BAULKHAM HILLS TARGET SITES PANEL:

Alf Lester, LFA Pty Ltd
Nigel Dickson, Design Inc
Charles Hill, Planning Workshop
Stephen McMahon, Woods Bagot Pty Ltd

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This Document has been prepared with the grateful participation and assistance of:

- Mayor Councillor John Griffiths and Councillors of Baulkham Hills Shire Council.
- Michael Watt, Director of Planning Services.
- Peter Lee, Manager of Special Projects.
- The staff of Baulkham Hills Council.
- The residents, property owners and development industry within the Baulkham Hills Shire.
1. INTRODUCTION

1.1 Background

Achieving well designed residential development that offers a high standard of amenity for its residents and exhibits a sensitive and sympathetic relationship with its host natural and built environment is a worthy goal.

In the Baulkham Hills Shire, with its acknowledged special character and ambiance created out of its unique landscape, coupled with its undulating landform and heritage, the achievement of this goal is particularly important, not only to the Baulkham Hills Shire Council, but to the residents, property owners and businesses within the Shire.

In an era where the design of residential development has succumbed to national, and even global, styles and trends, the protection of the Shire’s gardenesque character is particularly important. It is also particularly difficult.

The balance of landform, landscape and cultural heritage ensures that the Shire is unique in terms of its built and natural environment compared to other areas. Responding to that uniqueness requires an approach that ignores the conventional design book. Conventional approaches to residential design will not create appropriate and sensitive design outcomes that capitalise on the existing amenity that the Shire offers.

To ignore the Shire’s existing character and amenity will be a huge loss to the community.

In this context the Baulkham Hills Shire Council is vitally concerned that this does not take place. It is also aware that residential design is a complex process with many competing demands.

This complexity, at the current time, is further exacerbated by the proposed draft Local Environmental Plan (LEP) which will provide for a range of different dwelling types within the Shire, many of which will be comparatively new to the Shire and which, correspondingly, may have a tendency to adopt design elements used elsewhere for the sake of ease and convenience.

In many places within the Shire this has already taken place and a number of concerns are emerging with the response by residential designers to the Council’s existing residential design guidelines. Correspondingly the following issues have become apparent:

- The controls and standards contained within the existing residential design guidelines are not providing sufficient guidance to designers and consequently are not achieving Council’s desired form of development.
- There needs to be a suite of design guidelines that can appropriately respond to the new forms of residential development that will emerge in the Shire with the draft LEP.
- There is a need to respond to recent decisions of the NSW Land and Environment Court which have questioned the ability and appropriateness of some of Council’s controls and standards in achieving desired design outcomes.

In response to this, Council appointed a team of urban designers, planners and architects from a range of consultancy firms to prepare a new suite of urban design guidelines for multi-unit housing. The consultancy team comprises:

- Alf Lester, LFA Pty Ltd
- Charles Hill, Planning Workshop
- Nigel Dickson, Design Inc Sydney
- Stephen McMahon, Woods Bagot Pty Ltd

This document presents the consultancy team’s recommended suite of urban design guidelines for multi-unit housing in the Shire.

1.2 The Aim of the Document

This document has a number of aims, which are in accordance with the consultant brief prepared by Baulkham Hills Shire Council for the project.

The principal goal of the document is:

- To foster the community’s image, and Council’s vision, for the character of the Shire as a “Garden Shire” accommodating an interactive and vibrant community enjoying life in a high quality, open environment that reflects its heritage.

The principle objectives of the document are:

- To identify and distill the key built and natural elements that constitute the essential character of the Garden Shire.
- To examine housing form and identify those design elements which contribute to good design and an attractive public domain.
- To understand the evolving character of the Shire’s town centres contained within the Precincts and identify their influences on economic development and development of adjoining residential areas.

To prepare a suite of design guidelines for multi-unit housing that protect and enhance the Shire’s gardenesque character and reflect the evolving form of the Shire’s town centres.
1.3 Overview of Study Precincts

The area to which the study, and the multi-unit urban design guidelines, apply represents the major established areas currently zoned Residential 2(a) in the Baulkham Hills Shire and comprise the following precincts:

- Baulkham Hills
- Carlingford
- Castle Hill
- Dural (Glenhaven)
- Northmead
- North Rocks
- Oatlands

The precincts were identified in a housing strategy prepared by Baulkham Hills Shire Council in 1995. Their identification was based on common physical and demographic characteristics generating a similar propensity for change. They are:

- The established areas of older dwelling stock with a declining population where physical change due to redevelopment is potentially viable and significant. These cover the precincts of Baulkham Hills, Carlingford, North Rocks, Northmead and Oatlands.
- The more recently established areas with a stable population and little further potential for new development yet with the potential for population increases through infill development around retail/commercial centres and other activities and redevelopment of detached dwellings. These cover the precincts of Dural (within the Glenhaven precinct) and Castle Hill.

1.4 Structure of Document

The Document is divided into two principal parts:

- Part 1: Supporting Information
- Part 2: Design Guidelines

Part One contains the information that supports and presents the background to the form, character and content of the guidelines in Part 2. As such it forms the explanatory text that accompanies the guidelines.

It commences by identifying the character of each precinct and the influences on residential development within the precinct. Those influences include the provisions and proposed zones in the Draft LEP, the presence of a town centre (if applicable), the form and characteristics of the natural environment and the presence of major built elements such as roads, conflicting land uses and the like.

Part One then proceeds to analyse the form of existing residential development within the Shire. It identifies key issues, opportunities and constraints as demonstrated by recent, contemporary development. It makes a number of observations and identifies lessons that have been made from mistakes of poor design in the past. Part One concludes by presenting a brief overview of the planning and economic context in which residential development must currently operate within the Baulkham Hills Shire.

Part Two of the document constitutes the design guidelines. It commences by presenting statements of desired future precinct quality. The statements form the basic framework on which the Guidelines are based. It proceeds to present advice and guidance on Council’s expectations in terms of the extent of the applicant/designer’s justification for the design of the proposed development with regard to achieving the stated precinct quality and reflecting the design guidelines of the document. The third and final section within Part 2 presents the design guidelines themselves. The guidelines are divided into key design elements to assist comprehension. Rather than the conventional approach to design guidelines which present notional sketches of desired development, the guidelines in this document, wherever possible lead by example. Using photographs and illustrations the guidelines present the desired form of development being sought by Council in a “real-life” sense.

Part One and Part Two of this document are not isolated and ideally should not be read alone. Specifically Part One can add value to the interpretation of the guidelines and precinct quality statements presented in Part 2. The character and design analysis presented in Part 1 can significantly contribute to an understanding of the issues as they concern the Baulkham Hills Council. Correspondingly they can assist in the understanding of what Council is aiming to achieve for residential development within the Shire.
2. **Precinct Character Analysis**

2.1 **Introduction**

In order to derive the character of each precinct the study area was surveyed on a number of occasions in February and March 2001. The character that was identified for each precinct is distilled into the following categories:

- Landscape
- Streetscape and Public Realm
- Built Form

Each is discussed below.

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**character**

\[ k@rkt\.\(.)=1 \ldots (?) \cdot n. \]

1. A distinctive mark; a letter, figure, or symbol. "It were much to be wished that there were throughout the world but one sort of character for each letter to express it to the eye." Holder.
2. The peculiar quality, or the sum of qualities, by which a person or a thing is distinguished from others; the stamp impressed by nature, education, or habit; that which a person or thing really is; nature, disposition. "The character or that dominion." Milton.
2.2 Baulkham Hills

2.2.1 Landscape

- The Precinct exhibits an open landscape form with significant views and aspect afforded of the Precinct.
- A strong valley form exists in eastern and southern areas which provides aspect and which contains prominent stands of large mature trees.

2.2.2 Streetscape and Public Realm

- The Precinct is dominated by the presence of heavily trafficked roads at its core which dominates the local environment.
- The presence of the commercial buildings and advertising signage presents the image of a strip form, highway focused commercial centre.
- Residential roads are wide and quiet containing large mature trees in places.

2.2.3 Built Form

- Buildings generally exhibit a high quality in terms of design, materials and finishes.
- Due to the presence of the retail centre there is a diversity of housing types from apartments to townhouses.
Views out of Precinct

Presence of tall tree canopy promotes character

Bustling commercial centre at busy intersection

Views out of Precinct

Strong valley presence

Presence of street trees contribute to streetscape

Traffic impacts heavily on Precinct

Wide roads dominate the streetscape

A green canopy forms a backdrop to many streets

Overhead power poles visually prominent in streetscape

New townhouse development in Precinct

Typical residential street in Precinct

Prominent backdrop of established trees

New multi-unit development

New multi-unit development
2.3 Carlingford

2.3.1 Landscape

- Carlingford exhibits an elevated open ridge landscape character, but incorporating a contrasting valley landscape to the north west around Hunts Creek.
- The presence of the power easement establishes a prominent visual feature within both the streetscape and landscape.
- There are some areas of mature trees scattered throughout the Precinct.

2.3.2 Streetscape and Public Realm

- As the precinct is focused upon the intersection of a railway station and major road the precinct is bustling and vibrant.
- The precinct exhibits a suburban village scale that, if considered, will experience an increase in activity due to the presence of the railway station. The extension of the railway line to Chatswood and Parramatta should significantly increase development pressure and intensity.

2.3.3 Built Form

- Development exhibits a range of dwelling types, reflecting the strong commercial and public transport focus within the Precinct.
Carlingford Town Centre

Visual Impact of powerlines

Charcter of residential areas

Only small pockets of mature trees

Multi-unit development

New detached residential development

Typical residential street
2.4 Castle Hill

2.4.1 Landscape
- The Castle Hill Precinct is distinguished by rolling terrain with significant views to surrounding areas which display a strong tree canopy.
- The precinct, due to the memorable views to near and distant areas set against significant vegetation, exhibits a strong landscape framework that underlies its character generation.

2.4.2 Streetscape and Public Realm
- The dominance, and prominence, of the Castle Hill Commercial Centre is a significant focus for the Precinct, around which the residential areas and local community are based.
- The scale of the Castle Hill Commercial Centre and the potential for a suburban rail link some time in the future will encourage an intensification of residential and other activity within the Precinct generating significant redevelopment pressures.

2.4.3 Built Form
- Like the Baulkham Hills Precinct, Castle Hill exhibits a high quality residential environment. However the emergence of "gated" developments has the potential to reduce community interaction.
baulkham hills

multi unit housing: urban design guidelines

Mature trees
- Views to district
- Presence of tree canopy
- Recent town house development
- High quality open space and recreation facilities
- Presence of mature trees in streetscape
- Character of traditional residential areas

LEGEND
- BUILDINGS
- AIR CONDITIONING
- DRAINAGE
- WASTE COLLECTION
- SERVICES
- PARKS
- OPEN SITES
- RESIDENTIAL
- WATER
- INDUSTRIAL
- ELECTRICAL
- UTILITY
- COMMERCIAL
- COMMUNITY/RECREATION
- URBAN CAPABILITY AMENITY
- URBAN CAPABILITY AMENITY RESIDENTIAL
- URBAN CAPABILITY AMENITY COMMERCIAL
- URBAN CAPABILITY AMENITY COMMUNITY/RECREATION

Dramatic green backdrop
Dominant presence of mature trees
Tree canopy

Page 2.7
2.5 Dural (Glenhaven)

2.5.1 Landscape

- Dural represents an elevated urban pocket in a rural setting.
- There are distant bushland/rural views which reinforce the Precinct’s setting along roads and through lots.
- Significant stands of mature vegetation at the edges of the road reinforce and frame views.

2.5.2 Streetscape and Public Realm

- The precinct is focused around a small, comparatively intimate shopping centre that represents the “heart” of the Precinct.
- The wide shallow lots incorporating generous setbacks establish a quiet, comfortable domestic character for the streetscape yet which have the potential to make infill redevelopment prominent in the streetscape.

2.5.3 Built Form

- The Precinct exhibits an established, yet diverse, housing stock, particularly in the west.
Isolated residential pocket surrounded by rural activity

Prominent mature street trees

Village Shopping Centre

Views to rural areas

Lack of kerbs and drainage

Character of existing residential development

Presence of prominent street trees
2.6 Northmead

There is a contrasting character within Northmead between the northern and southern sectors.

2.6.1 Northern Sector Landscape

- The sector is distinguished by an attractive bushland setting and an undulating landform.
- The sector exhibits a strong landscape framework.

2.6.2 Northern Sector Streetscape and Public Realm

- The sector exhibits a well established, comfortable domestic environment.

2.6.3 Southern Sector: Landscape

- The sector differs from the northern sector in that the landscape is of an open character with an easterly slope, and is thus not contained.

2.6.4 Southern Sector: Streetscape and Public Realm

- The streetscape is distinguished by wide, quiet streets with negligible impact from cars.

2.6.5 Southern Sector: Built Form

- The built form is characterised by a single storey residential pattern with a predominance of weatherboard and masonry materials.
Prominent mature trees and strong landscape framework

Established residential environment in northern sector

Open character of landscape

Presence of vegetation

Typical established residential areas

New Townhouse development

Presence of overhead power in streetscape

Character of Southern Sector
2.7 North Rocks

There is a contrasting character within North Rocks between the northern, southern and Speers Road Sectors and in this regard, in terms of character, it is difficult to consider it as a coherent precinct.

2.7.1 Northern Landscape

- The northern sector exhibits a moderate landscape setting.

2.7.2 Northern Streetscape and Public Realm

- The proximity to retail facilities establishes a low key retail centre based sector.
- The sector extends along North Rocks Road establishing a linear form and diverse range of lot sizes.

2.7.3 Southern Landscape

- The presence of the ridge, and valley to the west, establishes a moderate open landscape, but distinguished by a landscape backdrop.

2.7.4 Southern Streetscape and Public Realm

- Development is characterised by a road related urban corridor.

2.7.5 Speers Road Landscape

- Development is located within a valley establishing a moderate to strong landscape framework within a semi-enclosed setting.

2.7.6 Speers Road Built Form

- The area exhibits a diverse range of housing, however with limited access via Speers Road.
Typical residential Street in northern sector

Villa housing in southern sector

Green backdrop of Darling Mills Creek Valley

Typical views of Speers Road sector

Enclosed character of landscape
2.8 Oatlands

2.8.1 Landscape
- Oatlands exhibits a moderate landscape framework characterised by a sloping open terrain character.

2.8.2 Streetscape and Public Realm
- The streetscape exhibits a pleasant domestic character.
- A notable characteristic is the presence of white picket fencing in places within the streetscape that distinguishes the private and public realms.

2.8.3 Built Form
- The precinct exhibits a diverse quality in housing, predominately 1-2 story in height, many on comparatively large lots.
Typical character and quality of residential development

Prominence of mature street trees

Presence of picket fencing

Large dwellings

Picket fencing again

Dense planting of mature trees
3. DESIGN ELEMENTS: ISSUE STATEMENTS

3.1 Introduction

The site analysis undertaken to identify the character of the precincts undertaken in February and March provided a good opportunity to identify emerging issues and examples of the type, and form, of development that Council does not wish to see repeated within the Shire.

What follows, is a pictorial analysis of comparatively recent development within the Shire. The analysis supports issue statements relating to design elements under the following headings:

- Landscape
- Driveways
- Fences
- Balconies
- Garages
- Common Facilities
- Side Setbacks
- Legibility, Privacy and Safety

Issue Statements are grouped under the following housing typologies:

- Multi-units
- Townhouses and villas
3.2 Multi Units

3.2.1 Landscape

Landscape in multi unit developments is generally poor. Landscape areas are narrow and insufficient to support a meaningful density of planting. Many locations experience significant solar glare and create inhospitable environments for species survival. Species selection is inappropriate and inconsistent with the dominant species of the precinct. They do not offer long term benefits with regard to privacy and solar access. Prominent, large mature trees, particularly at the lot front boundary, are not being protected or replaced, thereby eroding the continuity of landscape along the street and the Shire's landscape character. Facilities, services and car parking often replace landscaping in the property's front zone.

3.2.2 Driveways

Driveways are barren, long and uniformly straight. They establish a poor visual "gun barrel" character for the development. They are not softened by landscaping, which is generally insufficient and inappropriate. They lack porous material and different colours and materials to add interest. Dwellings experience insufficient or no setback to driveways eroding resident amenity and privacy.

3.2.3 Fences

Boundary fencing and walls are barren, featureless and visually dominate the streetscape. They obstruct views into the development and out to the public realm, perceptually and physically isolating the development from its setting. Where casual surveillance is poor, and even where it is not, walls have been subjected to graffiti attack that further erodes the attractiveness of the streetscape.
3.2.4 Balconies

Balconies are often inappropriately located. They overhang communal spaces and driveways exposing dwelling residents to unreasonable amounts of noise and local pollution and eroding privacy and the value of the balcony as private open space for the dwelling’s residents. Similarly, by their dominant presence they erode the privacy and comfort of using communal open space, particularly swimming pools.

3.2.5 Garages

Garages within the basement and/or structure of the building are often inappropriately located in terms of their impact on the building’s residents, particularly with regard to the location of the garage door and the resulting impact of noise and activity on the private open space and of windows of dwellings above, which often conflict.

3.2.6 Common Facilities

Common facilities such as swimming pools and pergolas, are often too small, or poorly located, to be of any effective use for residents. They are often enclosed, and dominated by building walls or vehicle driveways creating privacy, noise and overshadowing issues.

3.2.7 Side Setbacks

Many buildings ignore the presence of, and turn their back on lower scale buildings on adjoining sites. They also do not maximise opportunities to establish generous private and communal open space areas within the side setback area.
3.3 Townhouses and Villas

3.3.1 Landscape

The provision of landscape zones within common areas such as driveways is generally poor and ineffective. The width of the planting areas are often insufficient for the long term survival of species and the density of planting of appropriate species that is required to have any meaningful visual impact is poor.

3.3.2 Driveways

Driveways are barren, long and uniformly straight, creating a poor, gunbarrel visual effect. They are dominated visually by garage doors and lack porous surfaces and different materials and colours to add variety and interest.

3.3.3 Garages

Garages dominate the visual character of internal driveways and accessways. They are repetitive and monotonous in nature. They divorce the dwelling from the driveway creating an unwelcoming and inhospitable environment for resident and visitor alike.
3.3.4 Common Facilities

Common facilities, particularly letterboxes, bin stores and visitor car parking areas are poorly located and unattractive. Letterboxes often take the appearance of a last minute addition with no thought to sensitive and compatible design, user access and general maintenance. Visitor car parking is often not easy to find, while few dwellings appear to consider a location for bin storage with comfortable convenient access to the collection point.

3.3.5 Legibility, privacy and Safety

Pedestrian access to dwellings from internal driveways is often long, circuitous and/or narrow creating an inhospitable and difficult to use environment. Individual dwelling entries are often located too close together generating privacy and noise issues.

As dwellings turn their back on their internal driveway they create a public realm that exhibits poor legibility, privacy and safety. They do not capitalise on the opportunities to create a comfortable, attractive, safe and "human scale" internal "street-like" environment that is not dominated by faceless garages.
4. PLANNING ANALYSIS

4.1 Background

A comprehensive review of a number of non-statutory planning instruments was undertaken to establish the basis for this document and assist in the formulation of the development control and design guidelines that are to be contained in the DCP.

Different DCPs prepared by different councils and development control manuals prepared by DUAP were analysed, in terms of their approach to the formulation of these guidelines. These included DCPs from Kogarah Council, Hornsby Council, Sutherland and Ryde Councils, in addition to AMCORD and “Better Urban Living, Guidelines for Urban Housing”.

Following that, these documents and the controls contained in them were compared to Baulkham Hills Council’s instruments, to formulate a new set of development control and design guidelines addressing all the elements that were not addressed sufficiently in the previous DCPs. Particular emphasis was placed upon design guidelines for multi-unit residential development, as this document specifically addresses medium density housing in Baulkham Hills Shire. The following tables show some additional elements that needed to be considered by Council.

4.2 Review

The tables that follow present the review of the documents.

<table>
<thead>
<tr>
<th>Element</th>
<th>Development Standards to be considered by Baulkham Hills Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Character of the area</td>
<td>Establish the existing and the desired character in terms of: streetscape, landscape, building form- including shape, mass, scale, materials and colour, etc.</td>
</tr>
<tr>
<td></td>
<td>An illustrative general section is required in Baulkham Hills DCPs setting out the general character of the area.</td>
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<tr>
<td></td>
<td>Photographs and images of the existing and the proposed outcomes are helpful.</td>
</tr>
<tr>
<td>Site Analysis and design</td>
<td>Establish the maximum site coverage for each site. Illustrations are vital to deliver the message easily.</td>
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<tr>
<td></td>
<td>Min. floor areas required for each dwelling- should be addressed in this element rather than streetscape and for all types of dwellings.</td>
</tr>
<tr>
<td>Building Envelope &amp; Sting</td>
<td>Building envelope is an important element to establish the final scale, form, and bulk of the building. A similar element with illustrative material is essential.</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Some variety, in certain areas and situations enriches the streetscape and assists in creating open spaces that can be utilised for public purposes and accommodate various activities.</td>
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<tr>
<td></td>
<td>Corners with no setbacks have stronger presence and better definition of entries to streets, especially for high rise housing.</td>
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<tr>
<td></td>
<td>Consider setbacks at upper floors above podium level for high rise housing.</td>
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<td></td>
<td>Written material should be supported by illustrations to be absorbed easily.</td>
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<tr>
<td>Building Height</td>
<td>In high rise buildings, a transition of building height towards the lower dwellings should be considered for better streetscape.</td>
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<td></td>
<td>Consider higher buildings at corners.</td>
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<tr>
<td></td>
<td>Relate building heights to street widths to achieve better solar access and amenity.</td>
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<tr>
<td>Communal &amp; Private Open Space</td>
<td>Utilise 45° control plane to determine building heights around communal open spaces.</td>
</tr>
<tr>
<td>Landscape</td>
<td>Establish a minimum proportion of open spaces- pervious areas, which help in soil infiltration.</td>
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<td></td>
<td>Consider paving materials, colour, etc.</td>
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<td></td>
<td>Maintain sight lines at corners, paths and entry points for safety and security issues.</td>
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<tr>
<td>On-site car parking &amp; Access</td>
<td>Flexibility in the provision of car parking depending on the area’s density and availability of public transport.</td>
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<td></td>
<td>Screening parking area from main streets.</td>
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<tr>
<td></td>
<td>Safety and security issues.</td>
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<tr>
<td></td>
<td>Paving materials semi-porous to allow stormwater infiltration.</td>
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<tr>
<td>Solar Access</td>
<td>Minimum operable size of windows of habitable rooms of the floor area of the room.</td>
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<tr>
<td></td>
<td>Minimum natural illumination for habitable rooms.</td>
</tr>
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<td></td>
<td>Maximum depth of buildings to achieve better solar access and penetration.</td>
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<td></td>
<td>Treatments required for east and west facades.</td>
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<td></td>
<td>Specify building materials and roof colours for optimum thermal performance.</td>
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<td></td>
<td>Encourage the use of landscaping to support design for solar access and wind breaking.</td>
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<tr>
<td>Energy Efficiency</td>
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<td>----------------------------------------------------------------------------------</td>
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<tr>
<td>• Heating and cooling spaces need to be addressed.</td>
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<tr>
<td>• Better utilisation of sunlight and other energy sources—consider solar collectors.</td>
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<tr>
<td>• Glazing areas and other devices used to control solar access. Establish min. glazed area.</td>
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<tr>
<td>• Materials used in building and construction—recyclable materials.</td>
<td></td>
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<tr>
<td>• Insulation of walls and ceilings.</td>
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<tr>
<td>• Impact on other neighbouring properties.</td>
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<table>
<thead>
<tr>
<th>Security</th>
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<tbody>
<tr>
<td>• Clear definition of spaces and transition areas with territories being personalised.</td>
<td></td>
</tr>
<tr>
<td>• Outlook over public and private open spaces and entries.</td>
<td></td>
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<tr>
<td>• Dark blind corners to be avoided in design.</td>
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<tr>
<td>• Consider mixed use where possible even if a small corner shop is provided.</td>
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<tr>
<td>• Ground floor units open to streets and publicly visible areas.</td>
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<tr>
<td>• Specify maximum number of shared entries to units.</td>
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<tr>
<td>• Less connection and minimum access between the roofs and balconies of adjoining properties.</td>
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<tr>
<td>• Highlight important entry areas with good lighting.</td>
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<table>
<thead>
<tr>
<th>BID</th>
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<tbody>
<tr>
<td>Natural Ventilation</td>
<td></td>
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<tr>
<td>• Min. opening size of windows of habitable rooms of the floor area of the room.</td>
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<tr>
<td>• Access to outside air and cross ventilation in design.</td>
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<tr>
<td>• Maximum building depth.</td>
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<tr>
<td>• Design to catch breeze and minimise the effect of wind on street level.</td>
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<thead>
<tr>
<th>Building Design</th>
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<tbody>
<tr>
<td>- Establish minimum heights for ceilings of habitable and non-habitable rooms.</td>
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<tr>
<td>- Utilise balconies as external living spaces and provide protection from weather.</td>
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<tr>
<td>- Consider solar access to lift lobbies and long corridors.</td>
<td></td>
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<tr>
<td>- Discourage double loaded corridors where less cross ventilation is provided.</td>
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<tr>
<td>- Study facade composition and establish development standards that help in creating well-designed and proportioned facades.</td>
<td></td>
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<tr>
<td>- Specify roof angle and pitch etc.</td>
<td></td>
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<tr>
<td>- Consider any structures in the design of roofs and their impact on the skyline. Varied roof treatment provides different experience and more open spaces to be utilized.</td>
<td></td>
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<tr>
<td>- Encourage balanced proportions in elevations.</td>
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<tr>
<td>- Specify modulation, texture, and other features based on the existing character of the area.</td>
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</table>
5. ECONOMIC Overview

5.1 Background

Population Growth

- Between the Census periods 1986, 1991 and 1996 the resident population of the Shire increased by 16.3% from 102,804 people in 1986 to 119,545 in 1996.
- A disproportionate spread of population growth resulted in population decline in the established precincts of Baulkham Hills, West Baulkham Hills, Carlingford, North Parramatta and North Rocks.

Age Distribution

- The age distribution of the Shire is characteristic of an area dominated by families with higher than average proportions of people aged 10-24 years and 40-59 years.
- However, the trend is towards an ageing community with 7.5% of the Shire’s population over the age of 65 years, representing a 33% increase in the proportion of aged population of the shire since 1986.

Household Composition

- While traditional family households still dominate, the numbers are declining. ‘Other’ households, such as single parent, couples without children and lone person, are increasing, and in 1996 constituted 37.5% of the households in the Shire.

Marital Status

- The 1996 Census revealed a continuing reduction in the proportion of married persons in the Shire and corresponding increase in the proportion of separated, divorced and widowed persons from 8.2% of population in 1986 to 0.6% in 1996.

Ethnicity

- 25% of the Shire’s residents in 1996 were born overseas, compared to 31% in Sydney as a whole.
- The highest proportion of immigrants were from non english speaking backgrounds, with the highest proportions from Hong Kong, Italy, Malaysia, China and India.

Dwelling Size

- In 1986 some 94.5% of dwellings in the Shire comprised separate houses. By 1996 it had fallen slightly to 89.9% but still remained high compared to 80.8% in the Western Sydney Region of Councils (WESROC) area and 65% in the Sydney Statistical Division (SD).

5.2 Housing Characteristics

Growth in Dwelling Stock

- From 1986-1996 the total number of dwellings in the Shire increased from a total of 28,586 to 36,458, representing a 27.1% increase in the total number of dwellings.

Tenure

- The net dwelling stock increase reflects the continuing decline in average occupancy rates from 3.52 persons per dwelling in 1986 to 3.28 persons in 1996.

5.3 The Future

Housing Demand

- Demand for medium density developments will continue to be strong in the established urban areas of the Shire, and in particular in areas surrounding the Baulkham Hills and Castle Hill Commercial areas.
- Although household sizes are getting smaller, Baulkham Hills Shire continues to have over twice as many large dwellings, containing 4 or more bedrooms - 51.5% of the dwelling stock, compared to either WSRORC 23% or Sydney SD 19%.
- The median house and unit prices throughout most areas of the Shire increased by between 8-18% from the previous year. Although demand is forecast to "soften" this year, price increases are still likely to be in the order of 10%.
6. PRECINCT CHARACTER STATEMENTS

6.1 Introduction

The following Statements of desired quality present Council’s desired future residential character for each precinct. It presents Council’s vision for residential development within the precinct and where appropriate provides flexibility, in the interpretation of the guidelines that follow where the nature of the guideline supports a flexible interpretation.

In this regard each statement is intended to present a clear visual picture of the intent for the desired quality of development.

6.2 Baulkham Hills

Residential development in the Baulkham Hills Precinct should reflect and respond to the strong commercial centre and highway focus that the precinct displays. Buildings should reinforce the presence of the centre by maximising the building envelope to capitalise on views and aspect of the locality. Building facades should contribute to the green, gardenesque character of the shire through the provision of landscaped terraces and other landscape elements within the façade that soften the visual impact of the building, promoting a verdant green character. Existing trees should be retained and the Precinct’s distinctive tree canopy protected.

The public realm should be safe and comfortable to use for pedestrians and motorists alike through dwellings addressing the street and the provision of tall branching semi-mature street trees in the front landscape zone that will grow and spill out the streetscape.

Buildings located on sites addressing major roads should provide private and communal open space that present a viable alternative in terms of aspect for residents in lieu of the street through the provisions of generous proportions and sizes of such spaces in the centre of the site.

6.3 Carlingford

Residential development in the Carlingford Precinct should respond to, and respect, the bustling railway station based village centre character that the precinct displays. Buildings should address pathways and be permeable and easy to access for pedestrians, reinforcing existing and creating new pedestrian links to major roads and public transport. As the precinct may be the only opportunity that travelers to Parramatta and Chatswood have to judge the Shire in the future, buildings should incorporate landscape elements at all levels of the façade to reinforce the image of the Shire. Semi mature trees should be planted in all private and communal open space areas to supplement existing tree density.

Built form should avoid maximising the building envelope adjoining major road and rail corridors creating a human scale environment and protecting the village like character of the Precinct, exploring instead opportunities to achieve development in the centre of the site in lieu of the edges.

Due to the presence of the potential excellent public transport that residents in the precinct will enjoy, access to a mix of dwelling types including studio and single bedroom dwellings should be offered to provide greater opportunities and dwelling choice for the Shire’s residents.
6.4 Castle Hill

Residential development in the Castle Hill Precinct should be of a scale and character that reflects the primacy and dominance of the existing commercial activities within the centre, keeping in mind the potential increase in intensity of activity that could emerge should suburban rail be brought to the centre some time in the future as currently envisaged. Buildings should reinforce the presence of the centre by maximising the building envelope to capitalise on views and aspect of the locality. At the same time they should contribute to the protection of the Shire’s gardenesque character through the provision of generous landscaped terraces and other landscape elements within building facades at all levels that generate a verdant green character of development. Existing trees should be retained and supplemented with new planting of similar species.

As the centre will provide ample opportunities for communal interaction, development instead should focus on the role of its private open spaces as an escape from the centre through the provision of generously sized balconies, private courtyards and the like in lieu of a generous provision of communal open space.

New residential development should also respect and pay significant attention to the interface with both intensely developed commercial activities and low density residential development particularly in the eastern and south western parts of the Precinct where such interface issues are particularly acute. Development should not maximise development within the building envelope adjoining low density residential areas, instead creating a gentle transition between building forms. Furthermore development, where addressing intensive commercial development should provide measures, by way of aspect and provision of private open space, to ensure that high resident amenity is maintained in areas dominated by a commercial presence.

6.5 Dural (Glenhaven)

Residential development in the Dural Precinct should reinforce the small scale, intimate rural village like environment that characterises the area. Buildings should emphasise the quiet, comfortable character of the streetscape through generous setbacks from the street and an avoidance of maximising the building envelope at the front of the site in favour of areas towards the middle and rear.

Landscape should not obstruct views to rural areas outside the Precinct. Where view corridors exist through sites to the rural areas beyond, they should be protected and retained in new development, and framed by landscape and built form to enrich residents’ experience of the rural interface.

6.6 Northmead

Residential development in the Northmead precinct should reflect and respond to the unique character and attributes within the northern and southern sectors of the Precinct.

Residential development in the northern sector should reinforce the attractive bushland setting and strong landscape framework through the provision of generous setbacks to the front and rear of the site and an emphasis on development at the centre of the site.

View corridors through development sites to the valley of Darling Mills Creek should be protected and enhanced through framing by vegetation and built form to enrich Precinct residents’ experience and appreciation of the area’s setting.

Residential development in the southern sector should protect and reinforce the open landscape and “wide-street” character that distinguishes this sector of the Precinct. This should be achieved through the maintenance of the predominant building height at, and setback from, the street in the locality and the avoidance of front boundary walls and other design elements where they are not characteristic of the streetscape. Building materials and styles should, similarly, reflect the predominant weatherboard/masonry materials in this sector of the precinct.
6.7 North Rocks

Residential development in the North Rocks Precinct should reflect and respond to the unique character and attributes within the northern, southern and Speers Road sectors of the Precinct.

Residential development in the northern sector should respond to the sector's linear form and proximity to retail services through an emphasis on the creation of a comfortable and inviting public realm at the front boundary/street interface. Buildings should maximise the building envelope at the property's front boundary and buildings, and building entries, should address the street.

Setback areas should predominately comprise shade trees to shelter the public realm and buildings should overlook the street footpath. Full height solid walls built to the front property boundary should be avoided in favour of more transparent, low height walls.

Residential development in the southern sector should respond to the ridge setting and presence of the valley of Darling Mills Creek to the west through the balanced distribution of built form throughout the site with an emphasis on generous building separation and dense landscaping within the separation areas to reduce the visual impact of the development from the eastern side of the creek. View corridors from North Rocks Road to the valley through sites, where they exist, should be protected and retained in new development, and framed by landscape and built form to enrich residents' and motorists' appreciation and experience of the green "backdrop" to development.

Development at the street boundary should respond to the role of the streetscape in reinforcing the gardenesque character of the shire through an emphasis on the provision of semi-mature dense landscaping comprising indigenous tree species local to the area and the avoidance of full height solid walls at the front boundary in favour of semi-transparent low height walls.

Residential development in the Speers Road sector should reflect the semi-enclosed vegetated valley setting of the Precinct through generous building separation and boundary setbacks that provide the opportunity for, and include, dense semi-mature landscaping and trees.

6.8 Oatlands

Residential development in the Oatlands Precinct should reflect and respond to the pleasant, domestic garden environment that characterises the area. Buildings should emphasize the quiet comfortable character of the streetscape through generous landscaped setbacks from the street that reinforce the predominant building setback that exists within the particular street of the development site. Development should be maximised towards the middle and rear of the site.

The provision of front boundary fencing should explore opportunities to, and adopt as design clues, use of picket fencing currently found in various parts of the precinct to establish a pattern of common and unifying design elements within the streetscape that reinforce the Precinct's character. Full height solid boundary walls should therefore be avoided.
7. SUB-PRECINCT CHARACTER STATEMENTS

Introduction

The following sub-precinct character statements identify the physical and demographic character of the respective localities and identify the future desired streetscape / landscape and built form character.

The sub-precinct character statements within this section provide a local level analysis to those precinct statements identified in Section 6 - Precinct Character Statements. In order to achieve Council’s desired future character for each sub-precinct, locality objectives have been identified. These locality objectives prescribe various features, which contribute to the overall visual setting of the neighbourhood, being landscape, streetscape and building form.

The following statements should be used as a reference when preparing a development application for any future development. Applicants are advised to consider these statements, so as to demonstrate that the proposed development will maintain and facilitate Council’s desired future character of the precinct and sub-precincts.
CHARACTER OF THE AREA

PHYSICAL CHARACTER

The Keene Street Character Unit forms a residential area located on the North West edge of the Baulkham Hills Precinct. The majority of low-scale residential dwellings date pre-1960's, with some town house infill development during the 1980s. Well-defined streets lined with trees compliment the area with individually landscaped gardens throughout. Low scale fencing and consistent front setbacks provide a harmonious garden character for this sub precinct. The area is located upon a gentle slope, which rises from Windsor Road to Coronation Road and provides views of the locality.

DEMOGRAPHIC CHARACTER

Within this section of the precinct, over 1000 people reside with 23 per cent being over the age of 55 years. One in three people are under the age of 15 years. There are on average 1.6 cars per dwelling with over a third of the sub-precinct, who choose to drive to their workplace.

PHOTO

Apartment Building in Meryll Avenue

Existing residential housing in Meryll Avenue

LOCATION MAP

BAULKHAM HILLS

W1: Western Domain – Keene Street Character Unit

DESIRED CHARACTER

LOCALITY OBJECTIVES

STREETSCAPE & LANDSCAPE

• Future development of the Keene Street Character Unit will be characterised by retention of mature street trees and landscaped front gardens that clearly identify the transition between the public and private domain.

• Development should address local streets and spaces, integrate with landscape and topography to enhance the visual attractiveness, safety and security of public and semi public spaces.

• Landscaping should complement the existing landscape species in the street and enhance the visual setting of buildings.

• Setbacks should be consistent with the existing dwellings and low front fences complemented with landscape planting.

• Development adjoining major roads should provide private and communal space that provides a viable alternative in terms of aspect for future residents.

• Acoustic walls should avoid blank surfaces by utilising various colours and textures.

• Future development should integrate the existing pedestrian / cycleways in local streets with central open space areas. In addition, the connection of the open space areas could generate a corridor of paths and public recreational spaces.

BUILDING FORM

• Future development will be characterised by town house and villa style development set amongst detached housing and dual occupancy dwellings. Future development or alterations and additions should use materials and colours sympathetic to the existing buildings of the locality.
W2: Western Domain – Kenneth Avenue Character Unit

CHARACTER OF THE AREA

PHYSICAL CHARACTER

Kenneth Avenue Character Unit presents a cohesive character of detached residential dwellings, ranging from pre-1960s residential dwellings to modern contemporary. It is within close proximity to the Baulkham Hills Town Centre with good access to commercial and community facilities.

The sub-precinct is characterised by two distinct sections. The western section from Katherine Road, Burrell Crescent and Lindsay Street are predominantly detached residential dwellings. This section includes tree-lined streets, individually manicured gardens and consistent setbacks, which reinforce the garden character of the precinct. The eastern section encompassing Kenneth Avenue and Conie Avenue has been partly redeveloped for apartment buildings, town houses and villa housing, with some existing dwellings remaining.

DEMOGRAPHIC CHARACTER

Within this section of the precinct, over 1000 people reside with 23 per cent being over the age of 55 years of age and 1 in 3 people under the age of 15 years. There are on average 1.6 cars per dwelling with over a third of the sub-precinct driving to their workplace.

PHOTO

Existing residential housing in Lindsay Street

LOCATION MAP

DESIRED CHARACTER

LOCALITY OBJECTIVES

STREETSCAPE & LANDSCAPE

- Future development of the Kenneth Street Character Unit will be characterised by retention of mature street trees and landscaped front gardens that clearly identify the transition between the public and private domain.
- Development should address local streets and spaces, integrate with landscape and topography to enhance the visual attractiveness, safety and security of public and semi public spaces.
- Landscaping should complement the existing landscape species in the street and enhance the visual setting of buildings.
- Setbacks should be consistent with the existing dwellings and property boundaries be visually linked to the street via appropriate landscape planting instead of front fences on local roads.
- Development adjoining major roads should provide private and communal spaces that provide a viable alternative in terms of aspect for future residents.
- Acoustic walls should avoid blank surfaces by utilising various colours and textures.
- Future development should integrate the existing pedestrian / cycleways in local streets with central open space areas.

BUILDING FORM

- Future development will be characterised by apartment, town house and villa style development set amongst detached housing and dual occupancy dwellings. Future development or alterations and additions should use materials and colours sympathetic to the existing buildings of the locality.
S1: Southern Domain –
Arthur Street Character unit

CHARACTER OF THE AREA

PHYSICAL CHARACTER

Arthur Street Character Unit consists of streets with a cohesive built form and a neighbourhood centre occupied by local shops and a church.

The character is consistent throughout, with tree-lined streets dominating the sub-precinct as well as individually landscaped gardens. The sub-precinct is located upon a gentle slope to the south and enjoys distant views beyond the locality. A large recreational field is situated within the precinct, which caters for a variety of sporting activities.

Housing predominantly consists of low scale residential dwellings, with infill development along Windsor Road and other developments located throughout.

DEMOGRAPHIC CHARACTER

There are approximately 1700 persons living in this area with one in five persons over the age of 55 years. Over a third of the sub-precinct are under the age of 15 years. There is an average 1.7 cars per dwelling with 4 per cent of people residing within the sub-precinct utilising public transport to their place of employment. There are on average 2.6 persons within each dwelling with 50 per cent owning two cars.

PHOTO

Existing residential housing in Yattenden Crescent

DESIRED CHARACTER

LOCALITY OBJECTIVES

STREETSCAPE & LANDSCAPE

• Future development of the Arthur Street Character Unit will be characterised by retention of mature street trees and landscaped front gardens that clearly identify the transition between the public and private domain.

• Development should address local streets and spaces, integrate with landscape and topography to enhance the visual attractiveness, safety and security of public and semi public spaces.

• Landscaping should complement the existing landscape species in the street and enhance the visual setting of buildings.

• Setbacks should be consistent with the existing dwellings and low form front fences complemented with landscape planting.

• Development adjoining major roads should provide private and communal space that provide a viable alternative in terms of aspect for future residents.

• Acoustic walls should avoid blank surfaces by utilising various colours and textures.

• The improvement of pedestrian paths adjacent to both Seven Hills Road and Windsor Road should be improved during redevelopment of adjacent lands.

BUILDING FORM

• Future development will be characterised by apartment, town house and villa style development set amongst detached housing and dual occupancy dwellings. Future development or alterations and additions should use materials and colours sympathetic to the existing buildings of the locality.

• An opportunity to maximise views/vistas from upper Arthur Street (Near Owen Street intersection) should be considered during site planning for future multi unit development.
S2: Southern Domain – Watkins Road / Horwood Avenue
Character unit

CHARACTER OF THE AREA

PHYSICAL CHARACTER

The Watkins Road / Horwood Avenue Character Unit is an aging residential area with some infill development. The garden character of this sub precinct is conveyed through tree-lined streets and individually manicured gardens. Located upon south facing slopes, distant views beyond the locality are enjoyed.

DEMOGRAPHIC CHARACTER

There are approximately 1700 persons living in this area with one in five persons over the age of 55 years. Over a third of the sub precinct are under the age of 15 years. There is an average 1.7 cars per dwelling with 4 per cent of people residing within the sub-precinct utilising public transport to their place of employment. There are on average 2.6 persons within each dwelling with 50 per cent owning two cars.

PHOTO

EXISTING RESIDENTIAL DWELLINGS IN CRAIG AVENUE

LOCATION MAP

SOUTHERN

Town house development along Watkins Road

DESIRED CHARACTER

LOCALITY OBJECTIVES

STREETScape & LANDSCAPE

• Future development of the locality will be characterised by retention of mature street trees and landscaped front gardens that clearly identify the transition between the public and private domain.

• Development should address local streets and spaces, integrate with landscape and topography to enhance the visual attractiveness, safety and security of public and semi public spaces.

• Landscaping should complement the existing landscape species in the street and enhance the visual setting of buildings.

• Setbacks should be consistent with the existing dwellings and low to medium form front fences complemented with landscape planting.

• Development adjoining major roads should provide private and communal space that provide a viable alternative in terms of aspect for future residents.

• Acoustic walls should avoid blank surfaces by utilising various colours and textures.

• Future Development should seek to improve pedestrian / cyclist links from Torrs Street, Livingstone Avenue to Arthur / Watkins Road.

BUILDING FORM

• Future development will be characterised by villa style development set amongst detached housing and dual occupancy dwellings. Future development or alterations and additions should use materials and colours sympathetic to the existing buildings of the locality.

Page 7.5
E1: Eastern Domain – Cross Street Character unit

CHARACTER OF THE AREA

PHYSICAL CHARACTER

The Cross Street Character Unit forms a mixed residential area located on the eastern edge of the Baulkham Hills Precinct. The sub precinct maintains a cohesive character, with a combination of medium density development and some older, detached residential dwellings. Newer forms of housing tend to be rendered brickwork, whilst older dwellings are of weatherboard and brick. This locality enjoys good access to commercial and retail facilities located within the Baulkham Hills Town Centre.

The sub precinct has two distinct sections with Cross Street bisecting the precinct. Jenner Street is located upon a southwest facing slope with tree-lined streets. Infill development has occurred within this section given its close proximity to public transport and the town centre. Pearce Street is set upon a gentle north facing slope, consisting of detached residential dwellings, with some infill developments throughout.

The sub precinct retains a distinct garden character with consistent setbacks, low scale fencing and mature native trees scattered throughout.

Numerous heritage items are located within this sub precinct and are in a relatively well-maintained condition. Their visual prominence has remained intact with the advent of surrounding modern development.

DEMOGRAPHIC CHARACTER

There are approximately 2000 people residing within this section of the precinct with one in five people being under the age of 15 years and 21 per cent being over the age of 55 years. There is an average of 1.8 cars per dwelling with 6 per cent of the sub precinct utilising public transport to their workplace. About 43% choose to drive to their workplace. An average 2.3 persons reside within each dwelling with 99% of the sub-precinct owning 1 or more cars.

DESIRED CHARACTER

LOCALITY OBJECTIVES

STREETSCAPE & LANDSCAPE

- Future development of the Cross Street Character Unit will be characterised by retention of mature street trees and landscaped front gardens that clearly identify the transition between the public and private domain.
- Development should address local streets and spaces, integrate with landscape and topography to enhance the visual attractiveness, safety and security of public and semi public spaces.
- Landscaping should complement the existing landscape species in the street and enhance the visual setting of buildings.
- Setbacks should be consistent with the existing dwellings and low to medium form front fences complemented with landscape planting on local and collector roads.
- Development adjoining major roads should provide private and communal space that provides a viable alternative in terms of aspect for future residents.
- Acoustic walls should avoid blank surfaces by utilising various colours and textures.
- There is an opportunity to improve pedestrian amenity along Jenner and Pearce Streets. In conjunction with these improvements, pedestrian crossings at mid block locations should be provided. Consideration of future development should also include the provision of pedestrian and cyclist links through to Exceltor Reserve.

BUILDING FORM

- Future development will be characterised by a mix of apartment, town house and villa style development set amongst detached housing and dual occupancy dwellings. Future development or alterations and additions should use materials and colours sympathetic to the existing buildings of the locality.
- Future development should ensure that existing heritage items retain their visual integrity through site planning and sympathetic design in terms of style and character.
E2: Eastern Domain –
Cook Street Character unit

CHARACTER OF THE AREA

PHYSICAL CHARACTER

Cook Street Character Unit exhibits a reasonably cohesive character of detached residential dwellings constructed during the 1960's, contemporary housing of good quality and recent town house developments.

The sub-precinct enjoys close proximity to the town centre, public transport hub and commercial centre at the fringe. Infill development is mainly located to the eastern side of the sub precinct and the remaining areas retain existing residential single dwellings.

The sub-precinct is located upon gently falling slopes with a southerly aspect that provide distant views of the locality. The garden character within this sub precinct is facilitated through well-defined streets lined with native trees and individually landscaped gardens.

DEMOGRAPHIC CHARACTER

There are approximately 2000 people residing within this section of the precinct with one in five people being under the age of 15 years and 21 per cent being over the age of 55 years. There is an average of 1.6 cars per dwelling with 6 per cent of the sub precinct utilising public transport to their workplace. About 43% choose to drive to their workplace. An average 2.3 persons reside within each dwelling with 99% of the sub-precinct owning 1 or more cars.

DESIRED CHARACTER

LOCALITY OBJECTIVES

STREETSCAPE & LANDSCAPE

- Future development of the Cook Street Character Unit will be characterised by retention of mature street trees and landscaped front gardens that clearly identify the transition between the public and private domain.

- Development should address local streets and spaces, integrate with landscape and topography to enhance the visual attractiveness, safety and security of public and semi public spaces.

- Landscaping should complement the existing landscape species in the street and enhance the visual setting of buildings.

- Setbacks should be consistent with the existing dwellings and low form front fences complemented with landscape planting on local and collector roads.

- Development adjoining major roads should provide private and communal space that provide a viable alternative in terms of aspect for future residents.

- Acoustic walls should avoid blank surfaces by utilising various colours and textures.

- Development adjoining the southern boundary of the precinct with respect to landscaping should relate to the indigenous bushland communities of Brodie Circle Reserve and Excelsior Reserve.

- Opportunities to improve pedestrian and cyclist facilities along Pearses, Jenner and Railway Streets should be implemented during redevelopment.

BUILDING FORM

- Future development will be characterised by a mix of apartment, town house and villa style development set amongst detached housing and dual occupancy dwellings. Future development or alterations and additions should use materials and colours sympathetic to the existing buildings of the locality.
E3: Eastern Domain –
Forest Road Character unit

CHARACTER OF THE AREA

PHYSICAL CHARACTER
The Forest Road Character unit forms a mixed residential area located on the south eastern edge of the Baulkham Hills Precinct. The M2 Motorway, Windsor Road and Excelsior Reserve bound this locality.

The sub-precinct consists mainly of detached residential dwellings with some infill development scattered throughout. The topography from Forest Road slopes down towards the Excelsior Reserve creek line. A number of existing and recent developments have low form brick walls that dominate the streetscape.

The sub precinct maintains a pleasant garden character, which continues from the adjacent reserve through to the sub-precinct.

DEMOGRAPHIC CHARACTER
There are approximately 2000 people residing within this section of the precinct with one in five people being under the age of 15 years and 21 per cent being over the age of 55 years. There is an average of 1.6 cars per dwelling with 6 per cent of the sub precinct utilising public transport to their workplace. About 43% choose to drive to their workplace. An average 2.3 persons reside within each dwelling with 99% of the sub-precinct owning 1 or more cars.

PHOTO

Streetscape at Canton Road

DESIRED CHARACTER

LOCALITY OBJECTIVES

STREETSCAPE & LANDSCAPE

- Future development of the Forest Road Character Unit will be characterised by retention of mature street trees and landscaped front gardens that clearly identify the transition between the public and private domain.
- Development should address local streets and spaces, integrate with landscape and topography to enhance the visual attractiveness, safety and security of public and semi public spaces.
- Landscaping should complement the existing landscape species in the street and enhance the visual setting of buildings.
- Setbacks should be consistent with the existing dwellings and low form front fences complemented with landscape planting on local and collector roads.
- Development adjoining major roads should provide private and communal space that provide a viable alternative in terms of aspect for future residents.
- Acoustic walls should avoid blank surfaces by utilising various colours and textures.
- The eastern boundary of the precinct near Excelsior Reserve should protect and enhance the indigenous tree canopy.
- Opportunities to improve pedestrian and cyclist links to the town centre should be addressed by future development.

BUILDING FORM

- Future development will be characterised by a mix of town house and villa style development set amongst detached housing and dual occupancy dwellings. Future development or alterations and additions should use materials and colours sympathetic to the existing buildings of the locality.
CHARACTER OF THE AREA

PHYSICAL CHARACTER

The Dobson Crescent Character Unit forms a residential area located on the Northern edge of the Baulkham Hills Precinct. The Sub-precinct consists of detached residential dwellings, with some infill development. Tree-lined streets and established gardens maintain a harmonious garden character. Heritage items of significance are located along Old Northern Road and continue to retain their visual prominence today.

Located upon land sloping gently to the southwest, views of the local district are available from Chelsea Avenue and Old Northern Road.

DEMOGRAPHIC CHARACTER

There are just over 1100 people residing in this sub-precinct with 17 percent being over the age of 55 years. Over one in five persons are under 15 years of age. There is an average 1.8 cars per dwellings and over one third of this sub-precinct, drive their cars to their place of employment. There is average 2.6 persons per dwelling and 1 in 2 households own two motor vehicles.

PHOTO

Existing streetscape along Dobson Crescent

LOCATION MAP

DESIRED CHARACTER

LOCALITY OBJECTIVES

STREETScape & LANDScape

• Future development of the Dobson Crescent Character Unit will be characterised by retention of mature street trees and landscaped front gardens that clearly identify the transition between the public and private domain.

• Development should address local streets and spaces, integrate with landscape and topography to enhance the visual attractiveness, safety and security of public and semi public spaces.

• Landscaping should complement the existing landscape species in the street and enhance the visual setting of buildings.

• Setbacks should be consistent with the existing dwellings and low form front fences complemented with landscape planting on local and collector roads.

• Development adjoining major roads should provide private and communal space that provide a viable alternative in terms of aspect for future residents.

• Acoustic walls should avoid blank surfaces by utilising various colours and textures.

• An opportunity to maximise views from the west facing slopes adjacent to Old Northern Road and Chelsea Avenue should be considered during site planning for future multi unit development.

• Future development should seek to improve pedestrian access from Dobson crescent to the town centre via Windsor and Old Northern Roads.

BUILDING FORM

• Future development will be characterised by a mix of town house and villa style development set amongst detached housing and dual occupancy dwellings. Future development or alterations and additions should use materials and colours sympathetic to the existing buildings of the locality.

• Future development should ensure that existing heritage items retain its visual integrity through site planning and sympathetic design in terms of style and character.
N1: Northern Domain - Christopher Street Character Unit

CHARACTER OF THE AREA

PHYSICAL CHARACTER

The Christopher Street character unit forms a residential area located on the Northern most edge of the Baulkham Hills Precinct. The locality is bounded by Old Northern and Windsor Roads and the Baulkham Hills High School. The sub precinct is characterised by a mix of infill development and detached residential dwellings. A well defined streetscape, consistent setbacks and individually landscaped gardens contribute to the garden character of the precinct.

DEMOGRAPHIC CHARACTER

There are just over 1100 people residing in this sub-precinct with 17 percent being over the age of 55 years. Over one in five persons are under 15 years of age. There is on average 1.8 cars per dwellings and over one third of this sub precinct, drive their cars to their place of employment. There is average 2.6 persons per dwelling and 1 in 2 households own two motor vehicles.

PHOTO

Christopher Street

DESired CHARACTER

LOCALITY OBJECTIVES

STREETSCAPE & LANDSCAPE

- Future development of the Christopher Street Character Unit will be characterised by retention of mature street trees and landscaped front gardens that clearly identify the transition between the public and private domain.
- Development should address local streets and spaces, integrate with landscape and topography to enhance the visual attractiveness, safety and security of public and semi public spaces.
- Landscaping should complement the existing landscape species in the street and enhance the visual setting of buildings.
- Setbacks should be consistent with the existing dwellings and low form front fences complemented with landscape planting on local and collector roads.
- Development adjoining major roads should provide private and communal space that provide a viable alternative in terms of aspect for future residents.
- Acoustic walls should avoid blank surfaces by utilising various colours and textures.
- Future development should seek to improve pedestrian and cyclist links from Christopher Street to Chelsea Avenue.

BUILDING FORM

- Future development will be characterised predominantly by villa style development set amongst detached housing and dual occupancy dwellings. Future development or alterations and additions should use materials and colours sympathetic to the existing buildings of the locality.
8. Contextual Justification

8.1 Introduction

Baulkham Hills Shire Council is committed to obtaining good residential design outcomes that reinforce the Shire's garden character and that display a sympathetic and responsive design interpretation of the character of the development sites and their setting. Council is therefore obviously keen to see included within the development proposal evidence of the designer's analysis of the site and setting's opportunities, constraints and attributes, and how the proposed development responds to those characteristics.

Accordingly, for all development subject to these design guidelines Council will seek a comprehensive justification of the proposed development in terms of its responsiveness to the characteristics of its context.

Thus the Statement of Environmental Effects that accompanies the documentation forming the development application will be required to place a greater emphasis on the contextual justification of the proposal based on the elements presented and described below, compared to other development proposals within the Shire.

8.2 Analysis Process

The contextual justification should comprise an analysis that commences from the outside of the site and "works" its way into the site, in terms of attention and focus.

From this analysis the opportunities and constraints for development can be derived and coupled with the Statements of Desired Precinct Quality and the guidelines presented in this document should form the design framework which designers should adhere to, and adopt, in the generation of their design response.

8.3 Key Elements

Applicants/designers will need to demonstrate:

- Retention of existing trees and critical habitats.
- Sensitive transition in scale between new buildings and those existing within the site or on adjoining sites.
- Response to the appearance of the street.
- Relationship to the existing precinct character and desired precinct quality.
- Promotion of an attractive, comfortable and inviting public domain.
9. ELEMENTS OF GOOD DESIGN

The elements of good design that follow are intended to provide detailed guidance and assistance to building designers to achieve the desired quality of residential development that Council seeks to be achieved within each Precinct.

The guidelines for each design element commence by clearly stating the objectives of what Council is seeking to achieve with the design elements. The guidelines that follow are a mix of performance based statements and development standards, depending on the characteristics and importance of the particular design element and the degree of flexibility and innovation that Council considers may be present within the design element to achieve good residential design.

Performance based statements present outcomes which, if realised, can achieve the objectives for design and the desired quality for residential development for the particular precinct as stated in Section 6 of this document. As such, proposed development will be assessed by Council on the degree that it achieves the design framework established by the objectives and statements of desired quality for residential development.

Development standards on the other hand are characterised by presenting numerical standards or detailed requirements. Council considers that development standards set a minimum standard to serve as a control based on experience and investigation. Development will be assessed by Council on the extent of compliance of the proposed development against the standard.

As noted above, the adoption of a particular form of guideline will depend on the nature and importance of the particular design element. As such each form of guideline is mutually exclusive and the document does not adopt a dual approach common in other local authorities.
9.1 Landscape

9.1.1 Objectives

- To integrate landscape design and landscape provision with the design of residential development.
- To protect and enhance the Shire's green, gardensque character.

8.1.2 Street Landscape

Street trees and their alignment should be retained and protected in new development.

Maintain and enhance the streetscape and character, by providing vegetation and landscaping that enhance the visual setting of buildings and contribute to the existing street character.

Existing tree canopy should be retained in new development, particularly the existing trees near the front boundary.
9.1.3 Front Zone

The front zone of new proposals should be visually linked to the street landscape, complementing the landscape character of the street and enhancing it.

Where the front zone is used by residents, as part of the private open space, suitable screening, by the use of appropriate trees and plants, must be provided to ensure that maximum visual privacy is achieved.

Front setbacks should be landscaped and free of any car parking and site facilities.

Front zone should be clearly defined as a transitional space between public streets and the semi-private and private space of the development.

Any structures within the front zone such as fences and others should be compatible with the streetscape character and the building scale and bulk. They should also allow for casual surveillance and outlook.

Multi-unit housing projects must allow for an adequately sized front zone, with the promotion of extensive softscape areas and provision of semi-mature trees of local species.

Multi-unit housing: design guidelines

Townhouse development should provide wide planting areas for softscape to "counter balance" the areas of driveway pavement.

Page 9.3
9.1.4 Communal Open Space

A 45 degree control plane (April-August sun angle) should be used to determine the courtyard dimensions and the building heights around the space, to ensure that adequate light, solar access and air circulation is achieved.

Communal open space should be of adequate size and proportions; a minimum percentage of 50% of the total site area should be provided.

Communal open space should accommodate both, active and passive recreation facilities, such as outdoor eating and playing.

Communal open spaces must be centrally located for easy access by all residents and their visitors.

The orientation of communal open spaces should be considered carefully, so that maximum solar access is received during winter.

Maintain good visibility along paths, through the use of appropriate planting and landscaping, to improve safety and security.

Communal open spaces must be positioned on major internal walkways and footpaths.

Maximise casual surveillance and outlook from adjoining neighbouring dwellings, particularly from living and other habitable rooms to communal open spaces to improve security. However such outlook must be sensitive and must not dominate the space.

Consider the use of durable and non-slippery paving materials, to improve safety.
9.1.5 Private Open Space

Every dwelling, whether located at ground floor level or at upper floors, should be provided with an adequate outdoor area used exclusively for the enjoyment of the residents. When designing and locating private open spaces in any new development, sufficient consideration should be given to topography, views, privacy and security, in addition to overlooking and overshadowing.

Provide an adequate private open space for each dwelling. The minimum area required will depend on the density of the development and types of dwellings.

Private open space should be directly accessible from the living areas of the dwellings, and service as an extension of these areas.

Consider solar access and overshadowing in the design and configuration of private open spaces. These spaces should be orientated to the north to achieve maximum solar access.

Maintain adequate separation distance between private open spaces and adjoining dwellings, and the private open spaces of adjoining dwellings as well, where needed provide screening walls or planting.

Consider the use of appropriate landscaping and planting, which should be integrated with the design of the development and open spaces.

Orientate private open spaces to north to receive maximum solar access, while providing at the same time different devices for sun protection during summer: pergolas, and other devices may be utilised.

Private open spaces should be capable of accommodating both passive and active recreation facilities; hard surfaces should be provided for play, and to cater for the needs of younger people.

Provide shaded areas within the private open spaces; areas that are protected from weather and may be used at any time.

Private open space should be used only for the enjoyment and relaxation of the residents; therefore, designers should consider the size and proportions of this space and avoid creating un-useable left-over spaces.

Provide shaded areas within the private open spaces; areas that are protected from weather and may be used at any time.

Private open space should be used only for the enjoyment and relaxation of the residents; therefore, designers should consider the size and proportions of this space and avoid creating un-useable left-over spaces.

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9.1.6 Visitor Parking

Visitor parking should have adequate softscape planting adjoining the parking area. Insufficient softscape areas around visitor parking spaces may result in poor visual amenity.

Visitor parking should be well lit to ensure that maximum security is achieved, particularly during night.

Orientate dwellings and their openings to visitor parking, to provide casual surveillance and improve security.

Consider semi-porous paving material for visitor parking spaces, to allow for soil infiltration.

9.1.7 Significant Trees

The retention of larger significant trees on housing sites in the Baulkham Hills Shire Council is a key Characteristic of the shire. These trees contribute significantly to the local character of the Shire.

Retain existing high canopied trees, as they add enormously to the visual amenity of large building groups.

Maintain the existing higher tree canopy that allow the housing area to be particularly screened, resulting in avoiding the possible effect of high bulky buildings being seen from the street.

Existing large trees near the street boundary should be retained, because they provide an important visual characteristic in the locality.

Buildings and structures should be set back from existing significant trees.

Visitor car parking can be attractively designed as lay backs near the entrance to the group of dwellings. If not it should be well considered in the design to ensure that the parking is integrated in the development and does not detract from its quality.
9.1.8 Bushland Interface

Bushland reserves should be protected by means of suitable setback distance between the bushland and housing, dwellings and outdoor living areas.

Select suitable landscape and planting species, and incorporate a vegetation link with the landscaping design with similar plant species being considered.

Locate buildings away from bushland reserves and provide a visual transition between the development and these areas.

Where development faces bushland areas, building facades and heights should be articulated to minimise the interface between the development and these areas.

Entrees to dwellings should not be positioned so that they are accessible from driveways. They should address the street, as much as possible.

Upper floor side setbacks may be more than ground floor side setbacks. Use 45 degrees angle plane to determine side boundary envelope.

Consider the location of openings and windows in relation to adjoining properties, so as to avoid overlooking.

Side setbacks should relate to building heights and bulk. These setbacks should be increased as the building height increases. Determine the side boundary envelope by using a 45 degree angle.
Different types of trees need different separation distances, depending on their role, whether they act as a screen or a buffer, or only for decoration purposes.

9.1.10 Building/Vegetation Separation

Existing vegetation should be integrated in the design of any development, complementing it rather than detracting from its quality.

Large trees should be provided in private and communal open spaces with adequate space to grow.

Provide an appropriate separation distance between planting and buildings, depending on their size and function.

9.1.11 Deep Planting/Pervious Surfaces

Common areas and driveways in new developments should be designed to minimise stormwater runoff through the use of pervious paving materials, which allows for soil infiltration.

Maximise the use of deep planting and soft landscape, as they improve the visual and environmental amenity.

A minimum 20% deep soil planting should be provided in any development.

Minimise the use of hard paving in driveways and car parking areas, and use instead semi-porous, permeable or graded paving materials (for example gravel or turf block).
9.2 Streetscape

9.2.1 Objectives

- To provide streetscapes that protect the Shire’s garden character and adjoining buildings, land and spaces.
- To enhance the visual attractiveness, safety and security and personal comfort of streets and public and semi public spaces.

9.2.2 Front Fence

Articulated fences must be considered to provide variety and visual interest.

Front fences should emphasise the entry.

Columns and vegetation incorporated into fences can be used to break up the appearance of excessive masonry in the facade, particularly if associated with wide planting.

Columns and vegetation incorporated into fences can be used to break up the appearance of excessive masonry in the facade, particularly if associated with wide planting.

Front fences should complement the streetscape, where a predominant pattern or style of fencing is established.
Pedestrian entrances to a dwelling should be separated for both safety and visual amenity reasons from vehicle manoeuvring areas.

Paving materials should be selected as key visual components of the development.

A maximum gradient of 1:5 (20%) of any driveway should be considered to allow for better drainage and car movement.

9.2.3 Driveways

Driveways are an important element in the streetscape because they emphasise the entrance to any residential project. They should be carefully designed as a visual element, to be integrated with the landscaping, with consideration being given to paving materials and colours.

Encourage permeable materials to reduce run off, and provide softscape in the areas adjoining large areas of paving.

Provide wide landscaped buffers for driveways to separate them from adjacent habitable rooms of any dwelling.

Ensure that driveways are surfaced with semi-porous materials to allow stormwater infiltration.

Attractive entrance statements reduce the visual impact of wide driveways.

Different materials should be used to provide interest.

Driveways need to be designed in order to have a minimum amount of paving, and a variety of paving materials should be encouraged.

Driveways should meander through the site to reduce visual impact.

Edge bands and drainage grates should be designed to fit in with the overall appearance of the dwelling and adjacent buildings.
Acoustic walls to busy arterial roads need to be designed to avoid blank painted surfaces and monotonous appearances.

Walls should be constructed of more than one material and colour.

9.2.4. Acoustic walls/noise barriers

External walls should be stepped, in plan and elevation, to allow foreground and rear planting areas.

Walls and roofs must be designed to achieve maximum insulation and reduce noise transmission, while contributing at the same time to the streetscape and character.

Appropriate separation distance must be provided between dwellings and noise sources; the use of landscape buffers and other barriers, where appropriate, must be considered.
9.2.5. Building and site entries

Entrances to townhouse, villas housing and multi unit dwellings should be clearly visible from the public and semi public areas. Lighting should be provided for safety at night time. These entries contribute to the streetscape and character, therefore, they need to be considered in design.

All entries to be accessible by disabled people.

The space around the building entrance should be sufficiently large to stand out and have a distinctive architectural form.

Site entries should be distinctive, attractive and welcoming.

Provide building entries with personal address and sheltered transitional areas around them.
9.2.6. Mail Boxes

In multi unit, townhouse and villa projects, mail boxes should be designed to allow protection for uses from inclement weather. These facilities can be designed to improve the streetscape of dwellings.

Mailboxes should be integrated into the front landscaping and building design.

Mail boxes can be designed to accommodate signage of the residential development.

Pairing mail boxes can reduce the bulkiness of the structures.

Mailbox structures should centrally located close to the major street entry to the site.

Mail collection areas should be close to the pedestrian entrance and easily identifiable for ease of use with adequate surveillance from at least one dwelling.
9.2.7. Bin Stores

Garbage bins and recycling bins take up a large area near the street. Bin structures should be well designed and considered as part of the appearance of the overall development. These elements need to be designed at the commencement of the project.

Bin stores should be integrated with the streetscape and landscape of the residential development.

Enclosures should be durable, accessible and easy to maintain.

Bin stores and structures should be appropriately enclosed and screened for visual amenity.
9.3 Site Planning

9.3.1 Objectives

- To achieve a coherent site layout and development that relates to landform, desired precinct quality, existing vegetation and adjoining development.
- To allow for contextually responsive development densities that provide for a diverse range of dwelling types.

9.3.2 Ground Floor Level Setback

Building setbacks at natural ground level shall be in accordance with the following table.

Setbacks shall be increased to protect any significant trees (i.e., with a height to the top of the canopy of 3.0 metres or above) within the site.

Building services including hydrants, meters and air conditioning plant shall not be located within the landscape zone of any setback area.

9.3.3 Above Ground Level Setbacks and Building Height

Setbacks and height shall be in accordance with the following table.

Basements extending more than 0.5 metres above natural ground level shall be considered as a 'building' for the purposes of site coverage.

9.3.4 Site Coverage

Site coverage shall be a maximum of 50%.

9.3.5 Site Entry

All ground floor dwellings should have their own entry at ground level.

Separate vehicle and pedestrian entry should be provided at the site front boundary.

Building entries should be visible from, or address, the site front boundary.

9.3.6 Car Parking

Car parking should be located behind the required setback line within the building envelope area.

Car parking for apartment buildings should consist of basement or undercroft parking and not be visible from the street.

Visitor parking should be directly accessible and visible from the driveway and located towards the entrance of the site.

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Maximum Eaves Height $H_1$</th>
<th>Maximum Ridge Height $H_2$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Dwelling</td>
<td>7.2m to eave</td>
<td>9m to ridge</td>
</tr>
<tr>
<td>Attached Dual Occupancy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Terrace Houses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached Dual Occupancy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villas in 2(a) zone</td>
<td>Single Storey:</td>
<td>Single Storey:</td>
</tr>
<tr>
<td>Villas and Townhouses in 2(a) Zone</td>
<td>3.5m to eaves</td>
<td>5m to ridge</td>
</tr>
<tr>
<td></td>
<td>Two Storey:</td>
<td>Two Storey:</td>
</tr>
<tr>
<td></td>
<td>7.2m to eaves</td>
<td>9m to ridge</td>
</tr>
<tr>
<td>Villas and Townhouses in 2(b) zone</td>
<td>2 Storey:</td>
<td>2 Storey:</td>
</tr>
<tr>
<td></td>
<td>7.2m to eaves</td>
<td>9m to ridge</td>
</tr>
<tr>
<td>Residential Flat Buildings</td>
<td>3 Storey:</td>
<td>3 Storey:</td>
</tr>
<tr>
<td></td>
<td>10.5m to eaves</td>
<td>12m to ridge</td>
</tr>
<tr>
<td></td>
<td>4 Storey (permitted only):</td>
<td>4 Storey (permitted only):</td>
</tr>
<tr>
<td></td>
<td>12m to eaves</td>
<td>where 4 Storey adjoining</td>
</tr>
<tr>
<td></td>
<td></td>
<td>14m to ridge</td>
</tr>
<tr>
<td>Allotments greater than 1500m²</td>
<td>7.2m to eaves</td>
<td>9m to ridge</td>
</tr>
</tbody>
</table>

Note: For multi unit housing, the minimum floor to ceiling height shall be 2.7 metres. For flat roofed buildings, the maximum height is the same as the eaves height.
These illustrations demonstrate how the wall height is calculated in relation to the eaves as well as the parapet conditions.
9.4 Buildings

9.4.1 Objectives

- To ensure development meets residents' needs.
- To ensure development offers a high level of amenity to residents.

Walls should be articulated in plan and section to reduce building bulk.

Garage doors should be designed into the overall facade appearance.

Walls should be generously setback from driveways by wide landscape areas incorporating semi-mature trees and planting to promote longer term privacy.

Walls should comprise a variety of colours to reduce monotony and add variety to the streetscape.

Walls should incorporate windows to enhance facade appearance.

Walls should be comprised of more than one material and colour to enhance visual attractiveness and interest.

Building entries in walls should be clearly delineated and observable from the driveway.

Garages and garage doorways should be concealed or screened by planting from the street and public view, as much as possible.
9.4.4 Balconies

Balconies should include generous planter boxes and landscaped terraces to promote landscape growth and contribute to the protection of the Shire's image.

Balconies should include a large area of suitable dimension (minimum 2.5 metres) to accommodate a table and chair setting.

A recessed balcony provides shelter and enhances comfort of use.

9.4.5 Storage

Sufficient storage should be provided for each dwelling in multi unit developments to ensure that parking spaces are not used for storage.

9.4.6 Energy Efficiency

Roof overhangs and eaves can reduce summer sun penetration.

Pergolas and other awnings can reduce summer heat.
9.5 Outdoor Spaces

9.5.1 Objectives

- To provide sufficient private and communal open space for residents.
- To ensure that private and communal open spaces are well designed, safe and incorporate an appropriate provision of facilities for residents.

Outdoor spaces should be provided with barbecue, seating, lighting, and other facilities.

Facilities should enjoy the provision of lighting which should be designed to avoid glare in habitable areas of dwellings.

Common open spaces should be accessible from, but not dominated by adjoining driveways and buildings. A sensitive balance between the benefits of casual surveillance through overlooking and erosion of privacy needs to be ensured.

Trees should be tall branching and shrubs low in height to avoid opportunities for personal concealment and anti-social behaviour.

Common open spaces should provide visual relief through provision of soft landscaping in the built environment.
Buildings materials should be selected carefully so as to reflect and complement the existing character of the street.

Ensure that colours used are visually pleasing to the viewer and reflect the predominant colours in the area.

9.6 Materials and Colours

9.6.1 Building Colours (walls & roofs)
Building materials and appearance play a significant role in establishing the character of new development. Consideration should be given to the existing character and streetscape in the design of new developments.

Avoid the use of materials and colours that would cause excessive glare.

9.6.2 Articulation of Walls and Roofs
Walls and roofs are the major elements that determine the development form, scale and bulk. Carefully designed walls with well-balanced vertical and horizontal proportions play a significant role in establishing the character of the development and the streetscape as a whole.

Enhance the facade through the use of well-proportioned and balanced projections and recesses.

Break up large horizontal facades, whether walls or roofs, into smaller sections of no longer than 10 metres, with careful consideration given to materials and colours.

Provide architectural features in the facade that give human scale at ground floor level, such as entry porches, pergolas and so on.
Roofs design should generate an interesting skyline and enhance views from other adjoining properties.

Where flat roofs are used, these flat roofs should be utilised as open spaces with appropriate landscaping to enhance the visual amenity and environmental quality of the development.

9.6.3 Roofs

Roof form should be integrated with the design of any new development. Roofs contribute to the streetscape and character, therefore, the predominant roof form in the area should be maintained.

- Maintain predominantly pitched roofs as they contribute to the existing character.

- Roof materials and colours should complement the existing types in the locality. The introduction of unusual and unfamiliar roofs is not encouraged.