

## **Development Control Plan**

**for**

# **Hunter's Hill Village**

### **Hunter's Hill**

Date of Adoption: 14.9.2009.....

Effective Date: 24.12.2009.....

## IMPORTANT NOTES

1. Applicants should bear in mind that any development will have an impact on the surrounding area and that the opinions of surrounding neighbours, will be considered and may lead to changes to the scheme.  
It will be advantageous to consult with adjoining and potentially affected nearby residents prior to submission of a Development Application (DA).
2. All DAs are assessed under the 'Matters for Consideration' contained in Section 79 C of the *Environmental Planning and Assessment Act, 1979* (as amended).
3. This *Development Control Plan* is one of the 'Matters for Consideration' taken into account prior to the determination of a DA.
4. Applicants should also have regard to the statutory controls of the *Hunter's Hill Local Environmental Plan (Hunters Hill Village) 2009*—this includes zonings and permitted uses, building heights and minimum lot areas, exempt and complying development, environmentally sensitive area, land affected by Acid Sulphate Soils, Foreshore Scenic Protection Area, heritage items, conservation area, and other controls.
5. Council should be consulted prior to the lodgment of a development application. Pre-lodgment meetings with Council are recommended to provide the opportunity for a preliminary review of proposals and identification of issues that may need to be considered as part of the application.

Submission requirements can be obtained from Council during their office hours or  
online at [www.huntershill.nsw.gov.au/](http://www.huntershill.nsw.gov.au/)

If you have any enquiries regarding this DCP, please contact:

**Council's Development and Environment Department on 9879 9400  
Monday to Friday: 8.30am-4.30pm.**

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## **A. GENERAL INFORMATION**

### **A1 Adoption date**

The Hunter's Hill Development Control Plan for Hunter's Hill Village 2009 was adopted by Council on 14.9.2009 and came into effect on 24.12.2009

### **A2 Citation**

This document may be cited as the Hunter's Hill Village Centre Development Control Plan No 27 or Hunter's Hill DCP No.27 Hunter's Hill Village Centre.

### **A3 Land to which this DCP applies**

The Hunter's Hill DCP No. 27- Hunter's Hill Village Centre applies to the land edged in black line in Hunters Hill Local Environmental Plan (Hunters Hill Village) 2009.

### **A4 Relationship to the Hunter's Hill LEP and other DCPs and policies**

This plan should be read in conjunction with Hunter's Hill Local Environmental Plan (Hunters Hill Village 2009) and the following DCPs in particular. However other DCPs and Policies may also apply:

*DCP No.15-Residential Development*

*DCP No.18-Planning for Waste Minimisation and Management*

*DCP No.21-Commercial Development*

*DCP No.25-Sustainable Water*

*DCP No.23-Access and Mobility*

Where there is an inconsistency between this DCP and another DCP the provisions of this DCP will prevail.

Certain applications are also subject to provisions of state environmental planning policies, including *SEPP 65 (Residential Design Quality)* and associated *NSW Residential Flat Design Code* which applies to residential unit developments and the residential component of mixed use commercial and residential proposals. Reference should also be made to *BASIX* for sustainability and environmental management measures.

### **A5 Aims and objectives of the DCP**

The aims of this Plan are:

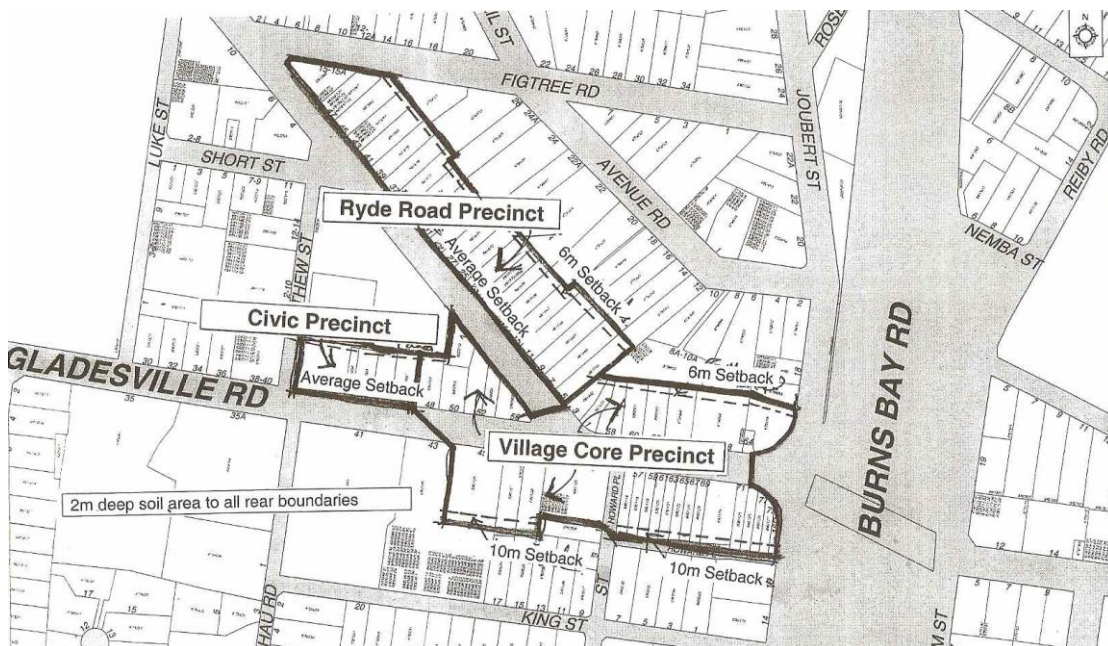
- To ensure that future development within the Hunter's Hill Village respects and enhances the environmental character and amenity of the Village;
- To promote a high standard of architectural, landscaping and urban design;
- To improve the commercial and retail functions of the Hunter's Hill Village;
- To encourage additional residential development within the Village centre;
- To encourage the conservation of environmental heritage; and
- To protect the amenity of neighbourhoods surrounding the Hunter's Hill Village area to which the Plan applies

# 1. OBJECTIVES AND DEVELOPMENT CONTROLS

## Site analysis

All applications are to include a site analysis that includes a written and diagrammatic illustration of the following features:

- Natural ground level expressed as reduced levels (RLs) to Australian Height Datum (AHD) and where relevant, existing floor levels, prepared by a registered surveyor;
- Street frontage features including bus stops, services, poles, street trees, wherever relevant;
- All buildings on the site and on adjoining land;
- All existing trees on the site and adjoining land;
- All fences, boundaries and easements;
- Any existing private open space areas and habitable room windows on adjoining land with outlooks towards the site
- Site constraints and opportunities including orientation, noise, drainage, services, contamination, views, traffic, solar access and shadow;
- Access to the site, and
- Any natural or built heritage items, features including archaeology.



### Location and Precinct Map

The DCP addresses 3 precincts which defined above. The development controls to each are described and discussed in the following pages.

## 1.1 Village Core Precinct

### Objectives

The Village Core area of Hunter's Hill comprises the commercial/retail area straddling Ryde and Gladesville Road from Joubert Street from the east to Figtree Park to the west and includes Howard Place. The zoning for this area is B4 "Mixed Uses".

The objectives for the core of the village are to ensure that any development:

- emphasises and reinforces the core precinct as the primary focus for the village;
- respects the recognised heritage values and positive architectural character of the village;
- respects the scale and urban form of existing buildings;
- maintains and reinforces the existing subdivision pattern wherever possible;
- encourages and provides a mix of residential, commercial and retail uses;
- provides for additional landscaping to the street;
- improves solar access to the ground floor level during winter, whilst providing shade and shelter during summer;
- ensures a high level of amenity by encouraging active uses at street level and through public domain improvements, and
- includes residential apartments at upper levels where appropriate.

The objectives for Howard Place (within the Village core area) are to:

- support the role of the street as a shared vehicle and pedestrian space, and
- ensure that adjoining development maintains and improves the attractiveness of the urban residential area.

### Development Controls

#### Floor space ratios (FSR)

In order to reinforce the core precinct as the primary focus for the village, incentives are provided for additional development potential and activity by the use of increased floor space ratios (FSR) to the following extent:

- For all existing sites, an FSR of up to 1.5:1 will be permitted.
- For sites having an area of up to 600 sqm, an FSR of 1.75:1 will be permitted.
- For sites having an area of greater than 900 sqm, an FSR of 2:1 will be permitted.
- For sites having an area greater than 2000 sqm, an FSR of 2.5:1 may be considered subject to evidence of environmental and community benefits. A Statement of Environmental Effects will be required detailing demonstrable and substantial improvements to services and facilities,

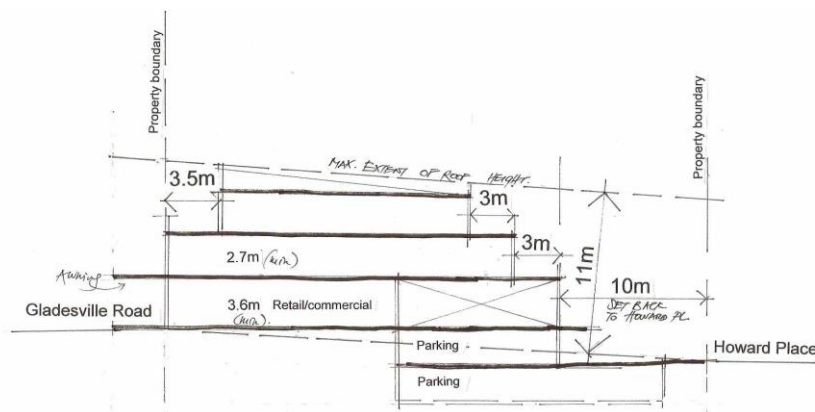
improved and convenient pedestrian movement, resolution of vehicular traffic access, movement and parking, enhancement of the streetscape and architectural character of the Village centre, and the protection of its heritage and landscape. This will need to be supported by relevant Studies. Discussions with Council should be entered into at an early stage of formulating proposals to ensure that all relevant concerns are to be addressed and that the full expectation of substantial community benefits are ensured.

### Maximum heights

In order to respect the scale and urban form of the existing buildings, and to assist in defining and enhancing the desired character of the Village building height limitations have been set to a maximum of 11m measured from the natural ground level (see figs 1 and 2). This should enable buildings of up to 3 levels to be constructed at the Gladesville Road street frontage. Buildings proposed for development are to be designed to express that form. Note that current controls for minimum floor to ceiling heights of 3.6m (min) for the ground floor and 2.7m (min) for the first floor will still apply. The top floor will have a 2.4m (min) floor to ceiling height however 2.7m is preferred. (see figs 1 to 4).

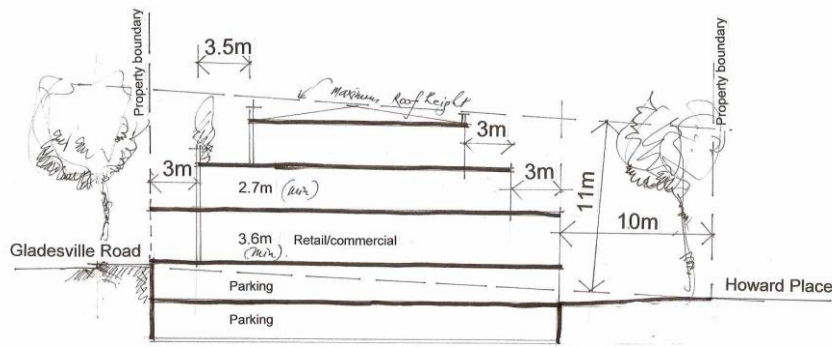
As per the note on FSR above, the Statement of Environmental Effects should address any concerns of potential impact on the streetscape and character of the Village Centre and be supported by studies illustrating the protection of its heritage and landscape attributes.

In addition to any building constructed above street level, car parking can be provided below the level of the street or at a basement level. This area will not be calculated as part of the FSR.



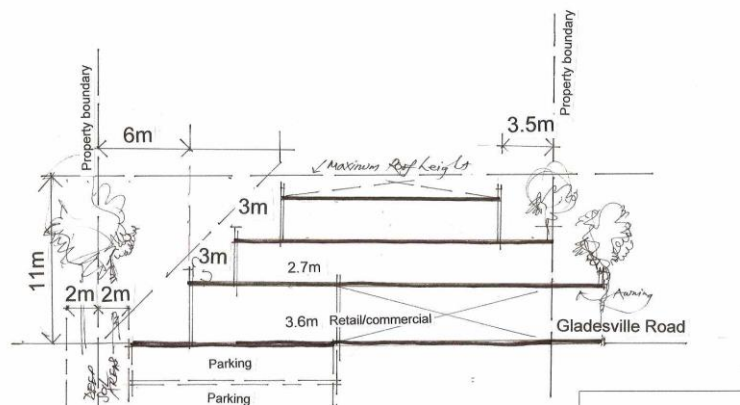
**Fig.1**

Fig. 1 relates to existing building to the south of Gladesville Road which already have buildings constructed at the property boundary.



**Fig.2**

Fig. 2 related to new buildings to the south of Gladesville Road which need to be “set- back” a minimum of 3m from the property boundary at Gladesville Road.



**Fig. 3**

Fig.3 relates to typical smaller existing sites north of Gladesville Road, which have buildings already developed to the property boundary.

## Setbacks

- Side setbacks will not be required, provided buildings meet the Building Code of Australia (BCA) requirements.
- Setbacks of a minimum of 2m will be required adjacent to listed heritage items. These will be subject to consideration by Council’s Conservation Advisory Panel and the Heritage Council.
- For sites that achieve a minimum site area of 900m<sup>2</sup>, a 3 metre setback from the street boundary for first and second floor is required. This will provide opportunities for outdoor dining away from road edge, a more comfortable and spacious area and enable more landscaping to be provided, as well as the opportunity for improved solar access.
- The third level of any building must be setback at least 3.5m from the front building line (to Gladesville and Ryde Roads).
- Basement car parking to Howard Place may be constructed with a zero setback to a height of 2.4m.
- A setback of 10m is required at the ground floor level. Each floor of any building should be set back at least 3m at each level to ensure provision of privacy.
- (see typical sectional views on figs 1 and 2)



Development within the core is to provide for the following mix of land uses:

- Commercial or retail uses at ground (street level)
- Residential accommodation above street level.

### **Architectural form and character**

- The existing subdivisional pattern is to be respected if any amalgamations are effected, to the extent that any new buildings maintain the current rhythm and width of frontage to the street.
- Shopfronts may be contemporary in style but are to be predominantly glazed and based on characteristic elements of traditional shopfronts on adjoining or nearby sites.
- Solid non-transparent shutters or grilles are not to be installed on shopfronts.
- Mapledoram's Corner and the Joubert Street intersections are visually prominent in the village and should have buildings that “address” the corners. The existing trees at Mapledoram’s Corner are to be retained.
- Above awning advertising signage is not permitted.
- Developments containing residential units are to ensure that the provisions of SEPP 65 are met.
- Large scale shops or offices are not suited to the village character. Shop fronts should not be greater than 6 to 7m in width.
- The southern elevation to any new building should provide for a stepped and articulated form and to present an attractive architectural treatment to neighbouring properties. (see figs 1 and 2).
- Commercial premises should have minimum floor to ceiling heights of 3.6. Residential floor to ceiling heights should be constructed to at least 2.7m.
- Developments are to ensure that entrances to units are clearly identifiable from the street, have good weather protection and are well lit.
- Continuous awnings are required with under awning lighting recessed within the soffit of the awning.
- A coordinated signage strategy is required for new developments that contain more than one tenancy.

### **Landscaping**

Additional trees will be expected with any new development at the street frontage to provide shade and shelter and at the rear curtilage of any allotment with an improved landscaping. Tree species should be selected in accordance with Council’s current planting guidelines and policies.

Development is to minimise the length of solid wall to Howard Place through the use of permeable/semi transparent materials and/or landscaping techniques such as vines and climbers.

Additional landscaping, private open space and privacy controls are contained in DCP 21.

All existing trees should be retained unless compelling reasons supported by an arborist’s report require otherwise.

## **Heritage**

In order to respect and conserve the heritage value and positive character of the village, careful consideration and support will be given to proposals that maintain and reinforce existing architectural character or merit and that respect any items of heritage.

The Hunters Hill Hotel is considered to have Heritage significance and has been listed as such. It is regarded as an important early example of work by the pioneer architect Sydney Anchor. It is located in a very prominent position at the eastern end of the Village. Any development proposed for this site will need to take into account the need to preserve the heritage value that it provides to the Village, and be sensitive to the architectural character and style of the existing building.

The other items of Heritage significance are:

- 1 and 3 Ryde Road (houses)
- 62 Gladesville Road ("Hillrest")
- 50 Gladesville Road ("St Kevins")

## **Parking**

The requirement for site parking is to be in accordance with DCP 21. Parking for any residential accommodation is to be provided on site if access is from Howard Place is available.

Parking is to be provided within the overall design of the building.

Basement parking, where provided, is not to protrude above the street level of Gladesville Road. Ventilation grills or any part of the car park are not to be seen from Gladesville Road.

Additional controls for parking layout arrangements are contained in DCP 21.

If parking is not to be provided "on-site", a contribution is to be made in accordance with Council's Parking Contribution policy.

## 1.2 Ryde Road Precinct

### Objectives

The Ryde Road precinct comprises the residential area fronting Ryde Road from Figtree Road to the intersection of Gladesville Road and Ryde Road. The zoning for this area is R3 "Medium Density Residential".

The objectives for the Ryde Road precinct are to ensure that future development:

- provides a transition in scale and density to the residential areas to the north;
- minimises interruption to the historic underlying subdivision pattern;
- is consistent with established setbacks including rear building lines;
- respects the scale and urban form of existing buildings;
- minimises amenity impacts to adjoining properties particularly in terms of overlooking, and
- provides satisfactory landscaping provisions

### Development Controls

#### Floor Space ratio (FSR)

Development within the Ryde Road precinct is to comply with the following limits on floor space:

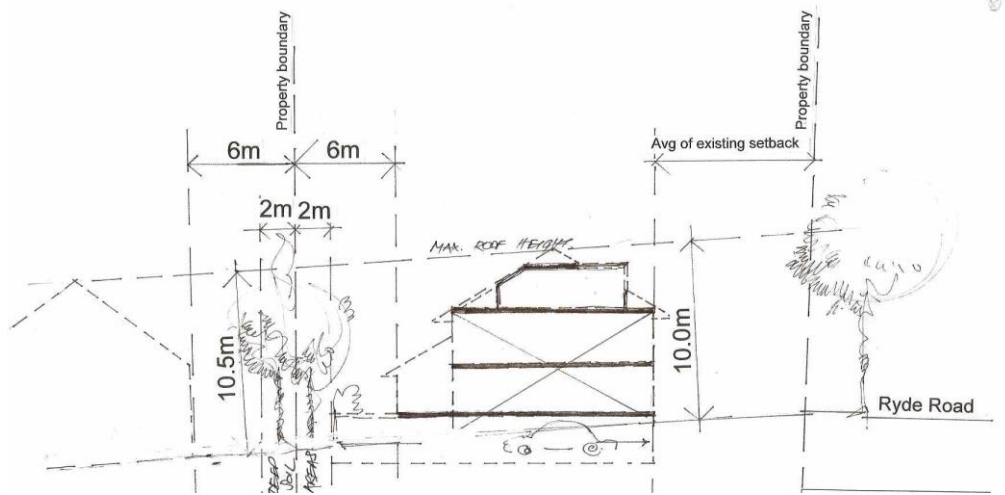
- Maximum floor space ratio of 0.6:1 for individual allotments
- For sites having an area of at least 1000m<sup>2</sup>, a maximum floor space ratio of 0.8:1

#### Building Heights

The maximum building height, measured from the existing ground line is to be 10.0 metres. (refer to figs 3 and 4 which illustrate the cases of sloping and level ground). This will permit buildings of a 2 storeys form and appearance. Any roof must spring from the walls of the 2 storey building. Buildings proposed for development are to be designed to express that form.

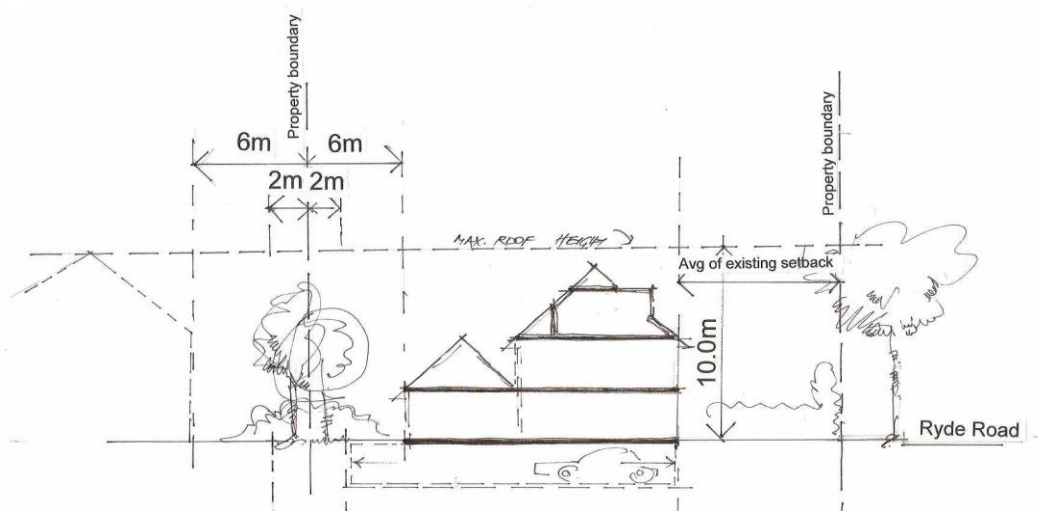
An attic will be permitted within the roof space and attic windows must address the street and not the northern elevation. The roof pitch used should range from a minimum of 27 degrees to a maximum of 45 degrees. Roofs having a lesser pitch or flat roofs will not be permitted.

Roof space can be utilised through attics or dormer windows provided they are oriented towards Ryde Road or to the east or west and are designed within the roofspace. Only two dormer windows will be permitted for each currently subdivided allotment, or one per 6 metres of frontage. Dormer windows if used must not be more than 1200mm (wide) and 900mm (high).



**Fig. 4**

Fig.4 illustrates the typical sites which slope back from Ryde Road and the maximum height which is not to be exceeded. Note that the height is measured from the ground level. The setbacks to the street (ie the average of existing setbacks) to the rear boundary and the provision of a 2m wide deep soil area is shown.



**Fig. 5**

Fig.5 illustrates alternative situations where sites are relatively level.

### Set back

- Front set backs are to reflect the current setbacks which exist. These will be determined by averaging the existing setback of adjoining developments.
- Rear setbacks should be a minimum of 6 metres.

### Solar access

The following requirements for solar access are to be satisfied:

- at least 3 hours of direct sunlight to be provided to living area windows;

- at least 3 hours sunlight is to be received between 9.00am and 3pm on June 21 to 40 percent of the main private open space area.
- a minimum of 3 hours sunlight between 9.00am and 3pm on June 21 is to be provided to 40 percent of the main private open space area of adjoining properties.

### **Architectural form and character**

The controls for this precinct places emphasis on retaining the existing pattern of front and rear setbacks in order to protect and respect the positive aspects of the character of this precinct.

The amenity and outlook of properties to the north are also to be protected. Each allotment if amalgamated with others is to be developed with buildings that reflect and repeat the rhythm and pattern of the existing subdivision. Once amalgamated, only one driveway access will be permitted to any development.

Groups of townhouses or duplexes must not include more than 6 dwellings in a group with identical facades to reduce visual repetition.

To assist with visual relief, rear facades shall be no more than 9m in length on a single alignment. Greater than 9m requires a full height recess or step of a minimum of 1m.

Visual interest is to be provided to rear façade through details such as balconies, fenestration, sun shading devices and range of materials and finishes.

### **Landscaping**

The front setback area is to be open and landscaped to reduce the appearance of building bulk to neighbouring properties.

A deep soil area of at least 2m wide is to be provided along the length of the rear boundary to support substantial plantings that assist with screening and privacy.

Deep soil area to include at least 1 medium height tree (with a mature height of at least 8m) per 6m lot width”.

### **Heritage**

There are no items of Heritage significance within this precinct.

### **Car Parking**

- Car parking is to be provided in accordance with DCP No 15 (Residential Development).
- Carports and garages are to be setback 1.5m behind the front building line and integrated into the architectural design of the development.

- Where basement parking is provided, the basement level is not to protrude above natural ground level by more than 500mm and is to be screened from street view with landscaping.
- Ventilation grills and screens are to be integrated with the building design.

## 1.3 Civic Precinct

### Objectives

The Civic Precinct of Hunter's Hill comprises the grouping of community buildings and sites fronting Gladesville Road and extending to Figtree Park. The zoning for this area is B4 "Mixed Uses".

The objectives for the Civic precinct are to ensure that future development:

- Continues to maintain and provide an appropriate mix of community and recreational facilities for the Village,
- Provides opportunities for the public car parking needs of the Village centre
- maintains the heritage character and values of the Hunters Hill Village centre
- minimises amenity impacts to adjoining properties, and
- provides satisfactory landscaping provisions and links to Figtree Park.

### Development Controls

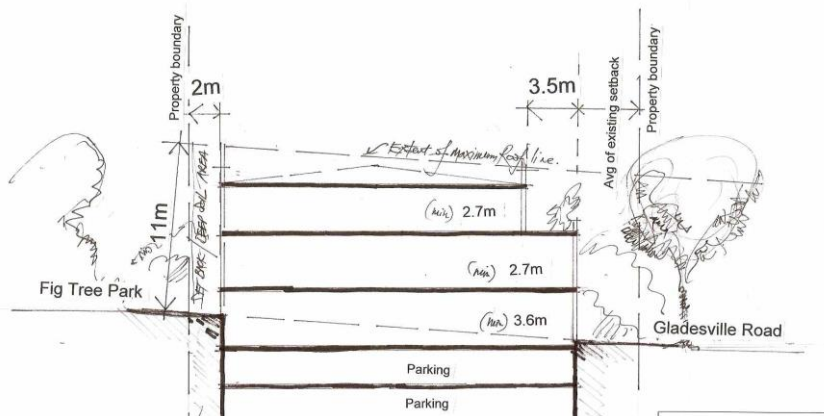
#### Floor Space ratio

Development within the Civic precinct is to comply with the following limits on floor space:

Maximum floor space ratio of 2:1.

#### Building Height

Maximum building height is to be 11 metres from natural ground. This is to provide no more than 3 storeys of building. Floor to ceiling heights are to be a minimum of 3.6m at the ground floor and 2.7m at subsequent floors.



**Fig. 6**

Fig. 6 illustrates a typical section through the Civic Precinct, showing height and setback controls. The front setback is to retain current building setbacks being an average of existing adjoining property setbacks.

## **Setbacks**

- Front setbacks are to be consistent with the average setback, which currently exist on the street.
- Side setback to the east and west boundaries of the precinct should provide for 2 metres of landscaped and deep soil buffer.
- Setbacks of a minimum of 2m are required adjacent to items of Heritage. This will be subject consideration of Council's Conservation Advisory Panel and the Heritage Council.

## **Architectural form and Character**

The architectural form and character of this precinct is to respect and reflect the quality and values of new urban forms that have been constructed nearby.

A high standard of building form and detail is expected.

## **Heritage**

In order to respect and conserve the heritage value and positive character of the village, careful consideration and support will be given to proposals that maintain and reinforce existing architectural character or merit and respect any items of heritage.

There is one item of Heritage significance within this precinct:  
50 Gladesville Road

## **Parking**

On site parking for incorporated facilities is to provided in accordance with DCP 15.

Where basement parking is provided, the basement level is not to protrude above natural ground level by 500mm and is to be screened from street view with landscaping, and ventilation grills and screens are to be integrated. Access to any parking is to be minimized to a minimum of two entry/exit points to reduce the number of crossings at Gladesville Road.

## **Landscaping**

Existing trees are to be maintained and enhanced wherever necessary with additional planting in accordance with Council's landscaping and tree planting policies.

Landscaping within a 2 metre wide setback area is top be provided to any eastern and western boundaries of any development.



## 2. Checklist for Development Applications

The following information is required to be included with your application:

- Site Analysis plan to show the location of the building in relation to adjoining development and uses indicated, traffic pattern, existing landscaping, prevailing winds, orientation and solar access.
- 6 sets of plans at 1:100 scale (A3 size or larger), alterations and/additions to be shown in colour on 2 additional copies.
- These plans to detail the following:
  - Location of proposed buildings on an overall site plan, clearly showing site area, boundaries and north point.
  - Floor plans fully dimensioned and showing finished relative levels and existing natural ground. North point to be clearly visible and floor areas summarised.
  - Elevations and sections, also to indicate natural and finished levels.
  - Proposed parking and access arrangements.
- 2 sets of A4 sized plans for notification.
- Survey plans with contours (and spot relative levels on boundaries), existing trees, and structures, adjoining buildings and showing new development.
- Shadow diagrams as at 9am and 3pm on June 21 for new developments of two storeys or more.
- Landscaping plan to indicate plant and tree species, their number, height and maturity.
- Methods of draining the land.
- Statement of Environmental Effects.
- 3D scale architectural model if 2 storeys or more.
- 2 sets of building specifications.
- Sample board showing materials and colours to be used.
- Stormwater Drainage Plan in accordance with Council's codes and *Sustainable Water DCP Stormwater Management Development Control Plan*.
- Waste Management Plan (WMP) in accordance with *Council's DCP No18 – Planning for Waste Minimisation and Management*.
- Heritage Impact Statement if a heritage item, if located on or adjacent to the land, or if the land is within a heritage conservation area.
- Energy saving design and devices to be installed.
- Basix certificate from an accredited assessor.
- Fire safety measures to be provided.
- Access and facilities for disabled to be highlighted.

Please tick the above where included and submit with your Development Application.