site:

- a. New active and retail uses must be provided at the ground floor level in accordance with Figure 13.
- b. At least 5,000 square metres of the gross floor area (GFA) permitted for the land under the maximum permissible floor space ratio will be used for the purposes of retail, including at least 3,500sqm GFA for the purposes of a supermarket.

6.1.10 Active Frontages and Entrances

The following objectives apply to all development within the Key Site:

A. To create a vibrant and engaging streetscape environment.

B. To provide attractive streetscape settings where pedestrian movements are encouraged.

C. To enhance passive surveillance to public areas to provide a safe and pleasant environment for daytime and nighttime activities.

D. To prevent service areas from dominating the visual experience of key open space areas.

The following controls apply to all development in the Key Site with regard to ground level activation:

- a. Key pedestrian entries into the internal retail area of the Key Site are provided from the new shared zone.
- b. Building entries must:
 - i. Be clearly identified and visible from public areas.
 - ii. Be at the same general level as the adjacent street or shared zone.
 - iii. Laneways indicated in Figure 14 must be publicly accessible.
 - iv. For the ground level of buildings which front onto an active frontage area (as illustrated within Figure 13), a minimum of 70% of the frontage is to incorporate active uses.

6.1.11 Public Domain

Objectives for public domain development within the Key Site are to:

A. Deliver a new pedestrian friendly open space network within the Key Site that is generally in accordance with the open space areas indicated in Figure 14.

B. Deliver well proportioned open space areas that look and feel inviting and public. Landscape solutions must ensure the area is comfortable throughout the year as a place to spend time in.

C. Incorporate planting that provides a well-established garden feel with layers of vegetation such as ground cover, shrubbery and large trees. Tokenistic planter boxes are not acceptable.

D. Connect new open space areas to the street based pedestrian network, and existing open space and public areas.

6.1.12 Transport and Access

Objectives for development in the Key Site in relation to transport and access are to:

A. Accommodate sufficient designated off-street parking to support current and future business activities and new dwellings.

B. Locate delivery docks where desired levels of pedestrian activity would not be compromised.

C. Maintain off-street access to all properties that are legally defined by existing rights-of-way.

D. Identify desirable improvements to existing public roads and transport infrastructure.

E. Investigate the potential to connect future basements of Victoria Road properties to the Key Site basement parking, to minimise vehicular entry/exit points onto the shared zone.

The following controls apply to all development in the Key Site:

- a. Any future development proposal is to consider and address relevant potential long-term upgrades to Victoria Road identified by Transport for NSW.
- b. A Green Travel Plan shall be prepared in relation to any development proposal. The Green Travel Plan is to utilise travel demand management measures to identify

how residents, workers and visitors will make their transport decisions. New and/or upgraded transport infrastructure (including end of trip facilities) are to be provided with new development where identified by the Green Travel Plan.

- c. Any future development proposal must incorporate a connected active transport network that includes safe and convenient crossing facilities and prioritisation of active transport at intersections, consistent with the Network Planning in Precincts (NPP) Guide.
- d. The design of any development proposal for the Key Site should consider the provision of footpaths with adequate widths on both sides of all streets interfacing with the Key Site in accordance with the NPP Guide.
- e. Development proposals are to address the Transport for NSW Strategic Cycleway Corridor (SCC) program. This is to include a Minimum Viable Alternative (MVA) assessment undertaken in consultation with Council and Transport for NSW to ascertain the feasibility of potential route alignments, and whether dedicated facilities can be delivered as part of any relevant development proposal.
- f. Carparking rates to be applied for the Key Site are as follows:
 - i. The lowest relevant and applicable car parking rates within the DCP should be adopted to encourage mode shift to public and active transport modes.
 - ii. Residential visitors parking rate is a minimum of 1 parking space per 7 units.
 - iii. A Transport Impact Assessment accompanying any applicable development proposal must provide a detailed assessment outlining how commercial parking supply will remain adequate

-
- to meet demand when some parking spaces may be occupied by residential visitors.
 - iv. Up to 5% of the required parking can be provided as motorcycle parking, with two motorcycle spaces offsetting one car space.
 - v. 20% of residential parking within the development can be provided as unbundled car parking (purchased or rented separately to units) to provide a 20% car parking reduction.
 - vi. Each carshare parking space provided offsets 5 residential parking spaces.
 - vii. Bicycle parking is to be provided at the rates identified by Austroads and is to be in accordance with AS2890.3 and Austroads Guidelines.
 - viii. Unrestricted off-street parking on Flagstaff Street and Junction Street are to be restricted to 1hr parking.
- g. Further investigation, including SIDRA modelling, is to be undertaken to assess the traffic impact on the surrounding road network. This is to include assessment of impacts on the Victoria Road / Cowell Street intersection (particularly the right turn into Cowell Street). Any required mitigation measures identified through this investigation must be implemented to maintain and improve the performance of the road network.
- h. Existing bus stop locations are to be upgraded to include tactile ground surface indicators (TGSIs) in accordance with *The Disability Standards for Accessible Public Transport* (DSAPT) and TfNSW's *Bus Stop Urban Design Guideline*.
- i. Vehicle usage of the laneway internal to the existing Gladesville Shopping Village from Cowell Street to Massey Street is to be restricted to 5am-8am only, with hours outside of this time
-
- exclusively reserved for pedestrian and active transport users. The laneway should be provided with attractive features such as landscaping, street furniture and embellishments to support a vibrant public domain.
- j. Public parking is to be provided that is equal to or greater than the existing number of public parking spaces currently provided on the site.
 - k. Delivery docks are to service more than one shop and/or supermarket.
 - l. Loading areas for the Key Site are not to be located on Cowell Street, and entries are not to compromise the amenity and pedestrian safety of major publicly accessible open spaces, colonnades and entrances, or footpaths.
-
- ### 6.1.13 Loading and Basement Access
- The following objectives apply to all development within the Key Site:**
- A. To minimise the visual impact of car parking areas, loading facilities and basement entries to the public domain.
 - B. To minimise potential conflicts between pedestrian and vehicular traffic, particularly along pedestrian desire lines within the Key Site.
 - C. To ensure the design of car parking entries is configured to maximise active frontage opportunities.
- The following controls apply to all development within the Key Site:**
-
- a. Access to basement car parking, loading and waste collection to the Key Site must occur from Flagstaff Street as indicated in Figure 9.
-

-
- b. Basement entries and loading bays must be encapsulated within the built form and be designed to be sympathetic with the streetscape and the overall built form.
 - c. The design of driveways and basement entries must prioritise minimised impact on neighbouring properties.
-

6.1.14 Solar access for residential uses

The following solar access control applies to all development in the Key Site.

-
- a. All development within the Key Site which is subject to Chapter 4 of the SEPP (Housing) 2021 must meet the solar access requirements under the Apartment Design Guide.
-

6.1.15 General overshadowing impact

The following controls apply to all development within the Key Site:

-
- a. New development must not result in additional overshadowing to the Gladesville Public School after 10am mid-winter.
 - b. Tower forms within the Key Site must be orientated to minimise tower frontage exposed to Massey Street, to minimise overshadowing and visual bulk exposure to areas to the south.
 - c. Shadows cast by proposed building forms are not to excessively reduce the amount of sunlight which is available to any existing dwelling, existing or proposed open space, public domain, or existing school or childcare centre.
-

6.1.16 Façade Articulation

The following controls apply to all development in the Key Site in relation to Façade Articulation:

-
- a. The façades of podium levels and tower forms must be articulated with vertical indentations to minimise visual bulk.
 - b. Tower forms must be modulated, and tower façades must not exceed 30m in length.
 - c. On the ground floor, maximum of 70% of the façade is to be glazing.
 - d. Glazed façades must be balanced with solid elements and vertical façade components to create a fine grain rhythm.
 - e. Reflective glass is not to be integrated into façades.
 - f. Blank wall exposure should be minimised. Where blank walls occur as temporary party walls to be covered in the future, these should be detailed with an architectural finish to create visual interest.
 - g. Materials and finishes should be high quality durable quality.
 - h. Panel cladding must be avoided.
-

7 APPENDIX 1 GLOSSARY

Definitions are provided for terms that are used in this document that have specific meaning and require interpretation.

For all other definitions, refer to Appendix 1 of DCP.

Active frontage means a facade with direct visual and/or physical connection between the outside and the inside of the building with clear glazing, operable doors and windows and outdoor trading.

Active uses means land uses that are generally retail, business premises, premises including cafes and restaurants, tourism and visitor accommodation, residential accommodation entrances, community facilities, public administration, publicly accessible open space or medical centres, which predominantly have active frontage. Pedestrian lobbies are also considered active uses and must be designed to meet Design Guidance under the Apartment Design Guide.

Arcade means a covered passage for pedestrians, which is generally on private land and generally in a retail or commercial development.

Fine-grain refers either to building proportions and façade rhythm responding to that of smaller traditional shopfronts, or to small scale pedestrian laneways. In this document, fine-grain pedestrian links refers to multiple paths that allow for short walking trips between streets, active uses and open spaces.

Frontage or street frontage means a boundary of a lot that abuts a public or private road, or rights-of-way, such as the Shared zone and Massey Lane.

Deep soil landscaping means a landscaped area with no underground structure below it.

Laneway means a narrow public road. In this document, some private laneways are identified and these are not public roads but may have rights-of-way access rules.

Level means a storey within a building. In this document, levels are numbered from the ground as illustrated in Diagram 2.

Pedestrian link means an arcade, a laneway or through-block connection, or any other form of publicly accessible footpath.

Pedestrian path means any footpaths and paved paths that are part of streets and any other form of publicly accessible footpath.

The shared zone means the combination of a public road and consolidated rights-of-way that together run between Cowell Street and Massey Street.

Through-block connections mean a continuous area within a building or between buildings that connects one street with another street. In this document, through-block connections are intended to be pedestrian only accesses.