



GLADESVILLE VILLAGE CENTRE

Locality specific provisions

Chapter 4.4

Hunters Hill Consolidated DCP 2013

ADOPTED NOVEMBER 2015

**Hunters Hill Consolidated Development
Control Plan 2013
Chapter 4.4 Gladesville Village Centre**

Hunter's Hill Council

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1.0 INTRODUCTION

This chapter provides detailed objectives and controls for development within Gladesville Village Centre. It reflects the community’s values and aspirations for change in the area as captured during an extensive engagement process in late 2014. The specific purpose of the engagement was to clarify and define community aspirations for the future character and function of the Centre in order to amend this chapter of the Hunters Hill Consolidated DCP 2013 and provide clear guidance to developers.

The chapter complements the provisions of the Hunters Hill LEP 2012 together with State Environmental Planning Policies that are applicable to development proposals. It is to be read in conjunction with the LEP and other relevant sections of the DCP for the assessment of all development applications in Gladesville Village Centre.

1.1 About This Chapter

1.1.1 Land to which this chapter applies

This chapter applies to all land located along or near Victoria Road at Gladesville that is zoned B4 Mixed Use under the *Hunters Hill Local Environmental Plan 2012 (LEP 2012)*. This area is known as the Gladesville Village Centre.

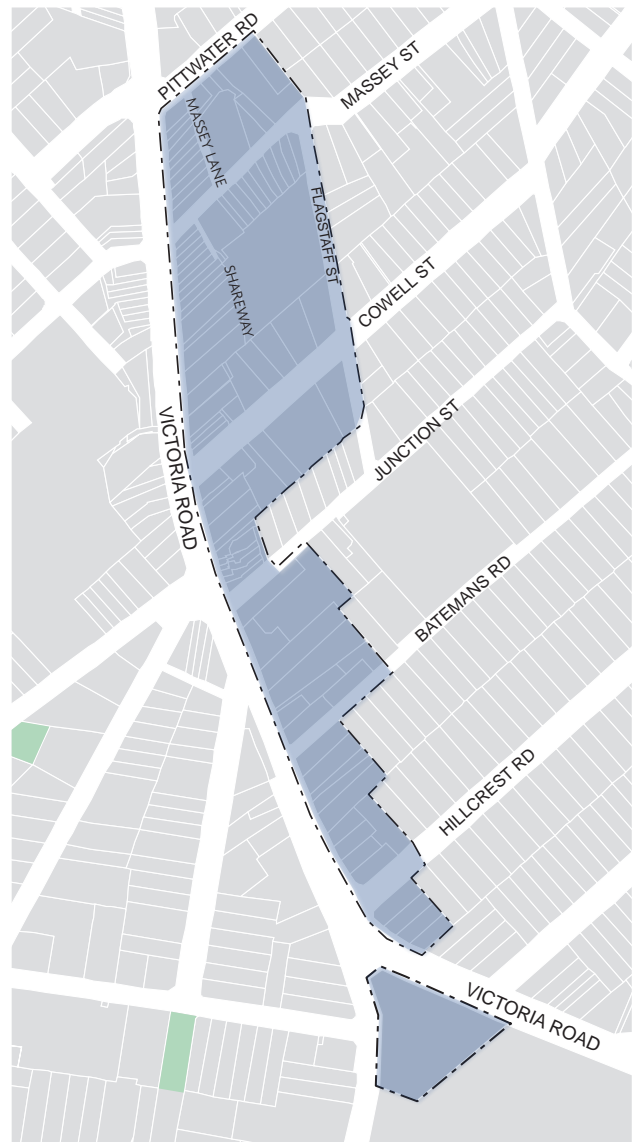


Figure 1. Land to which this chapter applies; Gladesville Village Centre.

LEGEND

■ Land to which this chapter applies

1.1.2 Purpose of this chapter

The purpose of this chapter 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;
- Communicate the local planning, design and environmental and heritage objectives and controls against which the consent authority will assess future development applications;
- Promote high quality urban design outcomes that support the long term social, environmental and economic sustainability of the Centre;
- Provide more consistency between the two local government areas responsible for the Gladesville Village Centre and Victoria Road corridor (Hunters Hill Council and City of Ryde);
- Proactively plan for increased population growth in response to the state government's policy; and
- Provide more detailed controls for the centre's two precincts (Commercial Core precinct and South Gladesville precinct), as well as the Key Site, heritage items and the heritage conservation areas.

1.1.3 How this chapter works

This chapter provides development objectives and development controls to guide changes and improvements to the Gladesville Village Centre. The chapter is organised in hierarchical order, that is:

All planned development should note the context of this chapter provided in:

1.0 Introduction

All planned development should respond to the overarching objectives in:

2.0 Gladesville Village Centre – Community Directions

3.0 Urban Structure

Site-specific objectives and controls that detail how to deliver on those overarching principles and objectives are provided in:

4.0 Built Form

5.0 Public Domain

Section 2.0 Gladesville Village Centre – Community Directions provides a synthesis of the community engagement carried out in late 2014, however, it should be noted that community inputs have been integrated throughout the whole chapter, both as objectives and controls.

1.1.4 Relationship to other plans and policies

This chapter applies to all development in the Gladesville Village Centre requiring consent under the *Hunters Hill LEP 2012*.

This chapter does not apply to development that is:

- Identified as permissible without consent under Land Use Tables of the *Hunters Hill LEP 2012*.
- An activity to which Part 5 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 the *Hunters Hill LEP 2012*.

Development proposals that are covered by this chapter must also address relevant planning documents including:

- *Hunters Hill LEP 2012*.
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and the Apartment Design Guide*.
- *State Environmental Planning Policy (Infrastructure) 2007*.
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*.
- *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

and other parts and chapters of the *Hunters Hill Consolidated DCP 2013* including:

- Part Two Character & Heritage of the Hunters Hill Municipality.
- Chapter 3.4 Multi-unit Residential.
- Chapter 3.5 Residential Amenity.
- Chapter 3.7 Fences.
- Chapter 4.3 Commercial Premises & Shop top Housing.
- Part Five General Controls.

From time to time, other plans and policies may be adopted or amended that may also apply to development covered by this chapter. The applicant must address all applicable planning instruments and controls.

In the event of any inconsistency with a control in this chapter and with a control in another chapter;

- For the Key Site sub-precinct – this chapter prevails.
- For heritage conservation – Chapter 2.4 Heritage Conservation prevails.
- For all other development – this chapter prevails.

1.1.5 Heritage Conservation

Heritage conservation areas and heritage items are defined by the *Hunters Hill 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 are provided in section 4.4 Heritage Conservation of this chapter.

1.2 Strategic Context and Current State

Gladesville Village Centre is strategically located on one of Sydney’s main transport corridors, Victoria Road, between two bigger centres: Lane Cove and Ryde. It is the largest centre within the Hunters Hill local government area.

A major driver of change for the centre is the State Government’s policy to see a large proportion of new housing accommodated in established areas near public transport and existing services. In addition, local aspirations for retaining heritage and local character, improved amenity and retail offering, housing diversity and traffic management continue to influence development in the area.

Gladesville Village Centre is the centre serving the western part of the Hunters Hill local government area as well as the southern part of the Ryde local government area. The Centre is currently divided east west by Victoria Road, which also acts as the boundary of the two local government areas: the City of Ryde to the west and north, and Hunter’s Hill Council to the east.

In 2015, the Gladesville Village Centre lacks cohesion in terms of character, streetscapes and built form. In addition to the dividing effect and amenity impacts of Victoria Road, the Centre lacks clear definition at its entries and there are poor built form and public domain transitions between zones.

Retail and commercial activity is generally limited to the traditional shop fronts facing Victoria Road and side streets, and an ageing internalised shopping centre to the east. These areas are poorly connected; within each block, between blocks and along street edges.

There is minimal public domain; footpaths are narrow with no space for community socialisation or outdoor trading, and there is no dedicated public open space. The overall quality of the public domain is poor with an inconsistent palette, limited pedestrian amenity and negligible street planting.

2.0 GLADESVILLE VILLAGE CENTRE – COMMUNITY DIRECTIONS

This chapter has been amended to reflect community values and specific development preferences identified during community engagement.

This section, Community Directions, aims to provide clearly defined parameters to guide all development in the centre, with an explanation of the desired character and development priorities. It is essential this section be read by planners, owners, applicants, the community and Council before proceeding to Sections 3.0, 4.0 and 5.0. This section must be addressed and clear understanding demonstrated by anyone involved in the preparation or assessment of development applications.

The following control applies 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 Section 2.1 Character Objectives and Section 2.2 Development Priorities. Relevant objectives in Section 3.1 Precincts should be referenced to support responses.
-



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

2.1 Desired Character

The character of a place captures the community’s values regarding its overall look and feel. For the Gladesville Village Centre, the community has defined the desired character as being green, engaging and social; a community and commercial heart for Hunters Hill.

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.



Photo 2.2. A green village centre.



Photo 2.3. Engaging street frontages.



Photo 2.4. Places to socialise and relax.

2.2 Development Priorities

The Hunters Hill community defined how they want the area to look and feel and also how they want the centre to be improved in terms of public space and new buildings. The character objectives and the development priorities should be used to guide all development.



Photo 2.5. New development complements the typology, materiality and low scale of the surrounding residential neighbourhoods.



Photo 2.6. Street frontages should enhance the public domain by improving pedestrian amenity, physical and psychological comfort.

Key priorities for development in the Gladesville Village Centre are:

PRIORITY 1

Contribute to the delivery of the defined Gladesville Village Centre character; a green, engaging and social community and commercial centre.

PRIORITY 2

Design street frontages to enhance the public domain:

- Improve pedestrian amenity, physical and psychological comfort.
- Create interesting and interactive street frontages.
- Enhance connectivity between adjoining local government areas, precincts, zones and key destinations.
- Create new open spaces and improve existing open space.

PRIORITY 3

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

PRIORITY 4

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

PRIORITY 5

Address the potential negative impacts of development including overshadowing, traffic and parking and loss of privacy.

3.0 URBAN STRUCTURE

Urban structure concerns the broader context of the Gladesville Village Centre and a strategic, long term response to its development and sustainability. It generally defines the relationship between built form, the public domain and how people and vehicles move around.

The aspirations for the 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 also to spend time. The community’s focus is to define the character of the area, create clear transition zones, and promote pedestrian activity and 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 there is a large amalgamated site named the Key Site. There are two heritage conservation areas (C2 and C3) that overlay parts of each precinct. The precincts and heritage conservation areas are identified in Figure 2. Precincts Identification Plan.

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 heritage conservation areas (as relevant).

Note
Refer to Hunters Hill LEP 2012 for the location of heritage items.

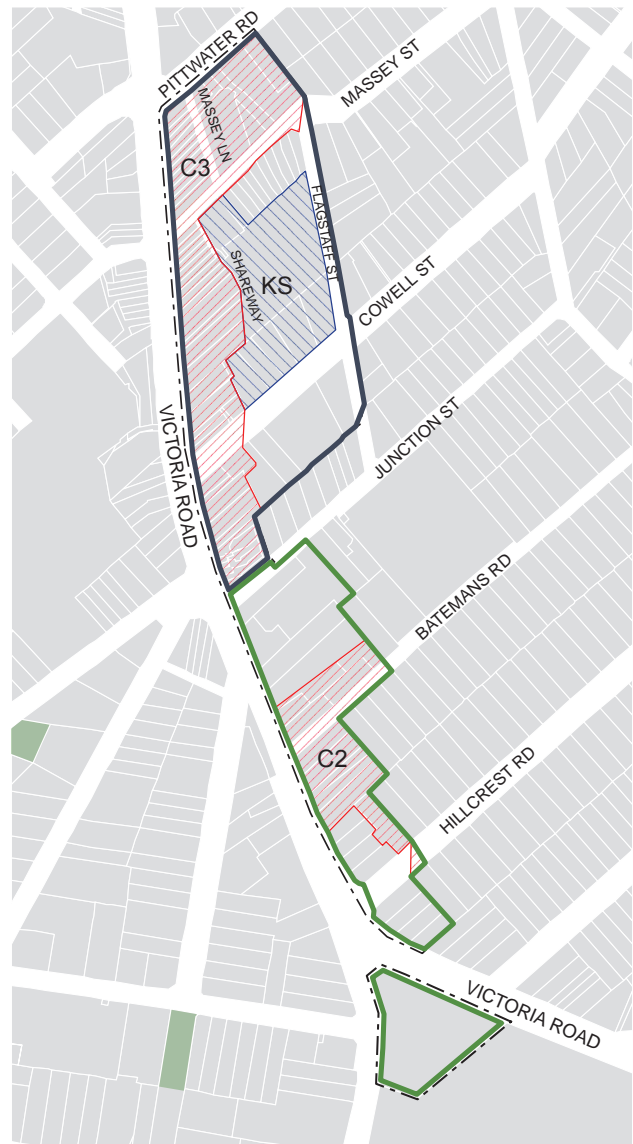


Figure 2. Precincts Identification Plan.

- LEGEND**
- Commercial Core Precinct
 - South Gladesville Precinct
 - Heritage Conservation Areas (C2, C3)
 - Key Site (KS)

3.1.1 Commercial Core Precinct

The Commercial Core precinct is bounded by Pittwater Road, Victoria Road, Junction Street and Flagstaff Street and contains the properties known collectively as the Key Site.

The desired character of the Commercial Core is a greener, fine-grain, interesting and urban centre for community and social and commercial activity. It should offer a diverse and comfortable street experience that incorporates significant planting, is pedestrian focused, and respects the intimacy and traditional form of the heritage main street. Above the street level it should allow for new buildings that complement the surrounding heritage areas through innovative and creative interpretation of heritage forms, proportion and materiality.



Photo 3.1. Encourage open spaces that support lively day and night public domain activation including sitting, socialising and eating places.

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 sitting, socialising and eating places.
- C. Deliver buildings that, along street edges, offer fine-grain diversity, complement heritage items, provide shelter, active retail and hospitality uses.
- D. Deliver buildings that, above the street level, complement the rhythm of the existing built fabric of the centre and surrounding neighbourhoods with 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 the Key Site is integrated into the centre through complementary and cohesive built form and enhanced public domain connectivity.

3.1.2 Key Site

The Gladesville Village Centre Commercial Core precinct includes a Key Site, which is bounded by Cowell Street, Flagstaff Street, Massey Street and the Shareway.

The community has significant concerns regarding the redevelopment of the Key Site. The concerns are focused on the impacts of scale, bulk, height and density - particularly overshadowing, traffic and parking, loss of street character, loss of privacy, and poor transitions and interfaces across streets, and at boundaries. A priority of the redevelopment should be to minimise these impacts.

When developed, the Key Site should become the commercial and community heart of the Centre. The design, particularly on the ground and lower levels, should deliver a seamless transition between retail streets and the internalised shopping areas. The overall experience offered should epitomise the community's desired character for the Centre and the Commercial Core; greener, more social, engaging, fine-grain and urban.



Photo 3.2. Provide through-block, on grade, public access on the Key Site to encourage pedestrian movement to Cowell Street and Victoria Road through easy and direct pedestrian links.

Objectives for development on 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 and materiality of the heritage main street and surrounding residential neighbourhoods.
- C. Provide through-block, on grade, public access on the Key Site to encourage pedestrian movement to Cowell Street and Victoria Road through easy and direct pedestrian links.
- D. Increase current levels of retail activity fronting Cowell and Massey Streets and the Shareway in order to build and maintain a sustainable and effective local shopping centre.
- E. Ensure effective landscaping, deep soil planting along a widened footpath to Flagstaff Street, pedestrian amenity and buffering between the Key Site and surrounding residential areas.
- F. Encourage coordination between the Key Site and properties adjacent to the Key Site to create a mixed village centre of housing, shops and businesses that will attract a range of business activities and local employment opportunities.
- G. Investigate the potential to connect future basements of Victoria Road properties to the Key Site basement parking.

3.1.3 South Gladesville Precinct

The South Gladesville precinct is bounded by Junction Street and Victoria Road to the north and west, and by the B4 Mixed Use zone 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.

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.



Photo 3.3. 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.

3.2 Gateways and Special Places

Gladesville Village Centre has only a small amount of public domain and its entries and boundaries are poorly defined by the built form and landscape.

The main entries to the centre are from the northern and southern ends of Victoria Road and they will be enhanced to form two distinctive gateways. In addition there are opportunities to improve physical and visual links to the eastern residential neighbourhoods as well as across Victoria Road.

While dedicated public open spaces are currently limited, the community’s aspiration is to increase the amount and quality of the public realm. Figure 3. Gateways and Special Places, and its supporting notes on the following page, illustrate the key opportunities.

Some of the Gateway and Special Places sites shown in Figure 3. are not located in the Gladesville Village Centre. The following objectives and controls only apply to the land to which this chapter applies, as shown in Figure 1. Land to which this chapter applies.

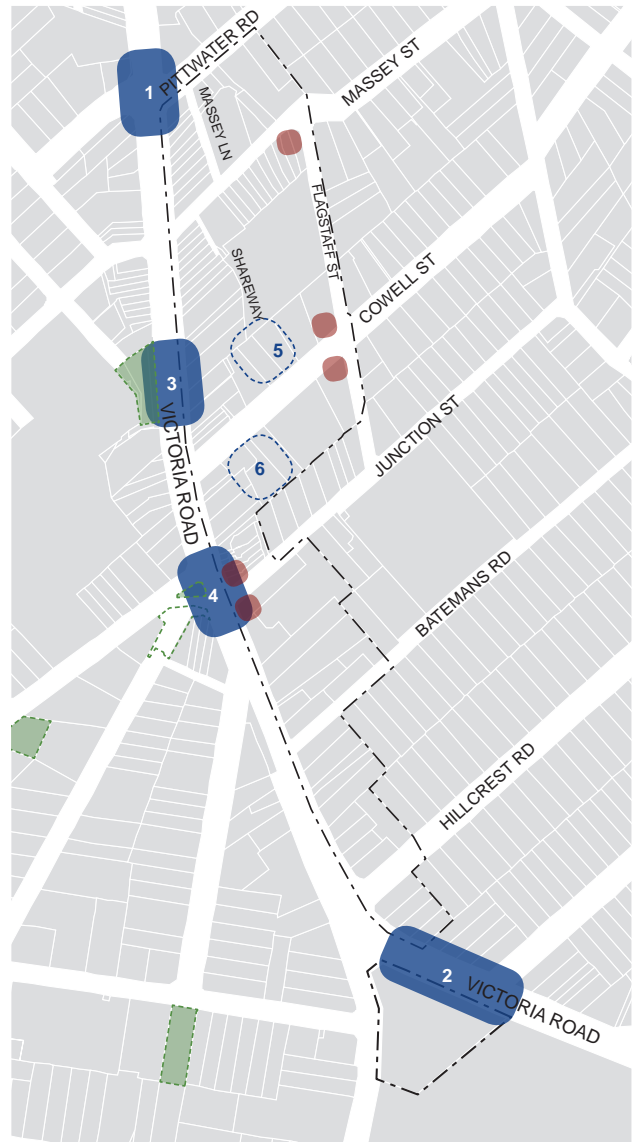


Figure 3. Gateways and Special Places.

LEGEND

- 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 Proposed new public space - Council car park
- Transitional corners
- Existing parks/public spaces in the City of Ryde LGA
- Proposed new parks/squares in the City of Ryde LGA

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 3.4. Street edge planting and heritage buildings distinguish the Heritage Gateway.



Photo 3.5. Boundary and setback planting can contribute to the Green Gateway.



Photo 3.6. 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 at the intersection of Meriton Street, Wharf Road, Junction Street and Victoria Road on the western side of 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 Preferred Primary Open Space is a proposed new open space located within the Key Site facing onto Cowell Street. Refer to section 4.2 Key Site and 5.0 Public Domain.

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. An array of mature street trees to the east and continuous shop fronts to the west mark its entry point. Refer to section 5.0 Public Domain.

3.2.7 Transitional Corners are located at key intersections that also mark special places or sensitive boundaries between zones and land uses.

- A. Development at these corners should directly respond to the streetscape conditions in the adjacent zones through lower street walls and signal the transition to a commercial area with innovative, active and attractive street frontages that where possible incorporate public art and landscaping.
- B. The northern corner of Cowell Street and Flagstaff Street should provide an engaging façade with high pedestrian amenity and directional signage to draw walkers from the residential neighbourhoods.

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

- a. All development applications for new works occurring within a gateway or special place in Gladesville Village Centre, must be accompanied by a written response, which explains how the relevant objective has been achieved.



Photo 3.7. The northern corner of Cowell Street and Flagstaff Street should provide an engaging façade.

3.3 Movement Network, Street Hierarchy and Activity

Streets, laneways, arcades and easements all contribute to the support of the pedestrian, cycle and vehicle movement network but it is the quality and diversity offered along the edges of paths that determines pedestrian connectivity and activity. The economic sustainability of 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 paths that are both comfortable and engaging.

The community desires a greatly improved pedestrian experience defined by clearer links, wider paths, awnings, active shop fronts and more street planting that provides additional shelter and buffers vehicular traffic. Future cycling routes and cycle parking should be coordinated and integrated with the location of public transport stops to enable convenient mode change.



Photo 3.8. Pedestrian safety should be considered in the design of the shareway and the shareway alignment adjusted to improve sightlines where feasible.

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 built edges, ground level land uses and pedestrian amenity.
- B. Contribute to improved connectivity of the centre including the prioritisation of pedestrian paths 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 pedestrian network including free and commercial sitting, socialising and eating places.

In addition to the above, objectives for development in the Commercial Core precinct are to:

- D. 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.
- E. Promote Massey Lane and the Shareway as important pedestrian paths with fine-grain active frontages.
- F. Consider pedestrian safety in the design of the shareway and adjust the shareway alignment to improve sightlines where feasible.

4.0 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 the building types, exterior materials and low scale of the heritage main street and surrounding residential neighbourhoods. It should enhance the pedestrian experience and vehicular movement at the street level and provide transitions between precincts, land zones and heritage conservation areas and heritage items.

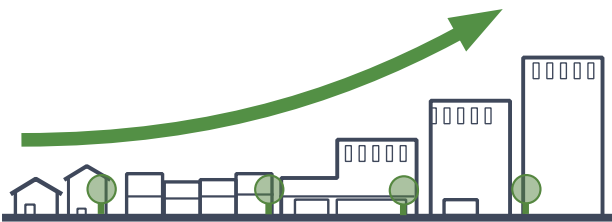


Diagram 1. Desired transition of building heights showing an orderly progression of building heights across different character areas.

Which controls apply to your site?

Relevant and applicable development controls regarding built form are in four sub-sections:

- 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 **Key Site Controls** apply to the mapped Key Site.
- 4.3 **General Controls** apply to all development in the Gladesville Village Centre.
- 4.4 **Heritage Conservation** controls apply to development in the heritage conservation areas and heritage items within the Gladesville Village Centre.

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, 4.2, 4.3 and 4.4.
- B. Provide orderly transitions between zones as well as consideration of transitions between different building heights within the B4 Mixed Use zone. Particular attention should be given to the stepping down of heights at zone interfaces. Refer to Diagram 1.
- C. Ensure that the proportions, form and scale of new buildings respond to and positively re-interpret 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, avoiding unarticulated side and rear elevations.
- E. Improve the visual amenity and the active life of the street; and address any negative impacts on existing amenity including loss of solar access, passive surveillance or privacy.

Note

Maximum building heights and FSR as identified in the *Hunters Hill LEP 2012* might not be achievable in some situations:

- In the event of excessive shadow impacts upon any existing dwelling, existing or proposed open space, public domain, or existing school or childcare centre.
- Where identified values of any heritage item demand special consideration.
- If proposed land uses have broad floor plates that 'exhaust' the maximum FSR which is permitted by the *Hunters Hill LEP 2012*.

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. Street Type Plan. Built form controls for each street type are listed in this Section 4.1 Street Specific Controls. Levels are defined in Diagram 2. Definition of Levels.

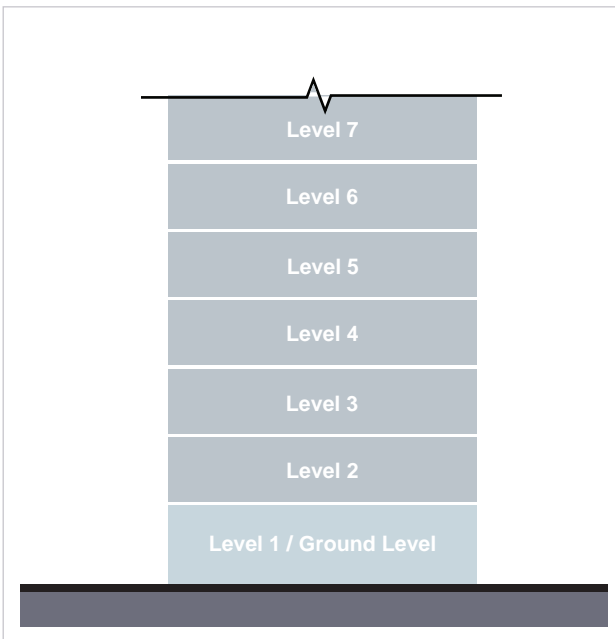







Diagram 2. Definition of Levels.

Note

Not all potential links are illustrated.

Paving, street furniture and street trees and landscaping objectives and controls are located in section 5.0 Public Domain.

LEGEND

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

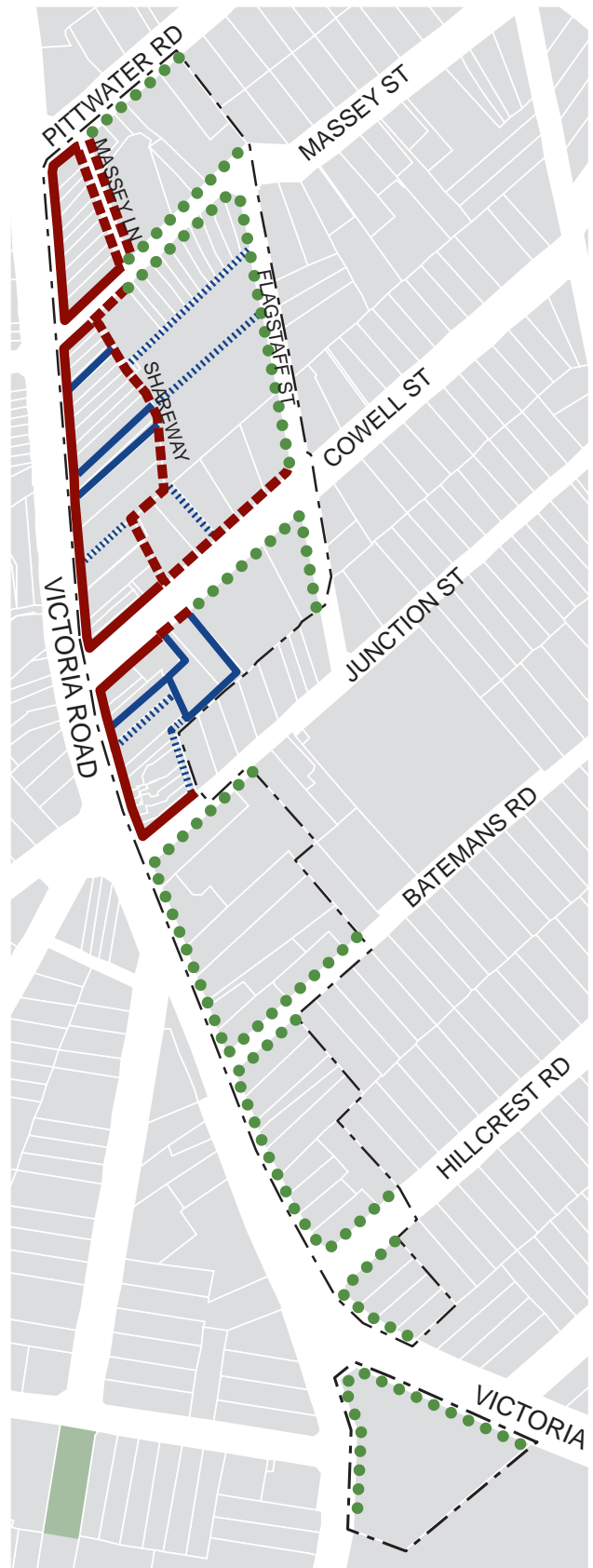


Figure 4. Street Type Plan.

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 and enhance the scale and form of the predominant two to three storey linear street wall.
- B. Increase pedestrian activity by offering contiguous, fine-grain retail and hospitality uses.
- 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:

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

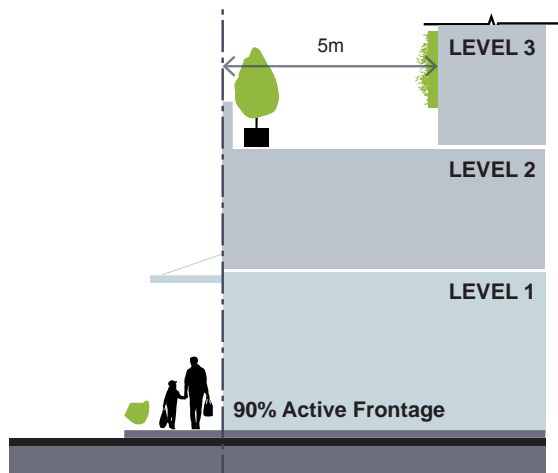


Diagram 3. Primary Street Setbacks.

Active Frontages

For level 1:

- e. Active uses are dominant, with tenancies to be a maximum of 10 metres in width with 90% of the frontage being visible activity.
 - 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 no more than 3 metres width to 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, eastern side of Massey Lane and eastern side of the Shareway, setback is 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 Shareway 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 Massey Street, Cowell Street, eastern side of Massey Lane and eastern side of the Shareway, setbacks are zero metres for exterior walls. (Refer to Diagram 4).
- f. On the western side of Massey Lane and the Shareway setbacks are 1 metre. (Refer to Diagram 5).

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

Setbacks - continued

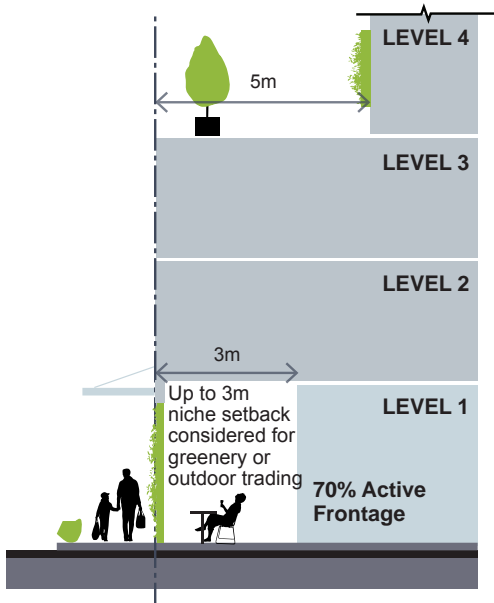


Diagram 4. Setbacks: Secondary Street example – Massey Street, Cowell Street, eastern side of Massey Lane and eastern side of the Shareway.

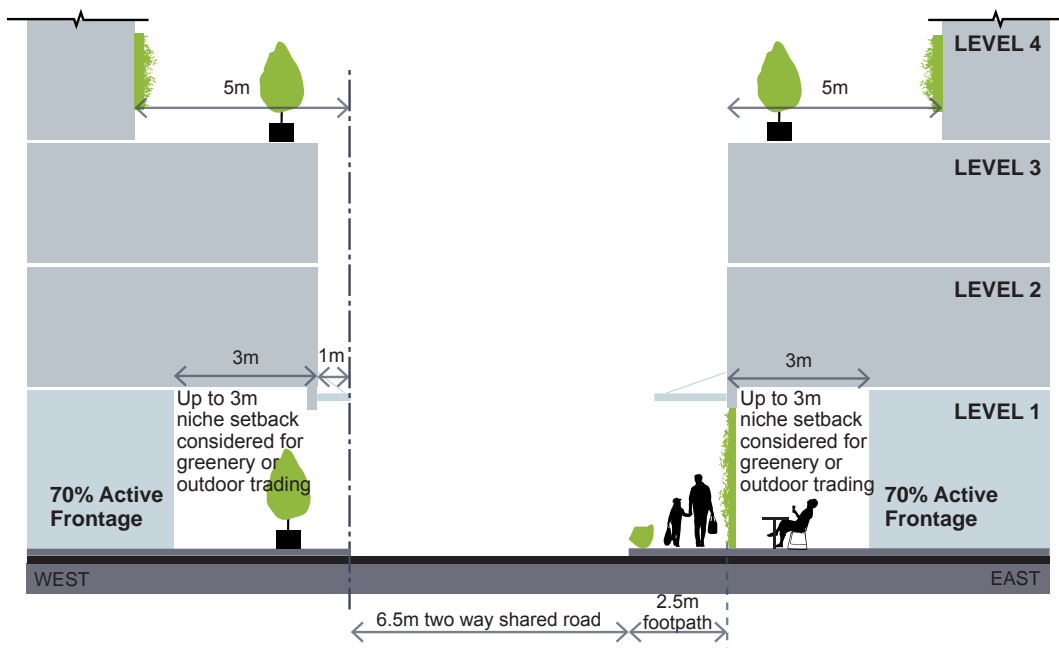


Diagram 5. Setbacks: Secondary Street example – the Shareway.

Active Frontages

For level 1 of buildings with frontages to a Secondary Street:

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

Awnings

- k. Awnings provide continuous weather protection for pedestrians and all outdoor trading areas and accommodate street tree plantings where appropriate.
 - l. Awning height is generally between 3 and 4 metres.
 - m. Under-awning lighting is installed to contribute to after-hours safety and security for street footpaths and surrounding public spaces.
 - n. 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

- o. Tenancy entries are no more than 10 metres apart.
 - p. Residential entries are separated from commercial entries and are directly accessible from a street frontage. Residential entries to be no more than 6 metres width to street frontage.
 - q. 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.
 - r. 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 Shareway.
 - s. Entries are inviting and incorporate planting, artwork and indoor and outdoor seating where feasible.
-

4.1.3 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.

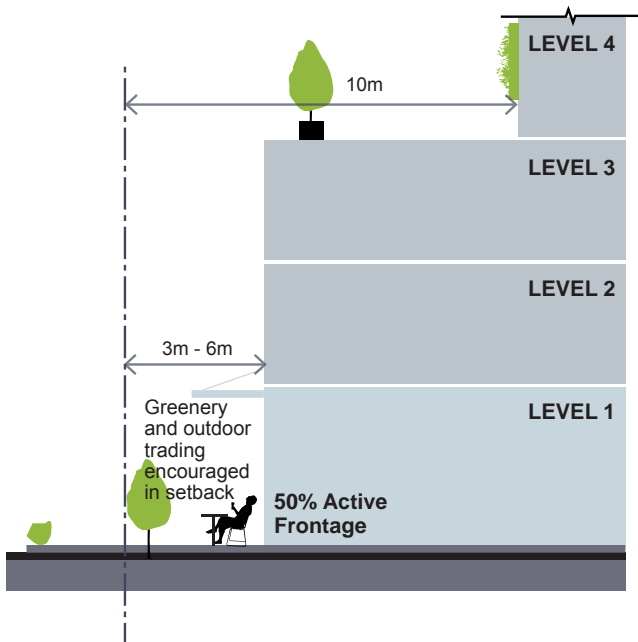


Diagram 6. Setbacks: Green Street - Commercial Core Precinct (general).

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 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. The street setbacks for the three lowest levels of a building facing Flagstaff Street between Massey Street and Cowell Street is a minimum of 4 metres both above and below ground to be predominantly used for deep soil planting of canopy trees for privacy screening (refer to Diagram 7).
- c. 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.
- d. Rooftop structures are set back behind the building line and subject to appropriate architectural treatment to ensure the street presentation is not adversely impacted.
- e. Side setbacks for the two lowest levels in any building are a minimum of 3 metres predominantly used for screen landscaping.
- f. Side setbacks for level three and above must be consistent with State Environmental Planning Policy No. 65 and the associated Guide.
- g. Separation within a site between adjoining facades which include windows and/or balconies must be consistent with State Environmental Planning Policy No. 65 and the associated Guide.

Setbacks - continued

For developments in South Gladesville precinct (refer to Diagram 8):

- h. 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.
- i. Streets setbacks are a minimum of 8 metres for level 4 and above.
- j. All underground car parking or basement storage areas have a minimum 3 metre setback to the street and any boundary with a residential zone.
- k. 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.
- l. 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.
- m. Side setbacks for level 3 and above must be consistent with State Environmental Planning Policy No. 65 and the associated Guide.
- n. Separation within a site between adjoining facades which include windows and/or balconies must be consistent with State Environmental Planning Policy No. 65 and the associated Guide.

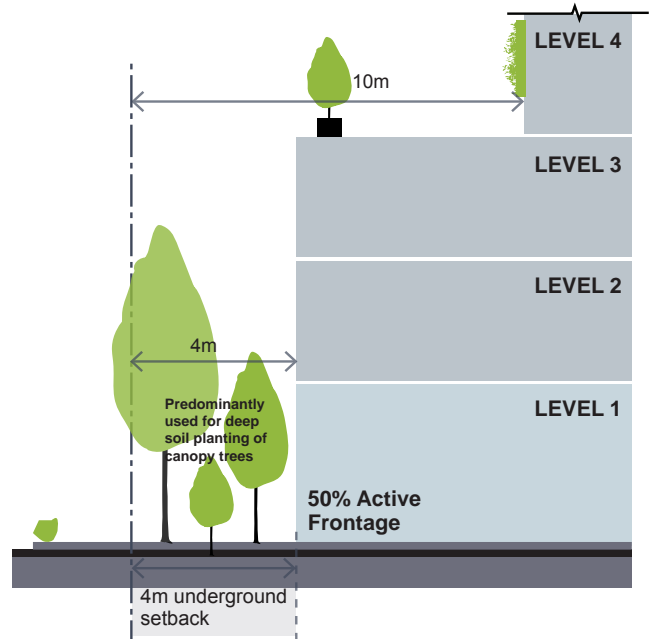


Diagram 7. Setbacks: Green Street - Commercial Core Precinct (Flagstaff Street).

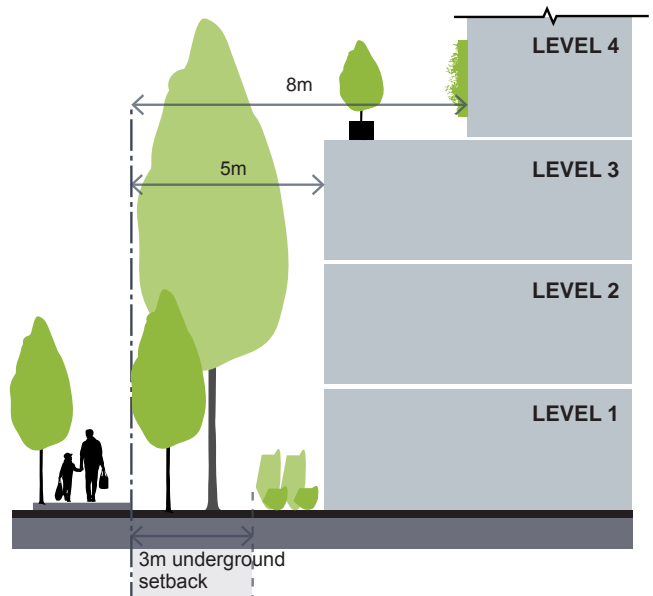


Diagram 8. Setbacks: Green Street - South Gladesville Precinct.

Active Frontages

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

- o. A minimum of 50% of the frontage is active frontage unless allowing for a necessary site access driveway.
 - p. 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:

- q. 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.
 - r. Awning height is generally between 3 and 4 metres.
 - s. Under-awning lighting is installed to contribute to after-hours safety and security for street footpaths and surrounding public spaces.
 - t. 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

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

4.1.4 Fine Grain Pedestrian Links - Existing and Potential

Pedestrian Links are publicly accessible paths on public or private land including arcades, laneways and through-block connections that may be covered or uncovered. Existing and potential Pedestrian Links that support Centre connectivity are shown on Figure 4. Street Type Plan.

Note

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

Objectives for development facing Pedestrian Links are to:

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

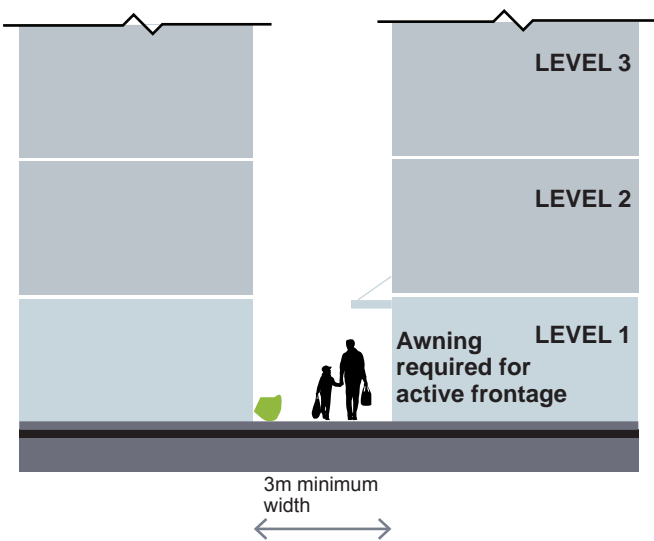


Diagram 9. Fine-Grain Pedestrian Links.

If the development has frontage to an existing Pedestrian Link, the following controls apply.

Setbacks

For all levels (refer to Diagram 9):

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

If the development has frontage to a Pedestrian Link, the following controls apply.

Active Frontages

- c. Active uses are maximised along pedestrian links. Landscaping and seating are encouraged.
- d. 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.

Shelter

- e. Arcades provide access to natural light.

- f. Laneways and through-block connections are open to the sky and adhere to controls for Secondary Streets Awnings if the street/building frontage is an active use.

Alignments

- g. Pedestrian links should be direct and allow for sightlines through the link from each end.

Entries

- h. Arcades, through-block links and laneways are appropriately lit at all hours to ensure they do not provide opportunity for concealment and antisocial behaviour.

For arcades:

- i. Arcades are publicly accessible during business hours.
- j. Arcades provide a direct line of sight between entrances and exits.

For laneways and through-block connections:

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



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 Key Site Controls

If the site is within the Key Site as shown on Figure 2. Precincts Identification Plan, the following development controls apply.

All development on the Key Site should also adhere to the relative objectives and controls throughout this section 4.0 Built Form, including Street Specific Controls and General Controls and section 5.0 Public Domain.

Note

Maximum building heights and FSR as identified in the *Hunters Hill LEP 2012* might not be achievable in some situations:

- If requirements of the 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.
- Where identified values of any Heritage Item require special consideration.

4.2.1 Building Setbacks and Amenity

The following controls apply to all development in the Key Site facing the Shareway.

-
- Existing rights-of-way are consolidated to collectively form the Shareway, a publicly accessible vehicular and pedestrian laneway between Massey Street and Cowell Street.
-

Building setbacks allow for a 9 metre wide laneway to include:

- 6.5 metre wide, two way traffic carriageway.
 - 0.5 metre wide planting beds to the street side of a 2 metre wide footpath.
-
- The Shareway remains fully open to the sky, and the road pavement is not overhung by the upper storeys of any development.
-



Photo 4.9. The Shareway can extend the pedestrian network and street based retail offer in a low traffic environment.

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

- e. Where a Key Site boundary is shared with a residential site the required setback for level 1 and 2 of development is a minimum of 1.5m, which is to be predominantly used for screen landscaping. For level 3 and above the setbacks from the residential site is to be consistent with the provisions of the State Environmental Planning Policy No. 65 and the associated Guide.

 - f. The combined footprints of residential components do not exceed 35% of the site area.

 - g. Building separation and forms comply with State Environmental Planning Policy No. 65 and associated Guide including requirements for sunlight and natural cross ventilation.
-

Minor encroachments beyond the specified envelopes by elements such as balconies and roofs are acceptable provided that:

- h. Sunlight to public domain would not be restricted as a result.
 - i. Amenity of any existing dwelling nearby would not be compromised.
 - j. Heritage values of any listed Item would not be affected.
-



Photo 4.10. Building forms need to allow for sunlight, natural cross ventilation and building separation.

4.2.2 Overshadowing

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

Shadows cast by proposed building forms do not 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:

- a. The minimum sunlight received is not less than three hours daily between 9am and 3pm on the winter solstice.
- b. The minimum sunlight is received by living room windows, at least half of any private open space of dwellings, and at least half of the public open space or outdoor play area of a school or childcare centre.

4.2.3 Active Frontages and Major Entrances

The following controls apply to all development in the Key Site with regards to the ground level activity.

Major building entries into the internal retail area of the Key Site are provided from the Cowell Street open space and the Shareway. These entries:

- a. Are clearly identified.
- b. Are at the same general level as the adjacent street-side footpath.
- c. No fencing is allowed on the western boundary of the Shareway and Massey Lane.
- d. For level 1 of buildings fronting onto the primary open space a minimum of 70% of the frontage is active frontage with active uses.

Note

Maximum building heights and FSR as identified in the *Hunters Hill LEP 2012* might not be achievable in some situations:

- In the event of excessive shadow impacts upon any existing dwelling, existing or proposed open space, public domain, or existing school or childcare centre.
- Where identified values of any heritage item demand special consideration.
- If proposed land uses have broad floor plates that 'exhaust' the maximum FSR which is permitted by the *Hunters Hill LEP 2012*.



Photo 4.11. Major building entries need to be clearly identified and connected to the pedestrian network.

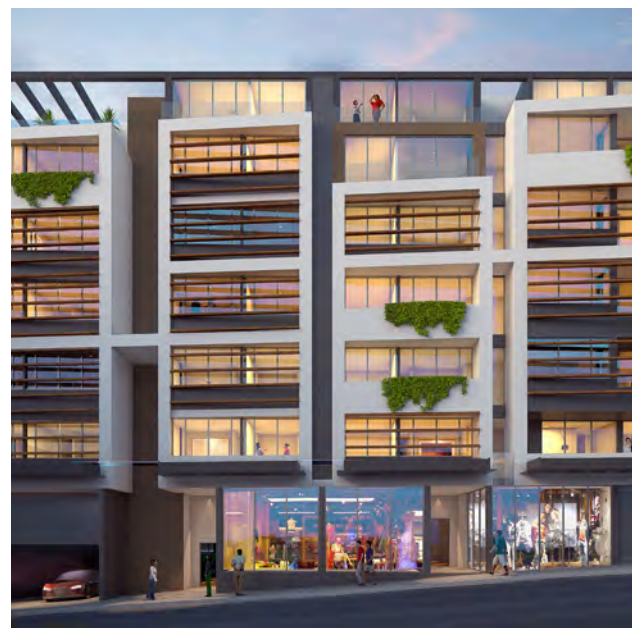


Photo 4.12. Façades that respect the rhythm of the traditional streetscape feel less bulky.

(Image courtesy of Lucid Metal Architectural Imaging (rendering) and Aleksander Design Group (architect)).

4.2.4 Parking and Vehicle Access

How cars enter buildings and cross pedestrian paths can have a detrimental impact on street amenity and pedestrian experience.

Objectives for development on the Key Site in relation to parking 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 which is legally defined by existing rights-of-way.
- D. Identify desirable improvements to existing public roads.
- 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 Shareway.

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

- a. Parking is provided according to the rates which are specified by Chapter 5.3 Car Parking & Vehicle Access.
- b. Public parking is provided that is equal to or greater than the existing number of public parking spaces currently provided on the site.
- c. Delivery docks service more than one shop and/or a supermarket.
- d. Loading areas for the Key Site are located on Flagstaff Street, not Cowell Street, and entries do not compromise the amenity and pedestrian safety of major public open spaces, colonnades and entrances, or footpaths.
- e. Investigate the potential for vehicular access to Victoria Road properties to occur via the Key Site basement area.

4.3 General Controls

4.3.1 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 *Hunters Hill LEP 2012*.
-

Storeys 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.
- c. For business premises or commercial premises: generally 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.
- f. For development subject to SEPP 65 and associated Guide: ceiling heights as set out in the Guide.
-

4.3.2 Zone Transitions

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

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.
-
- c. For shop top housing and residential flat buildings: setbacks and separations between adjoining façades that incorporate windows and/or balconies should be consistent with State Environmental Planning Policy No. 65 and associated Guide.
-



Photo 4.13. Separations between adjoining façades that incorporate windows and/or balconies should be consistent with Environmental Planning Policy No 65 and associated Guide.

4.3.3 Underground Car Parking

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

-
- a. Setbacks to street, side and rear boundary setbacks for underground car parking are zero metres, unless otherwise specified in Section 4.1 Street Specific Controls or 4.3.2 Transitions.
-
- 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 4.14. Visual impact of underground car parking entries is to be minimised by using roller doors or screens.

4.3.4 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 artistic, 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 casual surveillance.
- i. Balcony spaces are not visually prominent, and preferably recessed to minimise visual dominance on building facades.

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 compatible with the community directions specified in 2.0 Gladesville Village Centre - Community Directions.
- 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 only occupy a minor proportion of each building above the ground level and no single material dominates the façade (excepting those frontages within the heritage conservation areas).

4.4 Heritage Conservation

For sites within the heritage conservation areas C2 or C3 as shown on Figure 2. Precincts Identification Plan or heritage items, clause 5.10 of the *Hunters Hill LEP 2012*, Section 2.4 of the *Hunters Hill DCP 2013* and the following development controls apply. These controls will prevail in the event of any inconsistency with another provision in this chapter.

For sites within the heritage conservation areas and heritage items, the following development controls apply.

-
- a. 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.
-
- b. 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.
-
- c. The composition of new façades is compatible with traditional façades, for example by using vertical proportions for windows and recessed balconies in order to create rhythmic patterns.
-
- d. 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.
-

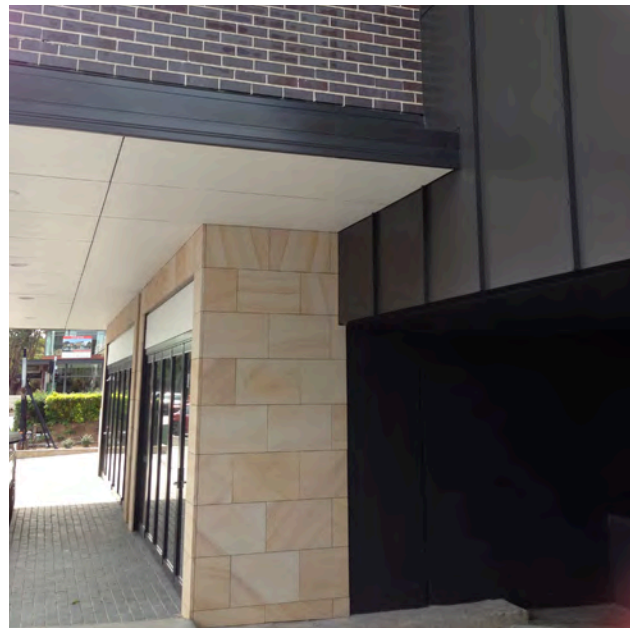


Photo 4.15. Street level materials should be traditional e.g. sandstone, timber and brick.

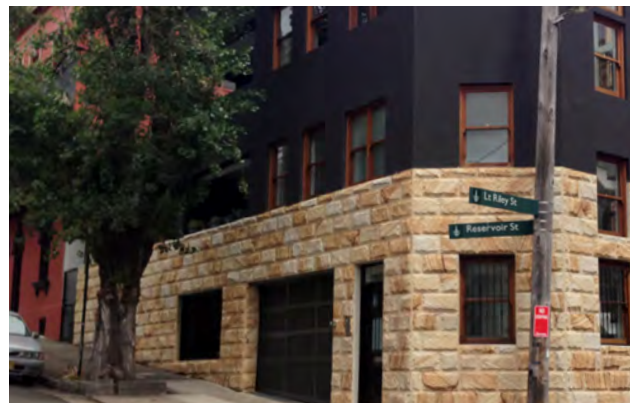


Photo 4.16. The composition of new façades is to be compatible with traditional façades.

For buildings in the heritage conservation areas:

- e. Level 1 and 2 of street frontages are predominantly masonry walls, and traditional materials such as sandstone, timber and brick are accentuated in the façade design.
 - f. For level 3 and above, glazing only occupies a minor proportion of the façade through a considered composition of ‘punched’ windows.
-

5.0 PUBLIC DOMAIN

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

In the future it is desired that development achieve a green, social and engaging public domain that contributes to the area's character. This includes a finer-grained pedestrian network, improved vehicle and cycle access and the creation of a larger, high quality, public gathering space 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 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 the pedestrian network and are lively, interactive and interesting.
- D. Increase the width and amenity of 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.

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

- H. Deliver a significant open space that looks and feels inviting and public, is comfortable throughout the year as a place to spend time in, and connects to the street based pedestrian network and other open spaces.
- I. 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.

Objective for public domain development on the Council Car Park is to:

- J. 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. Incorporate planting that provides a well-established garden feel.



Photo 5.3. Provide publicly accessible and well-connected open spaces that support the pedestrian network and are lively, interactive and interesting.

5.1 Publicly Accessible Open Space

The following controls apply to all development 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, with at least three hours sun access from 9am to 3pm on the winter solstice, which must be demonstrated by shadow diagrams.
 - e. Provide awnings, lighting, seating and other furniture that supports longer stays and is appropriate to the use of the open space and is usable outside of business hours.
 - f. Provide landscaping, and where feasible canopy trees.
 - g. Provide 24 hour public access.
-
- h. Outdoor dining areas 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 local traffic environment.
-
- i. Materials and finishes incorporate soft, warm and natural colours and reference local heritage building fabric; specifically sandstone, brick and timber.
-

For the Key Site, provide a series of high quality open spaces with the primary space providing a community and commercial heart for the centre. This primary space is separate to any communal open space needed to satisfy the SEPP 65 requirements. The preferred location for this primary open space is facing onto Cowell Street in the southwestern corner of the Key Site. This is to maximise its visibility, on-grade accessibility, connectivity to the Council car park and economic activity along Cowell Street and the Shareway. The development application must be accompanied by a detailed analysis addressing pedestrian links between the open spaces proposed, ease of movement, landscaping, materials and colours. The primary public open space should:

- j. Be at least 600m², and designed to maximise solar access and street frontage.
 - k. Have level access from Cowell Street and be accessible.
 - l. Be integrated with visible activity on two sides with edge land uses that support a safe and engaging night time and weekend economy.
 - m. Have significant planting including large canopy trees and ground level landscaping, and create a garden feel with substantial layered plantings.
 - n. Have weather protected public seating and tables that are not associated with a commercial use.
-

5.2 Publicly Accessible Pedestrian Paths

The following controls apply to all development in the Gladesville Village Centre for publicly accessible footpaths on public or private land.

Pedestrian paths are:

- 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 5.4.1. 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).

In relation to the Key Site, enhance the following existing pedestrian pathways:

- k. From the intersection of Victoria Road and Massey Street via the Shareway.
- l. Via the existing Gladesville Arcade.
- m. From the intersection of Victoria Road and Cowell Street.

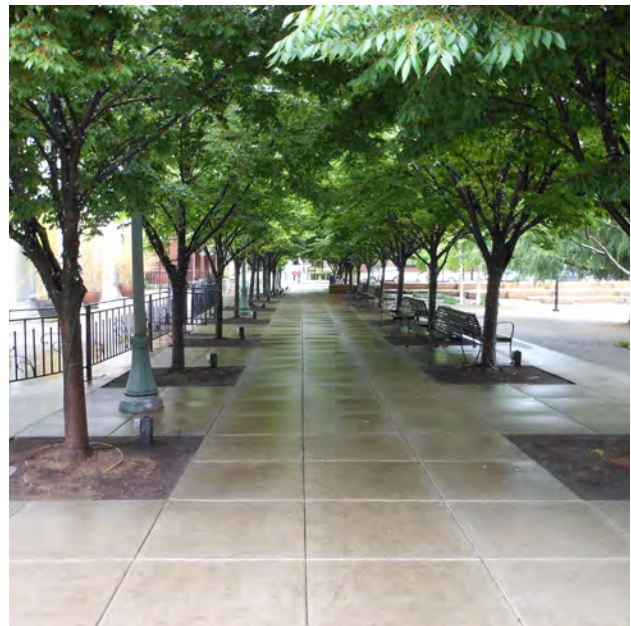


Photo 5.4. Pedestrian paths are to be provided to complement the established pedestrian network.



Photo 5.5. Shared paths should have signage and surface treatments that clearly show that it is an environment shared by pedestrians and vehicles.

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 coherence of the public domain and the perceived greenery of the Gladesville Village Centre.

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

-
- a. Where private landscaping areas are proposed, a landscape plan is submitted with the development application demonstrating appropriate species selection and watering infrastructure.
-
- b. All existing mature vegetation that contributes to the local streetscape is retained.
-
- c. Where car parking on ground is proposed setbacks are used to provide green screening from the street.
-
- d. “On-structure” plantings such as integrated balcony planters, green walls and roofs are incorporated into the design of development where appropriate.
-
- e. Green roofs are located in accessible, serviceable and visible parts of the roof, such as the lower parts of a development with varying heights.
-



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.

(Image courtesy of Schiphol Airport)

5.4 Design Guidelines

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 in-ground 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 5. Paving Control Plan.
- c. Paving of open spaces, the Shareway and through-block links are high quality, and distinguishable from pedestrian paths through design and material choices.

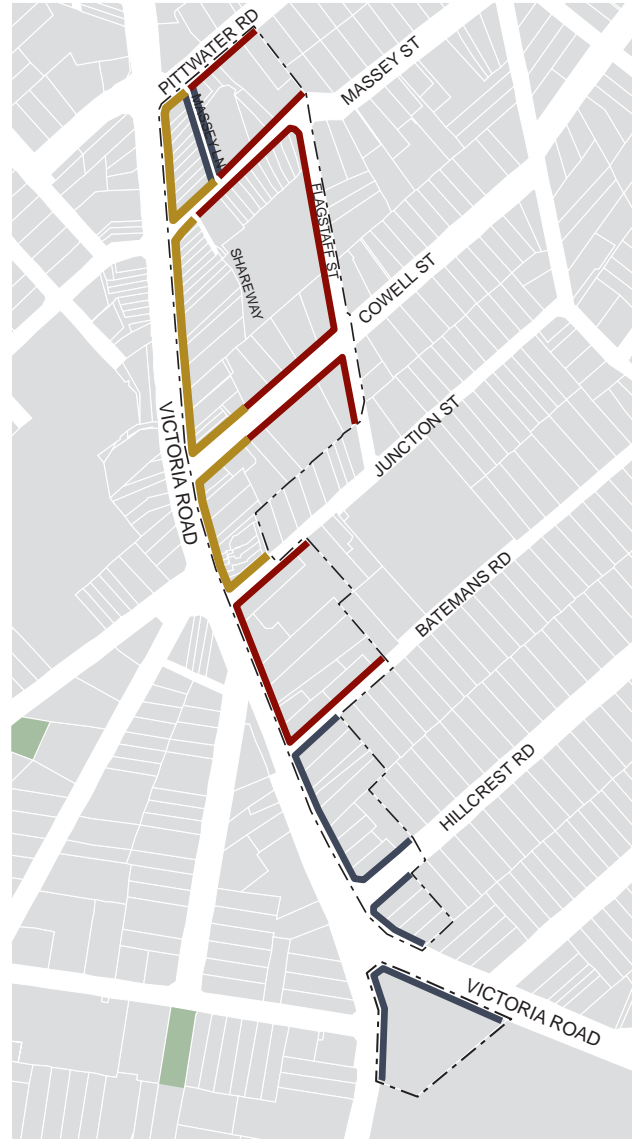





Figure 5. Paving Control Plan.

- LEGEND
-  Paving Area 1
 -  Paving Area 2
 -  Paving Area 3

The following controls apply to pedestrian paths as shown in Figure 5. Paving Control Plan.

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 Figure 6. Street Trees and Landscaping Plan for the location and type of landscape strip on the footpaths.
-



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.



Photo 5.11. Council's preferred bench seat.



Photo 5.12. Council's preferred rubbish bin.

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.

- a. Existing street trees are protected and maintained.
- b. Consistent planting theme is 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.
- c. Street trees are selected based on the scale of buildings, width of the street, aspect, and on environmental parameters such as soil type, and where appropriate from Hunter’s Hill Council’s Preferred Planting Species – Trees & Shrubs. Selected street trees are easy to maintain, provide good shade and are mostly non-deciduous.
- d. Street trees along footpaths do not obstruct the view of active uses at level 1.
- e. Planters and low level landscaping are provided at pedestrian crossings, corners, outdoor dining areas and to separate car parking spaces to soften the landscape and guide pedestrian movements.



Figure 6. Street Trees and Landscaping Plan.

LEGEND

- Street Trees and Landscaping Type 1
- Street Trees and Landscaping Type 2
- Street Trees and Landscaping Type 3
- ▣ Street Trees and Landscaping Type 4

In addition to the above, the following controls apply to street trees and landscaping as shown in Figure 6. Street Trees and Landscaping Plan.

For Street Trees and Landscaping Type 1, use:

- f. *Pyrus calleryana* ‘Capital’ (Ornamental Pear).
- g. *Liriope muscari* ‘Giant’ (Royal Purple) planted directly into the footpath.

For Street Trees and Landscaping Type 2, use:

- h. *Pyrus calleryana* ‘Capital’ (Ornamental Pear).
- i. *Liriope muscari* ‘Giant’ (Royal Purple) planted directly into the footpath.
- j. A continuous landscape strip for a minimum width of 1 metre along the outer street edge.

For Street Trees and Landscaping Type 3, use:

- k. *Liriope muscari* ‘Giant’ (Royal Purple) planted directly into the footpath.

For Street Trees and Landscaping Type 4, use:

- l. *Lagerstroemia* (Crepe Myrtle).

For streets that are not shown on Figure 6. Street Trees and Landscaping Plan:

- m. Street trees and planting are maximised wherever possible.
 - n. Widening of footpaths and street verges may be required to provide street trees and landscaping to Council’s satisfaction.
-



Photo 5.13. Street Trees and Planting Type 1: *Pyrus calleryana* ‘Capital’ (Ornamental Pear).



Photo 5.14. Street Trees and Planting Type 3: *Liriope muscari* (Royal Purple). (Image courtesy of Ozbreed)



Photo 5.15. Street Trees and Planting Type 4: *Lagerstroemia* (Crepe Myrtle).

APPENDIX 1 GLOSSARY

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

For all other definitions, refer to Appendix 1 of Hunters Hill Consolidated DCP 2013.

- **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 business premises, retail 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.



Photo A1.2. Visual and physical connectivity between the inside and outside creates active frontages.



Photo A1.3. Glazed walls covered with film or posters are inactive frontages.



Photo A1.1. Outdoor trading creates active frontages.



Photo A1.4. Blank walls are inactive frontages.

- **Arcade** means a covered passage for pedestrians, which is generally on private land and generally in a retail or commercial development.
- **Fine-grain** means small or detailed. In this chapter, 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 Shareway and Massey Lane.
- **Deep soil landscaping** means a landscaped area with no underground structure below it.
- **Laneway** means a narrow public road. In this chapter, 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 chapter, levels are numbered from the ground as illustrated in Diagram 2. Definition of Levels.
- **Pedestrian link** means an arcade, 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.
- **Private landscaped areas** – when calculating landscape area for sites within the Gladesville Village Centre, landscaped area means a part of a site used for growing plants, grasses and trees, and also includes pedestrian accessible planted areas above buildings or basements. It does not include any hard paved areas.
- **The Shareway** means the combination of a public road and consolidated rights-of-way that together run between Cowell Street and Massey Street.
- **Through-block connections** means a continuous area within a building or between buildings that connects one street with another street. In this chapter, through-block connections are intended to be pedestrian only accesses.