

3 Quarry Road Dural

Dural Character Assessment Report

June 2018



PURPOSE OF THIS REPORT

RobertsDay was engaged by Government to prepare the first Local Character Statement in accordance with the recently released Planning Circular “Stepping up planning and designing for better places: respecting and enhancing local character”.

Using our place led design expertise and knowledge of Government policy, this report provides an independent and informed assessment of the impact of the proposed Retirement Village at 3 Quarry Road, Dural on the character of the local area.

To inform our understanding of local character and identify local community values we have researched:

- Hornsby Shire Community Strategic Planning 2018-2028
- Media reports
- Community Group Statements
- Tourism reports

The character and local community values have been distilled into a series of criteria and used to assess the impact of the proposed development from 9 different view lines. The criteria have been grouped under the following categories of:

- Place
- Landscape
- Built Form
- Community Values

The subject site is unique in that it has an interface with 4 areas each with their own separate character and identity. Whilst the area has historically been largely rural residential with active agricultural uses it is now experiencing a period of transition as evidenced by the large footprint commercial development adjoining the site.

With Sydney experiencing unprecedented population growth, and the increased accessibility arising from the North West Metro, Dural will continue to evolve into a more suburban environment.

The 4 different character areas adjoining the site has required a sensitive and tailored assessment and response that not only ensures that the existing community character is respected but, also takes into consideration that Dural is evolving from its historical rural residential character.

DPE PLANNING CIRCULAR

The Department of Planning and Environment has prepared a ‘Planning Circular’ titled ‘stepping up planning and designing for better places’, each providing advice on how the NSW planning system will ensure the delivery of development that both meets the growing needs of NSW and is contextual, local and of its place, to make better places for everyone.

“Character is what makes one neighbourhood distinctive from another. It is the way a place ‘looks and feels’. It is created by the way built and natural elements in both the public realm and private domain interrelate with one another, including the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation.”

“The village offers a unique rural experience, close to a major city. Dural is an ideal location for a scenic drive offering romantic vistas and roadside stalls of fresh flowers and produce, all providing for a rewarding experience.”

Hawkesbury Australia Tourism

“The success of any development is its ability to balance the needs of the environment and the community... A key feature of the proposal is to ensure key ecology is set aside and protected.”

Folkestone-Lyon spokesman Ben Dodwell

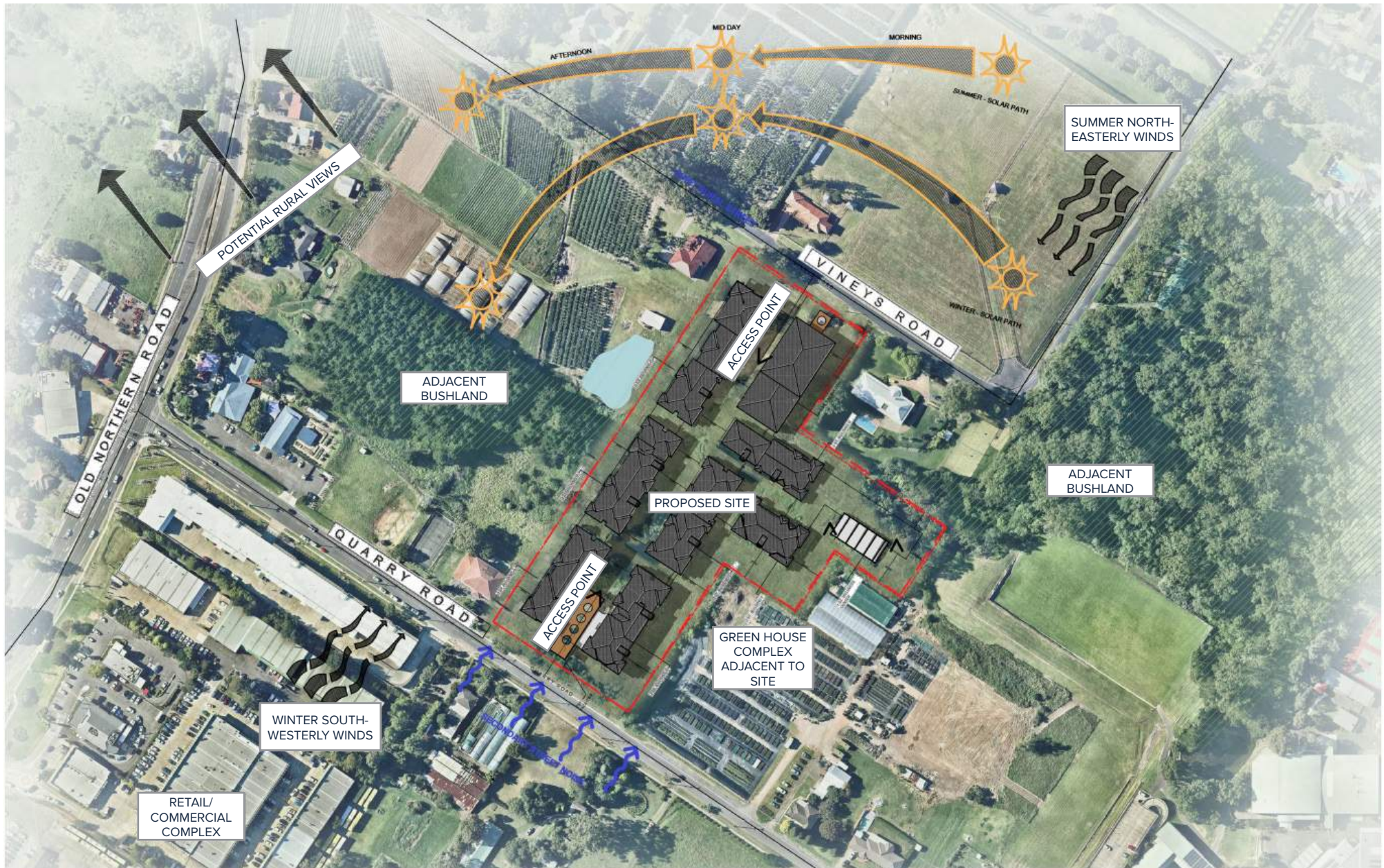
“You’ve got the benefits of a suburban environment – good shops, great cafes – but there’s also a poultry farm nearby where I buy my free-range eggs and nurseries selling fresh vegetables.”

*Architect Jacqui Goddard
relocated from Coogee to
Cherrybrook – next door to
Dural*

“Dural appealed to a broad range of buyers, which was reflected in the incredibly diverse housing stock... Although they’re on acreage, they’re not really hobby farms... People aren’t generally doing much in the way of animals and growing. It’s more about just having a beautiful home on a lovely five acres.”

Guardian Realty agent Gavin Weekley

CHARACTER AREA



DEFINE CRITERIA

PLACE

The environment and public realm are important attributes of Dural and contribute to the high levels of amenity. The community values their connection to open spaces therefore protecting and maintaining this amenity is a priority.

Future development should ensure that local residents continue to have easy access to open spaces and the views of nature across the landscape through:

- Celebrating the bushland life style by maintaining visual and physical access to surrounding parks, trees and green spaces.
- Contributing to an attractive residential environment

BUILT FORM

Residents in Dural are not only house- proud but are also invested in the street and community character. New built form does not add to be the same style as their own homes, but should contribute, collectively, to an attractive streetscape that adds value to their investment.

Future development should respect and enhance the built form environment and character by:

- Careful consideration of the interface with proposed development and adjoining land use through building articulation, separation and appropriate setbacks.
- Minimise perception of bulk and scale to create consistent built form rhythm and fine grain articulation.
- Visual break down with appropriate separation by open spaces and landscaping
- Consistent roofscape character that is aligned with the scenic qualities visible from surroundings.
- The use of compatible materials to form a consistent streetscape

LANDSCAPE

The natural assets of Dural are truly unique and encourage a healthy active lifestyle. The landscape and leafy streets provide residents access to bushland, national parks, trees and green spaces which support an abundance of wildlife that is highly valued by the community.

The undulating topography of the area is key to the landscape identity and legibility of Dural. All future development should be undertaken in a manner that mimics the natural landform, such as low- lying areas remain differentiated from elevated areas.

Future development should demonstrate the ability to balance the needs of the environment and the community to ensure key ecology is respected and protected by:

- Retaining high quality vegetation.
- Respect bushland characteristics and topography
- Retaining the tree canopy as the dominant scenic feature.

COMMUNITY VALUES

Dural is a semi-rural area that offers a bucolic environment and transport infrastructure that provides good connections to the CBD. Dural has a great opportunity to upgrade the community into a safer and better activated place, for both local residents and visitors.

Future development should support this by:

- Creating the sense of safe environment by providing better street lighting, footpaths and pedestrian amenity.
- Retaining and enhancing the value of adjoining land by activating the site
- Providing green and fine grain streetscape experience.

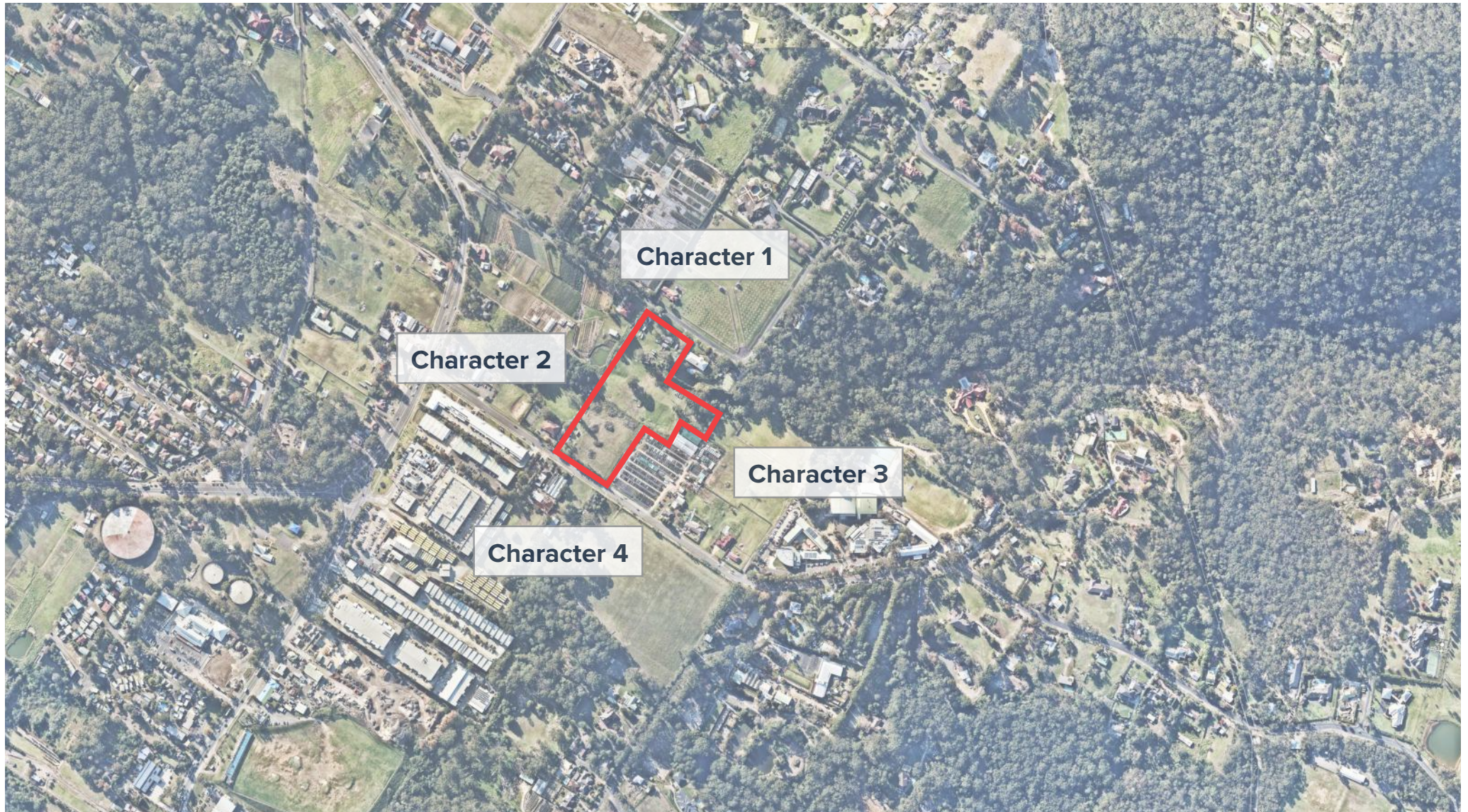
USER GROUPS

There is a small residential community immediately surrounding the site and an aging community seeking age- in- place opportunities. In addition, the site will mostly be experienced by visitors touring and driving through the scenic area. Therefore, it is critical that development be designed on the perspective of the driver to ensure that the overall tourism experience at Dural is not compromised.

Future development should support this by:

- Providing an attractive and comfortable streetscape rhythm and experience.

SUB CHARACTER



SUB CHARACTER STATEMENT

Character 1

Character 1 refers to the land to the north of the Site, fronting Vineys Road. Depicted by the large-lot rural residential, the development to the north is low scale rural residential. Built form is generally single storey development with large footprints, integrated with agricultural land use.

Character 2

Immediately adjoining the Site to the west is primarily characterised by large rural-residential lots. Two residential dwellings are adjacent to the property boundaries. The two (2) properties front Quarry Road and Vineys Road. Consideration will be given to the interface with the proposed development and adjoining rural residential land use through building articulation, separation and appropriate setbacks.

Character 3

Character 3 addresses the property immediately adjoining the Site to the east, characterised by 'intensive' agricultural land uses. As a consequence of the adjoining land use significant setbacks will be adopted along the eastern boundary to provide adequate separation between the proposed built form and existing agricultural land uses. The built form would be designed to minimise the bulk and scale to ensure there are no undue impact at the interface with the pre-existing character. Further west of the Site is the Pacific Hill Christian School and New Hope School.

Character 4

To the south of the Site is a transitional development. Across Quarry Road is land zoned B2 Local Centre, and contains large footprint commercial development. Characterised by retail and commercial land uses, the development sits on the fringe of the local commercial precinct, and provides a transition in land use from rural residential to more dense, large building foot print developments.

ASSESSMENT VIEWS



ASSESSMENT VIEW 1

INCONSISTENT WITH
CHARACTER OBJECTIVES

MEETS CHARACTER
OBJECTIVES

ENHANCES CHARACTER
OBJECTIVES

DEVELOPMENT OBJECTIVES	CRITERIA	ASSESSMENT		
Place	Celebrating the bushland life style by maintaining visual and physical access to surrounding parks, trees and green spaces.		●	
	Contributing to an attractive residential environment.			●
Landscape	Retain high quality vegetation.		●	
	Respect bushland characteristic and topography.			●
	Protect local environment and leisure spaces.		●	
	Retain the tree canopy as the dominant scenic feature.		●	
Built Form	Careful consideration of the interface with proposed development and adjoining land use through building articulation, separation and appropriate setbacks.			●
	Minimise perception of bulk and scale to create consistent built from rhythm and fine grain articulation.			●
	Visual break down with appropriate separation by open spaces and landscaping.		●	
	Consistent roofscape character that aligned with the scenic qualities visible from surroundings.		●	
	Use compatible materials to form a consistent streetscape.		●	
Community Values	Creating the sense of safe environment by providing better street lighting, footpaths and pedestrian amenity.		●	
	Retaining and enhancing the value of adjoining land.			●
	Providing green and fine grain streetscape experience.		●	
User Groups	Providing an attractive and comfortable streetscape rhythm and experience.		●	



EXISTING VIEW



PROPOSED VIEW



ASSESSMENT VIEW 2

INCONSISTENT WITH
CHARACTER OBJECTIVES

MEETS CHARACTER
OBJECTIVES

ENHANCES CHARACTER
OBJECTIVES

DEVELOPMENT OBJECTIVES	CRITERIA	ASSESSMENT		
Place	Celebrating the bushland life style by maintaining visual and physical access to surrounding parks, trees and green spaces.		●	
	Contributing to an attractive residential environment.			●
Landscape	Retain high quality vegetation.		●	
	Respect bushland characteristic and topography.		●	
	Protect local environment and leisure spaces.		●	
	Retain the tree canopy as the dominant scenic feature.		●	
Built Form	Careful consideration of the interface with proposed development and adjoining land use through building articulation, separation and appropriate setbacks.		●	
	Minimiumise perception of bulk and scale to create consistent built from rhythm and fine grain articulation.			●
	Visual break down with appropriate separation by open spaces and landscaping.		●	
	Consistent roofscape character that aligned with the scenic qualities visible from surroundings.		●	
	Use compatible materials to form a consistent streetscape.		●	
Community Values	Creating the sense of safe environment by providing better street lighting, footpaths and pedestrian amenity.		●	
	Retaining and enhancing the value of adjoining land.			●
	Providing green and fine grain streetscape experience.		●	
User Groups	Providing an attractive and comfortable streetscape rhythm and experience.		●	



APPROXIMATE EXISTING VIEW



PROPOSED VIEW (ARTIST IMPRESSION)



ASSESSMENT VIEW 3

INCONSISTENT WITH
CHARACTER OBJECTIVES
MEETS CHARACTER
OBJECTIVES
ENHANCES CHARACTER
OBJECTIVES

DEVELOPMENT OBJECTIVES	CRITERIA	ASSESSMENT		
Place	Celebrating the bushland life style by maintaining visual and physical access to surrounding parks, trees and green spaces.		●	
	Contributing to an attractive residential environment.			●
Landscape	Retain high quality vegetation.		●	
	Respect bushland characteristic and topography.		●	
	Protect local environment and leisure spaces.		●	
	Retain the tree canopy as the dominant scenic feature.		●	
Built Form	Careful consideration of the interface with proposed development and adjoining land use through building articulation, separation and appropriate setbacks.		●	
	Minimiumise perception of bulk and scale to create consistent built from rhythm and fine grain articulation.			●
	Visual break down with appropriate separation by open spaces and landscaping.		●	
	Consistent roofscape character that aligned with the scenic qualities visible from surroundings.		●	
	Use compatible materials to form a consistent streetscape.		●	
Community Values	Creating the sense of safe environment by providing better street lighting, footpaths and pedestrian amenity.		●	
	Retaining and enhancing the value of adjoining land.			●
	Providing green and fine grain streetscape experience.		●	
User Groups	Providing an attractive and comfortable streetscape rhythm and experience.		●	



EXISTING VIEW



PROPOSED VIEW



ASSESSMENT VIEW 4

INCONSISTENT WITH
CHARACTER OBJECTIVES
MEETS CHARACTER
OBJECTIVES
ENHANCES CHARACTER
OBJECTIVES

DEVELOPMENT OBJECTIVES	CRITERIA	ASSESSMENT		
Place	Celebrating the bushland life style by maintaining visual and physical access to surrounding parks, trees and green spaces.		●	
	Contributing to an attractive residential environment.			●
Landscape	Retain high quality vegetation.		●	
	Respect bushland characteristic and topography.		●	
	Protect local environment and leisure spaces.		●	
	Retain the tree canopy as the dominant scenic feature.		●	
Built Form	Careful consideration of the interface with proposed development and adjoining land use through building articulation, separation and appropriate setbacks.		●	
	Minimiumise perception of bulk and scale to create consistent built from rhythm and fine grain articulation.			●
	Visual break down with appropriate separation by open spaces and landscaping.		●	
	Consistent roofscape character that aligned with the scenic qualities visible from surroundings.		●	
	Use compatible materials to form a consistent streetscape.		●	
Community Values	Creating the sense of safe environment by providing better street lighting, footpaths and pedestrian amenity.		●	
	Retaining and enhancing the value of adjoining land.			●
	Providing green and fine grain streetscape experience.			●
User Groups	Providing an attractive and comfortable streetscape rhythm and experience.		●	



EXISTING VIEW



PROPOSED VIEW



ASSESSMENT VIEW 5

INCONSISTENT WITH
CHARACTER OBJECTIVES
MEETS CHARACTER
OBJECTIVES
ENHANCES CHARACTER
OBJECTIVES

DEVELOPMENT OBJECTIVES	CRITERIA	ASSESSMENT		
Place	Celebrating the bushland life style by maintaining visual and physical access to surrounding parks, trees and green spaces.		●	
	Contributing to an attractive residential environment.		●	
Landscape	Retain high quality vegetation.		●	
	Respect bushland characteristic and topography.			●
	Protect local environment and leisure spaces.		●	
	Retain the tree canopy as the dominant scenic feature.			●
Built Form	Careful consideration of the interface with proposed development and adjoining land use through building articulation, separation and appropriate setbacks.		●	
	Minimiumise perception of bulk and scale to create consistent built from rhythm and fine grain articulation.		●	
	Visual break down with appropriate separation by open spaces and landscaping.		●	
	Consistent roofscape character that aligned with the scenic qualities visible from surroundings.		●	
	Use compatible materials to form a consistent streetscape.		●	
Community Values	Creating the sense of safe environment by providing better street lighting, footpaths and pedestrian amenity.		●	
	Retaining and enhancing the value of adjoining land.			●
	Providing green and fine grain streetscape experience.		●	
User Groups	Providing an attractive and comfortable streetscape rhythm and experience.		●	



EXISTING VIEW



PROPOSED VIEW



ASSESSMENT VIEW 6

INCONSISTENT WITH
CHARACTER OBJECTIVES

MEETS CHARACTER
OBJECTIVES

ENHANCES CHARACTER
OBJECTIVES

DEVELOPMENT OBJECTIVES	CRITERIA	ASSESSMENT		
Place	Celebrating the bushland life style by maintaining visual and physical access to surrounding parks, trees and green spaces.		●	
	Contributing to an attractive residential environment.			●
Landscape	Retain high quality vegetation.		●	
	Respect bushland characteristic and topography.		●	
	Protect local environment and leisure spaces.		●	
	Retain the tree canopy as the dominant scenic feature.		●	
Built Form	Careful consideration of the interface with proposed development and adjoining land use through building articulation, separation and appropriate setbacks.			●
	Minimiumise perception of bulk and scale to create consistent built from rhythm and fine grain articulation.			●
	Visual break down with appropriate separation by open spaces and landscaping.		●	
	Consistent roofscape character that aligned with the scenic qualities visible from surroundings.		●	
	Use compatible materials to form a consistent streetscape.		●	
Community Values	Creating the sense of safe environment by providing better street lighting, footpaths and pedestrian amenity.		●	
	Retaining and enhancing the value of adjoining land.			●
	Providing green and fine grain streetscape experience.		●	
User Groups	Providing an attractive and comfortable streetscape rhythm and experience.		●	



EXISTING VIEW



PROPOSED VIEW



ASSESSMENT VIEW 7

INCONSISTENT WITH
CHARACTER OBJECTIVES

MEETS CHARACTER
OBJECTIVES

ENHANCES CHARACTER
OBJECTIVES

DEVELOPMENT OBJECTIVES	CRITERIA	ASSESSMENT		
Place	Celebrating the bushland life style by maintaining visual and physical access to surrounding parks, trees and green spaces.			●
	Contributing to an attractive residential environment.			●
Landscape	Retain high quality vegetation.		●	
	Respect bushland characteristic and topography.			●
	Protect local environment and leisure spaces.		●	
	Retain the tree canopy as the dominant scenic feature.		●	
Built Form	Careful consideration of the interface with proposed development and adjoining land use through building articulation, separation and appropriate setbacks.		●	
	Minimiumise perception of bulk and scale to create consistent built from rhythm and fine grain articulation.			●
	Visual break down with appropriate separation by open spaces and landscaping.		●	
	Consistent roofscape character that aligned with the scenic qualities visible from surroundings.		●	
	Use compatible materials to form a consistent streetscape.		●	
Community Values	Creating the sense of safe environment by providing better street lighting, footpaths and pedestrian amenity.		●	
	Retaining and enhancing the value of adjoining land.			●
	Providing green and fine grain streetscape experience.			●
User Groups	Providing an attractive and comfortable streetscape rhythm and experience.		●	



APPROXIMATE EXISTING VIEW



PROPOSED VIEW (ARTIST IMPRESSION)



ASSESSMENT VIEW 8

INCONSISTENT WITH
CHARACTER OBJECTIVES
MEETS CHARACTER
OBJECTIVES
ENHANCES CHARACTER
OBJECTIVES

DEVELOPMENT OBJECTIVES	CRITERIA	ASSESSMENT		
Place	Celebrating the bushland life style by maintaining visual and physical access to surrounding parks, trees and green spaces.		●	
	Contributing to an attractive residential environment.		●	
Landscape	Retain high quality vegetation.		●	
	Respect bushland characteristic and topography.			●
	Protect local environment and leisure spaces.		●	
	Retain the tree canopy as the dominant scenic feature.		●	
Built Form	Careful consideration of the interface with proposed development and adjoining land use through building articulation, separation and appropriate setbacks.			●
	Minimiumise perception of bulk and scale to create consistent built from rhythm and fine grain articulation.		●	
	Visual break down with appropriate separation by open spaces and landscaping.		●	
	Consistent roofscape character that aligned with the scenic qualities visible from surroundings.		●	
	Use compatible materials to form a consistent streetscape.		●	
Community Values	Creating the sense of safe environment by providing better street lighting, footpaths and pedestrian amenity.		●	
	Retaining and enhancing the value of adjoining land.			●
	Providing green and fine grain streetscape experience.		●	
User Groups	Providing an attractive and comfortable streetscape rhythm and experience.		●	



EXISTING VIEW



PROPOSED VIEW



ASSESSMENT VIEW 9

INCONSISTENT WITH
CHARACTER OBJECTIVES
MEETS CHARACTER
OBJECTIVES
ENHANCES CHARACTER
OBJECTIVES

DEVELOPMENT OBJECTIVES	CRITERIA	ASSESSMENT		
Place	Celebrating the bushland life style by maintaining visual and physical access to surrounding parks, trees and green spaces.		●	
	Contributing to an attractive residential environment.			●
Landscape	Retain high quality vegetation.		●	
	Respect bushland characteristic and topography.		●	
	Protect local environment and leisure spaces.		●	
	Retain the tree canopy as the dominant scenic feature.		●	
Built Form	Careful consideration of the interface with proposed development and adjoining land use through building articulation, separation and appropriate setbacks.		●	
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Community Values	Creating the sense of safe environment by providing better street lighting, footpaths and pedestrian amenity.		●	
	Retaining and enhancing the value of adjoining land.			●
	Providing green and fine grain streetscape experience.		●	
User Groups	Providing an attractive and comfortable streetscape rhythm and experience.		●	



EXISTING VIEW



PROPOSED VIEW (ARTIST IMPRESSION)



KEY FINDINGS

The scorecard assessment of each individual view has been considered independently and, more importantly, within the context and their relationship to the 4 character interfaces. At a minimum, the individual views demonstrate that the proposal meets the character criteria. However, in many cases the development proposal exceeds the minimum standard and enhances the Dural character by improving value, safety and/ or setting high standards for future development to emulate as this rural community evolves.

This report finds that the the proposed development genuinely respects and responds to the Dural local character and community values, the 4 character interfaces and that the interface between the proposed built form and adjoining character is considered appropriate. The development proposal does not visually detract from the rural, bushland setting and does not compromise the scenic values of Dural.

CHARACTER 1 INTERFACE

Responds to the large lot rural character reflective of the historic large scale agricultural uses which have transitioned into rural living.

The built form is articulated and integrated with agricultural land use to ensure the proper transition to large-lot rural residential. Proper landscaping and pedestrian amenity along the street contributes to a more attractive residential environment.

CHARACTER 2 INTERFACE

Sensitively responds to its neighbours through a quality streetscape elevation perceived as pavilions set in the rural, bush landscape. Increased setbacks provide a spacious response with no solar impact. Visual and physical access to surrounding green spaces is maintained through providing adequate building separation. Trees and vegetation are retained or reinstated which contributes to celebration of the bushland lifestyle. Instead of using the low lying land to maximise development heights; the development mimics the natural landform and celebrates the 'bowl' that exists on the site. This development response provides a strong local character retainer.

CHARACTER 3 INTERFACE

Reflects the agricultural architecture of the existing Quarry Road greenhouse through the style and form of the wellness centre; the only development visible from this interface. The development contributes to the security of the area transitioning to the school whilst being visually complimentary and unobtrusive. The interface is carefully designed through significant setbacks to provide adequate separation with the existing character.

CHARACTER 4 INTERFACE

Acts as a catalyst for future high quality, activated mixed use redevelopment along the B2 Local Centre interface. It provides the transition in landuse from rural residential to more dense developments. The formal entry to the proposed development establishes design excellence and good urban principles for the future evolution of this area to provide daily needs and services to residents. This includes an identifiable entry and address, generous setbacks and the use of local stone as a feature retains the history and character of the place for generations to come.

The landscaping and footpaths along the street provides pedestrian amenity and creates a sense of safe environment.

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