



ELANORA HEIGHTS VILLAGE CENTRE MASTER PLAN

JULY 2012





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I. INTRODUCTION



I.I. EXECUTIVE SUMMARY

GM Urban Design and Architecture (GMU) has been engaged by Pittwater Council to prepare a master plan for Elanora Heights Village Centre. Elanora Heights Village Centre is located between the intersection of Powder Works Road and Kalang Road to the north and the intersection of St Andrews Gate and Kalang Road to the south and it is located in the Pittwater Local Government Area. The purpose of this master plan is to establish a clear vision and urban design framework for the village based on Council's and the community's desired future character balanced with best practice urban design principles.

The study area is an existing low scale village centre. It is comprised predominantly of low-density neighbourhood shops, a community centre and two public open spaces, Allington and Kywong Reserves. The existing zones within the study area are Residential 2(a), General business 3(a), Special uses 5(a) and Existing recreation 6(a). The current maximum height control is 8.5m.

THE DESIGN PROCESS

In developing the framework and master plan, GMU has conducted analysis of the area in order to understand the key issues and opportunities for the village centre. The analysis included documenting the existing context, built form, streetscape character, existing connections, landscape character, local views and vistas. This in turn has informed a number of design strategies for the village centre that have been tested with the community during a consultation event held on the 12th October 2011, and attended by 91 community members.

The input received from the community consultation provided direction to Council and GMU and allowed the team to understand the community's concerns and preferences in terms of the desired future character and preferred urban design outcomes.

From the analysis and community consultation, GMU and Council developed two master plan options. These options formed the basis of the draft Master Plan Options Report which was exhibited by Council from 24 December 2011 to 17 February 2012.

A total of 31 submissions were received by Council in response to the exhibition of the Master Plan Options Report. Council and GMU have reviewed these submissions and have developed a preferred master plan for Elanora Heights Village Centre supported by a landscape master plan and site specific design principles and built form controls. This preferred master plan is broadly based on Option 2, which is discussed in sub-chapter 2.4 and it included the extension of the commercial zone to the bend in Kalang Road to the south. In response to the community's input, minor changes to Option 2 have been added as part of the preferred master plan, such as:

- The commercial zone has been extended to also include the single residential lot adjacent to the community centre;
- The details for the relocation of the roundabout have been refined; and
- The design of the public domain improvements has been developed further.

ELANORA HEIGHTS VILLAGE CENTRE MASTER PLAN

The Elanora Heights Village Centre Master Plan includes the design guidelines for both the public and the private domain. The guidelines for the public domain design are described in Chapter 4 of this report and they are referred to as the Landscape Master Plan. The private domain guidelines are described in Chapter 5 of this report and are presented as development controls that will apply to new development in the village centre.

Both sets of controls for the private and public domain should be read in combination when planning to redevelop a parcel of land within the Elanora Heights Village Centre.

In general, the main changes to the existing village centre provided as part of the Elanora Heights Village Centre Master Plan include the following:

- Extension of the commercial zone to include 3 sites on the south-west corner of St Andrews Gate and Kalang Road and one site south of the existing commercial zone on the eastern side of Kalang Road;
- Introduction of a median strip along Kalang Road which will ensure safer vehicular movement in the centre and provide additional area for tree planting;
- Additional height for the commercial zone built form of up to 3 storeys equivalent to 11.0m with a setback to the rear and articulation zone above ground level;
- Greater connectivity to Kywong Reserve; and
- Built form controls applicable to new private development in the village centre.

Chapter 4 describing the Landscape Master Plan includes the following:

- Public domain and landscape character;
- Movement network;
- Parking and servicing;
- Examples of street furniture; and
- Recommended planting species.

The Landscape Master Plan is designed to be delivered in two stages. Stage 1 includes adjustments and refinements to the landscape of the existing extent of the village centre. Stage 2 provides a design for the future extent of the village centre including the sites to the southwestern side of Kalang Road and St Andrews Gate intersection. The new features within the Landscape Master Plan also include the following:

- New Village Square;
- Removal of the existing roundabout on St Andrews Gate and Kalang Road and new roundabout at the bend in the southern side of Kalang Road, which will bring better connection of the southern and northern side of the village centre;
- Change of the bus stop location to the southern side of St Andrews Gate next to the new Town Square;

- New paving and lighting to the footpaths with 3.5m extension due to the required setback;
- Street trees along the footpath and a median with trees, that will allow for appropriate visibility from one side of the street to the other; and
- Allocated area for public toilets near the town square.

The private domain controls described in Chapter 5 refer to the amendments to the LEP as well as the DCP for the Pittwater LGA. The changes to the LEP and DCP include:

- Amendments to the zoning and shop top housing maps of the Pittwater Local Environmental Plan 1993,
- A new section in Part A of the Pittwater 21 DCP as proposed in sub-chapter 5.2.1. which provides the vision or the Desired Character of Elanora Heights Village Centre.
- Five new sub-sections in Part D, Section D5 of the Pittwater 21 DCP as described in chapter 5.2.2. Each of the sections provide specific controls for the village centre including the controls for:
 - Built Form,
 - Architectural Character,
 - Landscape Character,
 - Amenity, and
 - Vehicular Access.
- Amendments in Part D of the Pittwater 21 DCP to titles of sub-sections D5.1, D5.3 – D5.8, D5.11 and D5.13 to exclude the Elanora Heights Village Centre area from these controls and amendments to the Advisory Notes, as described on page 32 in sub-chapter 5.2.2.
- Amendments to Part B and C of the Pittwater 21 DCP described on page 49 in sub-chapter 5.2.3. of this report.

The amendments to the controls together with the Landscape Master Plan principles form a comprehensive master plan for Elanora Heights Village Centre and should be read in combination prior to the submission of a development application for the Village Centre.

An illustration of the full extent of the master plan is shown on the opposite page.



I.2. BRIEF

GMU was engaged by Pittwater Council to prepare a master plan and design controls to encourage revitalisation of the Elanora Heights Village Centre. The purpose of the brief is for Council to achieve an integrated plan for the village and appropriate outcomes for any future development.

The purpose of the master plan was to establish a clear vision and urban design framework for the village which includes landscape and public domain outcomes, massing, built form, character, set-backs and height based on the community and Council's desired future character for the village.

I.3. LOCATION

The Elanora Heights Village Centre is a neighbourhood centre located at the intersection of Powder Works Road and Kalang Road in the Pittwater Local Government Area (LGA).

The Metropolitan Strategy 2036, identifies Elanora Heights Village Centre as a small village with a 400m walking catchment radius. The classification for small village under the strategy consists of a small strip of shops and surrounding residential area within a 5 to 10 minute walk and has the potential to contain between 2,100 and 5,500 dwellings.

The village centre is located within 3 km of Mona Vale Town Centre to the north east, 1.5 km of Warriewood Square to the east and within 2.5 km of Waterloo Street in Narrabeen to the south east.

I.4. STUDY AREA

Elanora Heights Village Centre contains neighbourhood shops, a community/youth centre and recreational facilities including squash courts and two reserves. Elanora Country Club and the Golf Course are located approximately 300m to the west of the village centre. Elanora Heights Primary School is located to the south of the locality at the intersection of Elanora and Anana Roads.

According to Pittwater 21 Development Control Plan, the locality is predominantly a low-density residential area, with low scale detached dwellings built on 700-950 square metre allotments (some smaller blocks may exist) along plateaus and slopes.

The topography around the village centre varies, the centre itself is relatively flat with a shallow gradient sloping from west to east. Kalang Road ascends towards the centre from the south. Elanora Heights to the west of the village center is steeper with vistas over the village and exhibits large rock formations and steeper slopes.

The village centre is located in proximity to several park lands and reserves, which includes Kywong Reserve to the south west, Allington Reserve to the south east, Epworth Park and Irrawong Reserve to the north.

The area which has been considered for this master plan is the land currently zoned General Business 3(a), Special Uses 5(a), and Existing Recreation 6(a) as well as the residential areas immediately adjacent to the village centre.

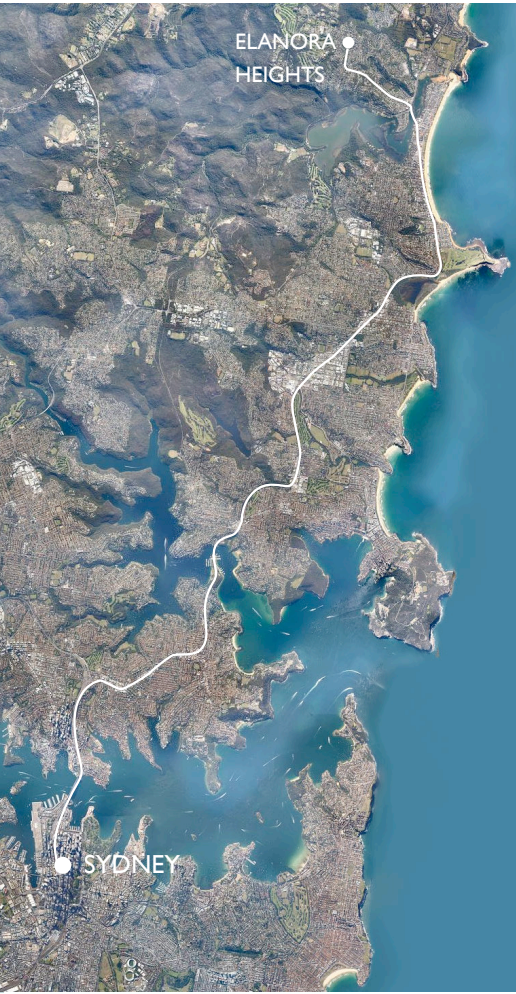
Bird's eye view of Elanora Heights Village Centre (Courtesy Near Map).



Location of Elanora Heights in the NSW Metropolitan Strategy.



Location of Elanora Heights in relation to Sydney CBD.



Study area and existing zoning.

- 3(a) General Business A
- 5(a) Special Uses
- 6(a) Existing Recreation





2. DESIGN PROCESS



The preferred master plan has been developed through a comprehensive design and community consultation process. GMU and Council have:

- Undertaken an analysis of the study area and surrounding context;
- Reviewed approved development applications within and proximate to the village centre;
- Reviewed the existing LEP and DCP controls and desired future character for the village; and
- Undertaken discussions with Council officers on issues of traffic, landscape and ecology, planning and community issues.

GMU and Council have developed design strategies and draft master plan options for the village to test with the community through a consultation process including a community workshop in October 2011 and exhibition of the draft master plan options in December 2011.

To supplement the draft master plan options Council has also undertaken a traffic study to test the suggested amendments to the street design and road network proposed within the different master plan solutions.

GMU and Council have reviewed and considered the submissions received in response to the exhibition and reviewed the market and economic advice provided by the Hill PDA Report dated December 8, 2011. This has informed the development of the draft preferred master plan option contained within this report.

This section of the report summarises the key findings and outcomes from the above steps that have informed the design concept and direction of the preferred master plan. These steps start with the analysis of the area. A more comprehensive discussion of the analysis is contained in Appendix A.

Existing zoning - excerpt from LEP map.

- | | |
|-------------------------|--------------------------|
| 1(a) Non-Urban A | 5(a) Special Uses |
| 2(a) Residential A | 6(a) Existing Recreation |
| 3(a) General Business A | 6(b) Private Recreation |



2.1. ANALYSIS SUMMARY

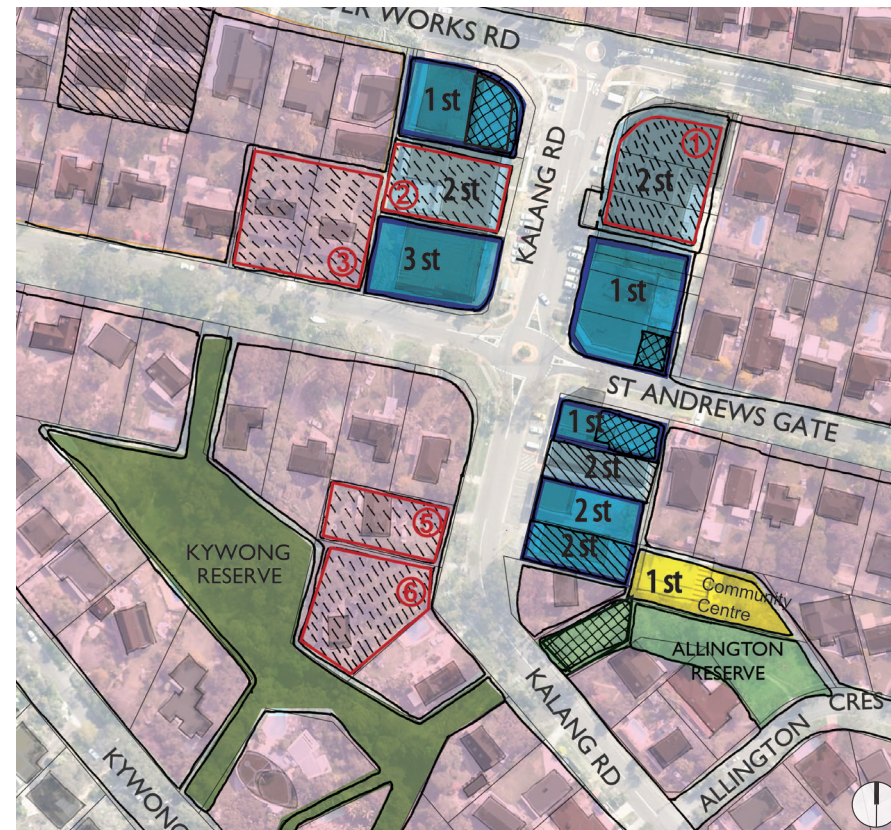
GMU undertook a detailed analysis of the existing village centre and surrounding area to understand the functionality and existing character of the Village Centre. Detailed consideration of the analysis is located at Appendix B to this report. The key findings of that analysis are as follows:

ZONING AND CONTROLS

- The existing village centre is zoned 3(a) General Business with the surrounding area including the extension of Kalang Road zoned 2(a) Residential;
- The business zoning extends only one side of Kalang Road to the south with residential to the other side. This creates zone interface issues and an uneven main street with businesses to the southern portion of the village centre showing potentially less activity than the northern portion;
- The community uses to the south are also effectively isolated from the village centre;
- The main street for the village centre is Kalang Road which contains the retail and commercial uses for the centre;
- The current height control results in 2-3 storey development due to the topography but there are no controls to achieve built form transition; and

Existing development condition and heights diagram.

- | | | |
|-----------------------|----------------------------|---------------------------------|
| Low scale residential | Reserve (highly vegetated) | ① - Shop top housing |
| Retail / Commercial | Strata properties | ② - Shop top housing |
| Mixed Use | Surface car park | ③ - Affordable housing |
| Special Use | 1 st Number of stories | ④ - New dwelling |
| Park with playground | Recent DAs and Court Cases | ⑤ - Alterations |
| | | ⑥ - Subdivision and alterations |



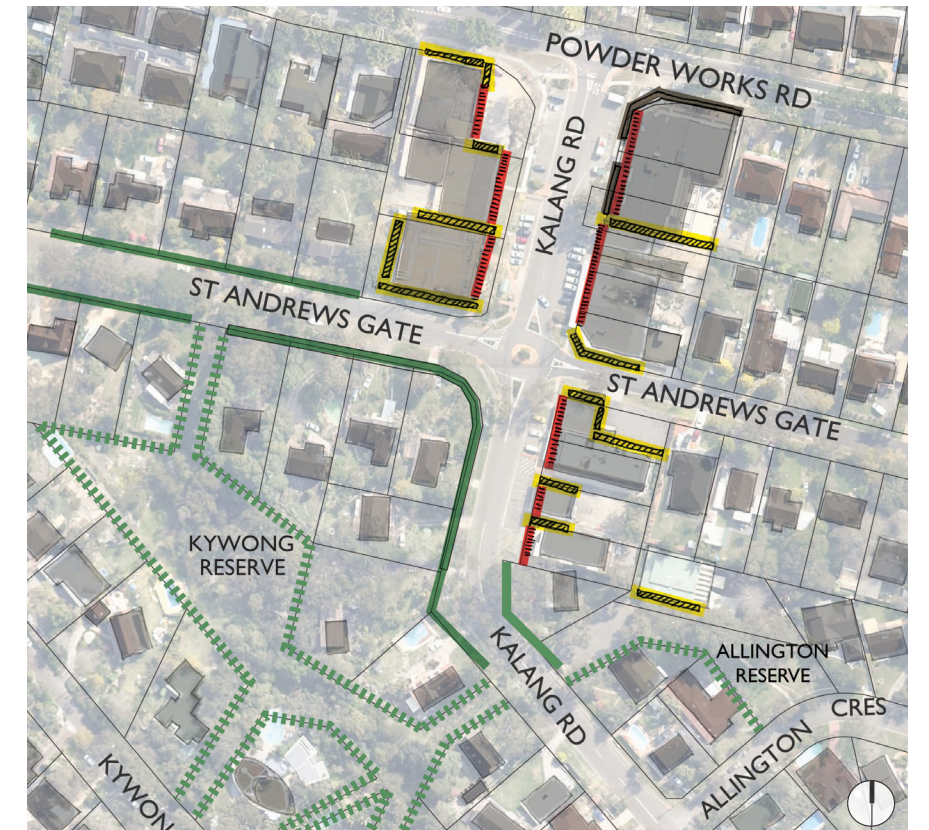
- Previously approved development applications will dictate setbacks and street level treatments to both sides of Kalang Road to the north.

BUILT FORM

- The built form character is low scale 1-3 storey development with much of the existing building stock out-dated and of poor architectural quality;
- New development being constructed is changing the character and streetscape of the village but is also creating some awkward outcomes in terms of connectivity and architectural quality to the street;
- The village centre contains a number of strata residential and commercial properties that will potentially limit development opportunities for the centre in the medium to long term;
- The village centre has a 'fine grain' or narrow shop front character which could be eroded by poorly considered amalgamations;
- There is no consistency in the verge depth and treatment to both sides of Kalang Road; and
- Footpaths are discontinuous and there is a lack of crossing points for the main street.

Edge condition diagram.

- | | |
|--------------------------|--|
| Active edges | Large setbacks to residential properties |
| Blank and cluttered wall | Awning alignments |
| | Rear fences or rear gardens (no direct connection) |



CONNECTIVITY

- Powder Works Road provides a major connection to the village and corner lots create the address or gateway to the village centre;
- Kalang Road is also a major connection to and through the village with bus and heavy vehicle use impacting on pedestrian safety in the village centre;
- St Andrews Gate is a lower order street that provides the transition to the residential neighbourhood around the village centre;
- Vehicle use of the roundabouts creates safety issues for pedestrians; and
- The existing parking arrangements create safety issues due to vehicle manoeuvring.

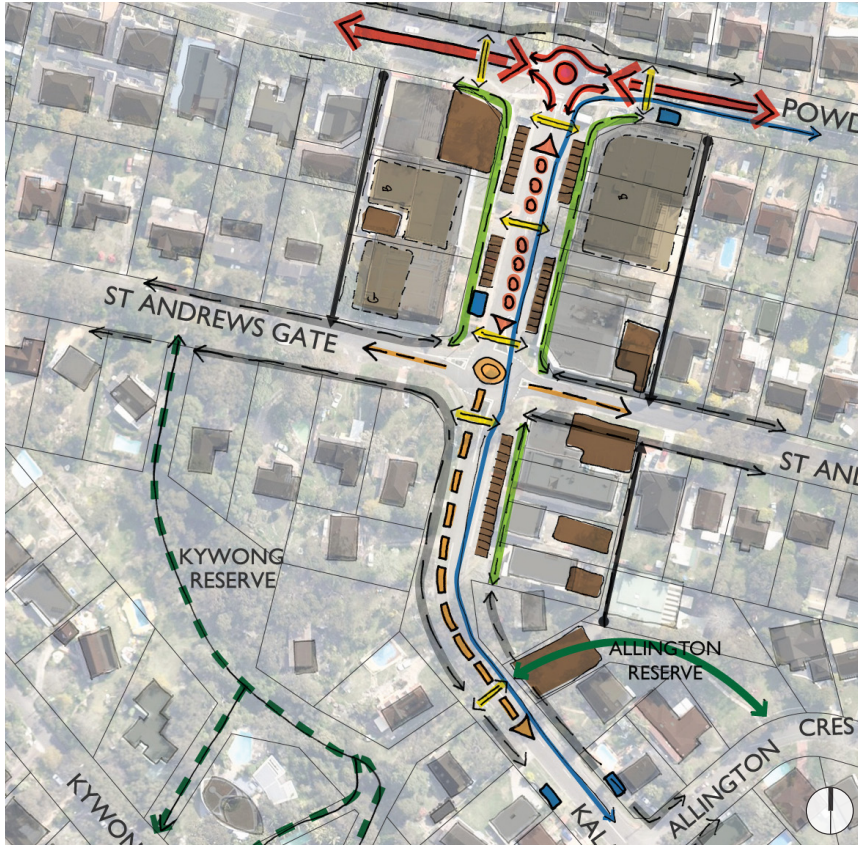
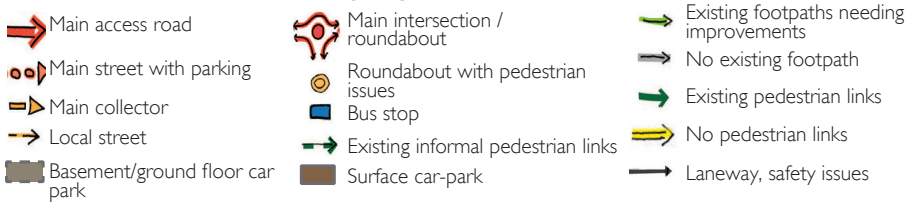
LANDSCAPE CHARACTER

- The open space areas of Kywong Reserve and Allington Reserve currently have poor connectivity and visual presence to the main street. Some residents are not aware of the existence of Kywong Reserve in particular;
- Allington Reserve has a positive interface with the community centre;
- Topography falls from west to east and creates interface and scale issues for residential lots east along St Andrews Gate where development occurs to the Kalang Road lots;
- There is a poor and fragmented landscape character to Kalang Road with no consistent landscape strategy or public domain design strategy evident;
- Kywong Reserve is used as an informal link from the village centre. Its topography makes a formal connection challenging as does its role as a stormwater flow path; and
- Retention and protection of the existing tree canopy.

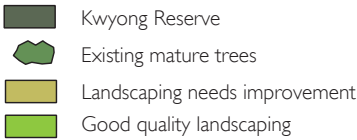
LOCAL VIEWS AND VISTAS

- Views within the village are localised vistas down Kalang Road and St Andrews Gate. There are some water views available from St Andrews Gate over the existing development but they do not form a strong element in the visual character; and
- There is no clear sense of arrival to the village centre.

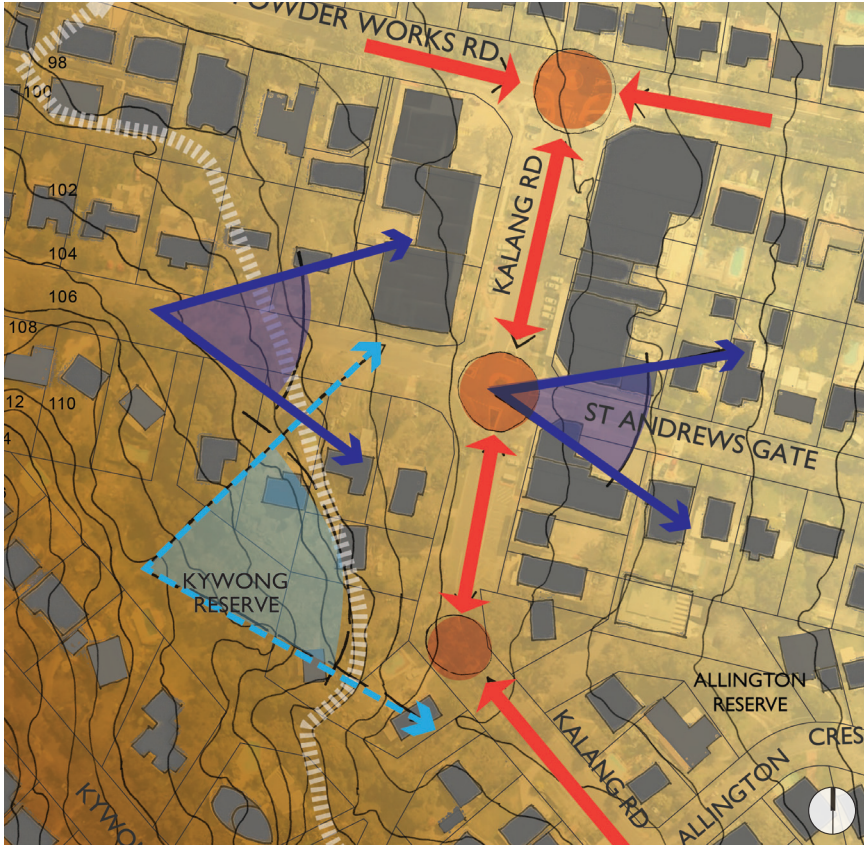
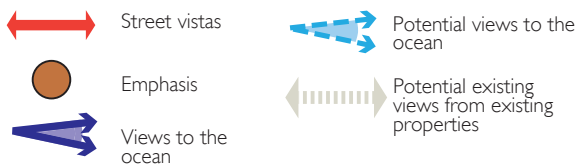
Movement network and car parking diagram.



Existing landscape condition diagram.



Views and vistas diagram.



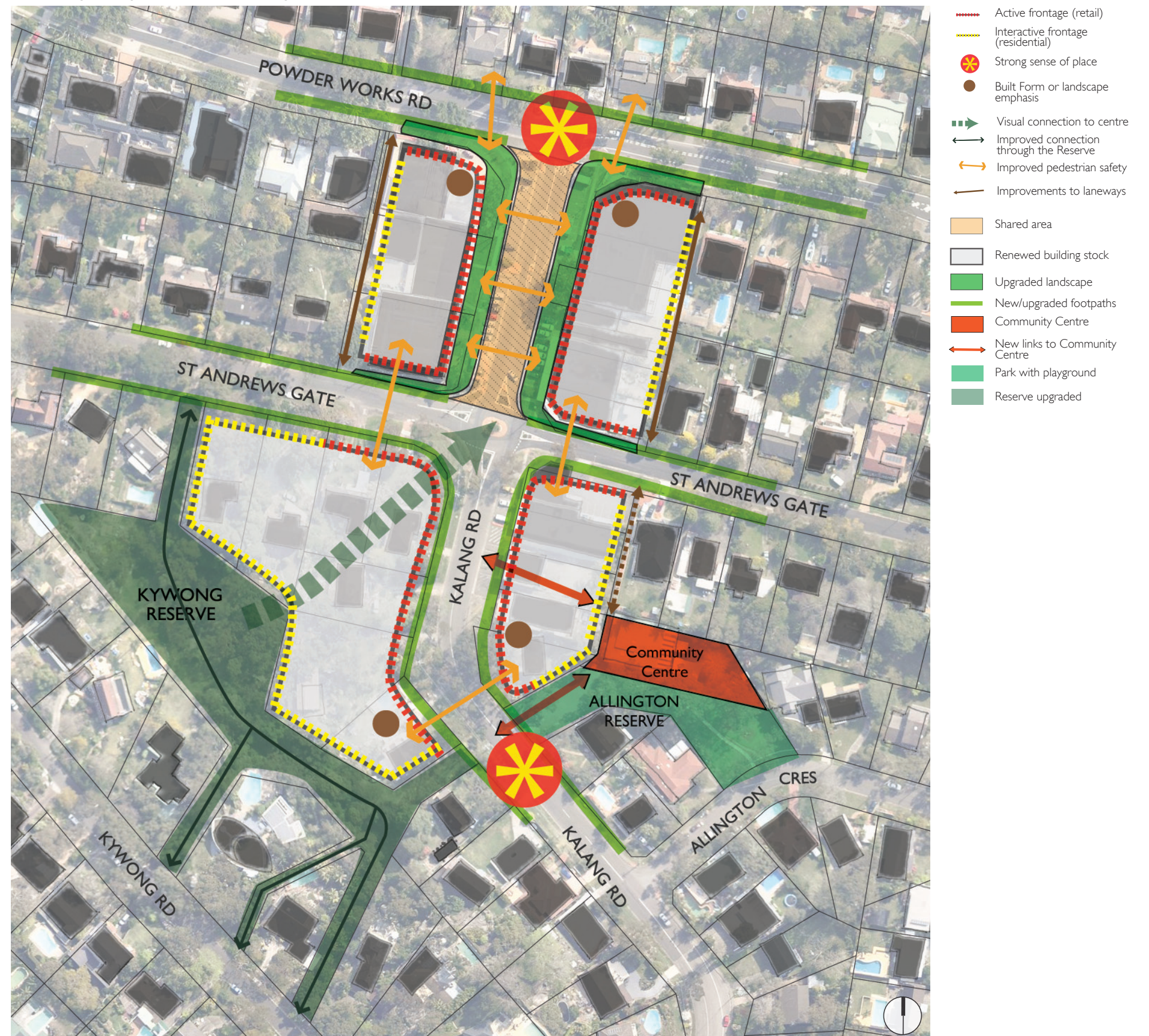
2.2. OPPORTUNITIES

The analysis of the village lead GMU and Council to identify the following key opportunities for the village centre. These opportunities include creating:

- A sense of place for Elanora Village through encouraging higher quality architectural solutions, emphasis on the 'fine grain' lot subdivision or continuous narrow frontage lot pattern and introducing a consistent high quality public domain and landscape strategy to the village;
- Greater regeneration of the existing building stock, through consideration of height and built form controls to achieve a better interface between the buildings and the street and a higher quality level of design that captures the coastal character of the village;
- An improved pedestrian experience through public domain improvements, safer crossing environment for Kalang Road, lower speed environment via a shareway character to the northern part of Kalang Road and more appropriate locations for bus stops, continuous and attractive footpaths and verges, opportunities for seating and outdoor eating, shade through landscape improvements and activation of the public domain consistently by built form;
- Improved visual connection from Kywong Reserve to the village centre and for the community centre and Allington Reserve to Kalang Road and the village centre;
- A sense of arrival and recognition of the village centre through landscape and built form to Powder Works Road and Kalang Road;
- A transition in built form from the village centre to the adjacent residential areas to reduce apparent bulk;
- Whenever future redevelopment and amalgamation allows, maintain and introduce opportunities for rear vehicular access to commercial lots to minimise driveway crossings along Kalang Road;
- Streetscape improvements to 'green' the street and also limit dangerous vehicle movements from on street car parking; and
- Opportunities for greater shopping choice through some increase in residential catchment in the village centre and new retail outlets.

Detailed consideration of the identified opportunities is located on Appendix B to this report.

Elanora Heights Village Centre opportunities diagram.



2.3. DESIGN STRATEGIES SUMMARY

The analysis and opportunities were discussed by GMU and Council and a number of design strategies were developed and presented to the community at the consultation workshop. These strategies in summary included:

USES STRATEGIES

Three ideas were presented that ranged from retaining the existing use profile of the village, extending the business use profile to the south along Kalang Road to the entry to Kywong Reserve and 2 lots up St Andrews Gate and finally introducing medium density residential zoning to the southern portion of Kalang Road and along part of St Andrews Gate shortening the existing main street and concentrating retail activity to one block.

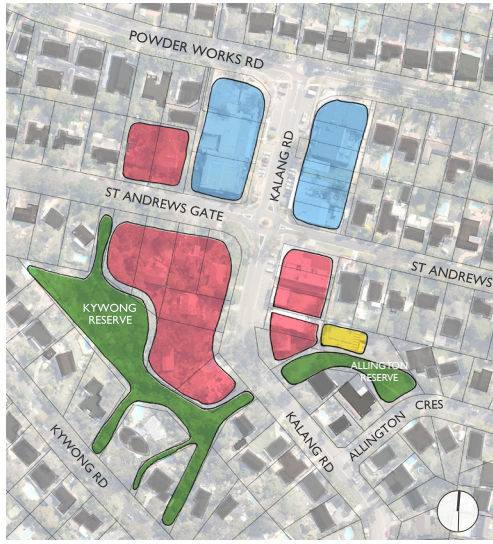
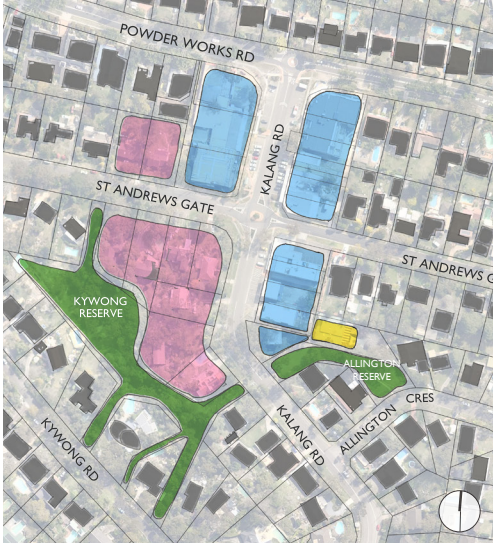
BUILT FORM STRATEGIES

Three ideas were canvassed including maintaining current building heights, adding an additional storey up to 4 storeys across the village centre to encourage faster regeneration of built form and providing 3 storeys across the village centre with only an additional storey to be considered at entry points into the village centre to give emphasis to arrival at the centre.

LANDSCAPE AND PUBLIC DOMAIN STRATEGIES

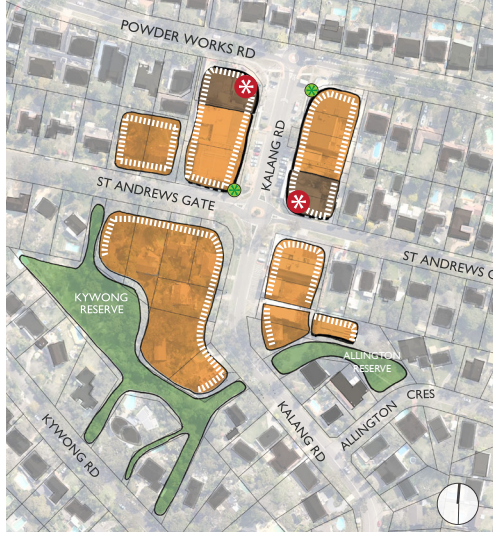
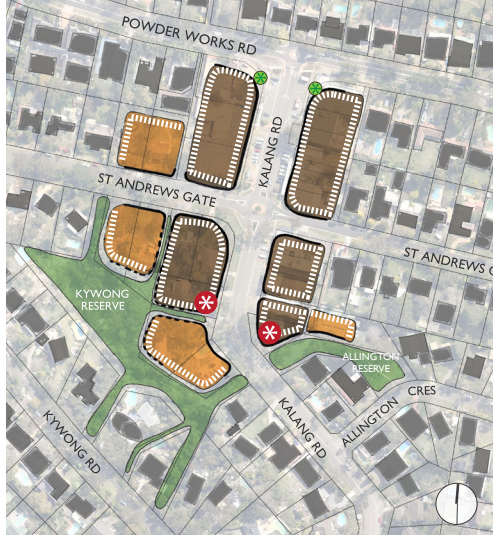
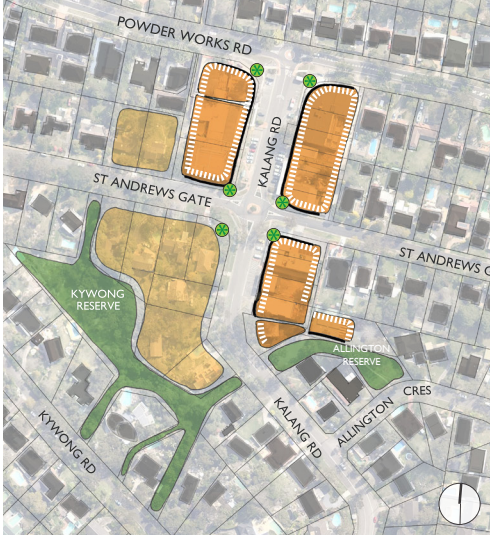
Again three ideas were considered with the community ranging from creation of a boulevard with landscape central median, wider footpaths and improved pedestrian links, introducing a shareway to the northern portion of the village centre with no central median but wider footpaths and finally creation of a central 'public' space within the northern portion of the street with shareway character and parallel parking.

Uses strategies presented at the workshop



- Mixed Use
- Open Space
- Special Use (Community)
- Residential (Low Density)
- Residential (Medium Density)

Built form strategies presented at the workshop



- Height as per existing condition
- 3 storeys
- 4 storeys
- Built form emphasis
- Landscape emphasis
- Active Frontage
- Transition to lower scale

Landscape and public domain strategies presented at the workshop



- Landscaped area
- Community garden
- Shared zone
- Basement carpark
- Surface carpark
- Carpark entrance and lane way
- Playground
- Outdoor seating
- Improved footpath
- Bus route and bus stop
- Link
- Improved link

The workshop also included suggested statements for the vision or desired future character statement for the village. Detailed consideration of the design strategies presented to the workshop is located at Appendix A to this report.

CONCLUSIONS

From the consultation the preferred directions identified by the community were:

- Retain the existing use profile or extend business uses toward the south on both sides of Kalang Road;
- Maintain current building heights with landscape emphasis to entry points and 3 storeys to be allowed south of St Andrews Gate for both sides of the street; and
- Creation of a boulevard with landscaped verges and central median and improved links or creation of a shareway character and wider footpaths.

The project team tested these strategies with the preferred approach being:

- Testing of the extent of commercial uses to the south through 2 master plan approaches;
- Adoption of 3 storeys as the maximum building height with setback requirements to achieve transition to other uses but allowing a 3 storey streetscape scale to Kalang Road;
- Adoption of a landscaped central median retaining 90 degree car parking, widening verges wherever possible, extending the commercial streetscape to the south testing different design solutions and roundabout locations to encourage lower vehicle speeds and providing more crossing opportunities;
- General improvement to the landscape and built form character throughout the village centre;
- Improved connection to the Community Centre through increased setbacks along the property located at 51 Kalang Road; and
- Explore the potential for linkages to and through Kywong Reserve.

Detailed consideration of the design strategies tested with the community is located at Appendix A to this report.

2.4. PREFERRED MASTER PLAN OPTIONS

The preferred strategies were developed by GMU and Council into 2 draft master plan options for exhibition. The primary difference between the two master plan options is the extent of the mixed use zone to the south as there was strong community support for a 3 storey built form and landscape median approach for built form and landscape strategy. Both a master plan layout and 3D indicative representation of the allowable building envelope and transition zones formed part of the master plan options for exhibition. A vision statement developed from the community input and key design principles for each option were also provided.

OPTION 1 MASTER PLAN

The Option 1 Master plan in summary included:

- Extension of the mixed use zone to the southern boundary of Kywong Reserve and the community centre car park;
- Built form emphasis through architecture and landscape only to the intersection of Powder Works Road and Kalang Road and to the approach along Kalang Road from the south;
- Building heights of maximum 11m and 3 storeys with top storey setback or articulation depending on the interface and location;
- Upgrades to Kalang Road introducing a central median, retaining 90 degree parking and providing additional on street car parking to the southern block of the village;
- Upgrading the verges to both sides of the road and requiring a street level treatment through built form that respects and integrates the approved Development Applications;
- Traffic calming and improved pedestrian amenity through paving textures, additional crossing points and coordinated landscape along Kalang Road;
- Improved visual connection to Kywong Reserve and the community centre;
- Termination of the vista down Kalang Road at the southern end with built form and a new public space with visual connection to Kywong Reserve from this space; and
- Relocation of the St Andrews Gate roundabout to the intersection of Allington Crescent and Kalang Road.

Option 1 Master Plan.



Zoning Map.



- 2(a) Residential A
- 3(a) General Business A
- 5(a) Special Uses
- 6(a) Existing Recreation

Height Map.



- 11 Metres (3 levels)
- 8 Metres (2 levels)
- 5 Metres (1 level)
- Connecting structure - same as rest of the building
- Articulation zone above retail ground floor (70% of the facade to be glazed or provided as balcony/terrace)
- Articulation zone with 3rd floor setback (70% of the facade to be glazed or provided as balcony/terrace)
- Colonnade on the ground floor with articulation zone above (70% of the facade to be glazed or provided as balcony/terrace)

Streetscape Character Map.



- Corner emphasis
- Landscape marker
- Residential entry
- Vehicular entry
- Roundabout
- Pedestrian links
- Street setbacks
- Active edges
- Colonnade
- Awnings
- Pedestrian crossings

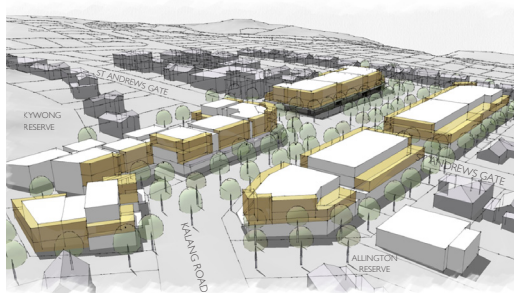
Bird's eye view from the northern side.



Bird's eye view from the northern side.



Bird's eye view from the southern side.



Bird's eye view from the southern side.



OPTION 2 MASTER PLAN

The Option 2 Master plan in summary included:

- Extension of the mixed use zone only to the bend in Kalang Road for the southern boundary block;
- Built form emphasis through architecture and landscape only to the intersection of Powder Works Road and Kalang Road and to the approach along Kalang Road from the south;
- Building heights of maximum 11m and 3 storeys with top storey setback or articulation depending on the interface and location;
- Upgrades to Kalang Road introducing a central median, retaining 90 degree parking and providing additional on street car parking to the southern block of the village;
- Upgrading the verges to both sides of the road and requiring a street level treatment through built form that respects and integrates the approved Development Applications;
- Traffic calming and improved pedestrian amenity through paving textures, additional crossing points and coordinated landscape along Kalang Road;
- Improved visual connection to Kywong Reserve and the community centre;
- Termination of the vista down Kalang Road at the southern end with a landscaped roundabout and a potential future connection to Kywong Reserve at this southern extent of the commercial zone; and
- Relocation of the St Andrews Gate roundabout to the bend in Kalang Road.

Both draft master plan options were exhibited by Council between 24 December 2011 and 17 February, 2012 for comment by the local community. Detailed consideration of the two draft master plan options is located at Appendix B to this report.

Option 2 Master Plan.



Zoning Map.



- 2(a) Residential A
- 3(a) General Business A
- 5(a) Special Uses
- 6(a) Existing Recreation

Height Map.



- 11 Metres (3 levels)
- 8 Metres (2 levels)
- 5 Metres (1 level)
- Connecting structure - same as rest of the building
- Articulation zone above retail ground floor (70% of the facade to be glazed or provided as balcony/terrace)

Streetscape Character Map.



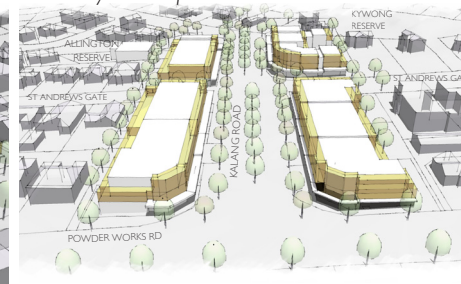
- Articulation zone with 3rd floor setback (70% of the facade to be glazed or provided as balcony/terrace)
- Colonnade on the ground floor with articulation zone above (70% of the facade to be glazed or provided as balcony/terrace)

- Corner emphasis
- Landscape marker
- Residential entry
- Vehicular entry
- Roundabout
- Pedestrian links
- Street setbacks
- Active edges
- Colonnade
- Awnings
- Pedestrian crossings

Bird's eye view from the northern side.



Bird's eye view from the northern side.



Bird's eye view from the southern side.



Bird's eye view from the southern side.





Elanora Heights Village Centre Master Plan

3. CONSULTATION PROCESS



3.1. COMMUNITY CONSULTATION WORKSHOP AND SURVEY

A community consultation workshop was held with community members to test the analysis and design strategies for Elanora heights Village Centre on the 12th October, 2011. A detailed consideration of the comments and outcomes from this consultation event is provided at Appendix A within this report. The event was well attending with 91 community members at the workshop. Council staff also surveyed community members in the village centre on Saturday 22 October, 2011.

The community provided input into the design strategies discussed earlier in this report and various suggested vision statements that might encapsulate the character of the village Centre currently and how the community would like to see the village centre over time. The results of both the consultation event and the survey have informed the design strategies, suggested vision and draft exhibited master plans.

The main results from the workshop were as follows:

- Preference to either retain the existing use profile or extend business uses toward the south on both sides of Kalang Road;
- Building scale and height was to maintain current building heights with landscape emphasis to entry points and have 3 storeys to be allowed south of St Andrews Gate for both sides of the street;
- There were two preferred directions for the public domain upgrades that included the creation of a boulevard with landscaped verges and central median and improved links or creation of a shareway character and wider footpaths; and
- The preferred vision statements were:

"Elanora Heights is a small village with great sense of community, making it one of the great places to live in the northern beaches."

"Local residents enjoy an easy going lifestyle while shopping, dining and socializing in the lively village centre where shops and cafes spill onto the footpaths offering great choices for "breaky" or a good cup of coffee on the weekends."

"Elanora Heights is a relaxed, easy going place that has adapted gracefully over time with its improved public domain, tree lined main street and renewed built form with colourful facades and high quality architecture. "

"The community hall and its adjacent open space with tall trees, shade canopies and playground space are ideal facilities for the locals to meet and attend community events day and night."

"Lush planting and shading devices along generous footpaths give plenty of shade to pedestrians who enjoy window shopping and strolling along widened and well landscaped verges."

Community consultation workshop.



3.2. EXHIBITION OF THE DRAFT MASTER PLAN OPTIONS REPORT

From the community consultation workshop and survey the project team developed two draft master plan options to test further with the community through a public exhibition process. The report was exhibited by Council between 24 December 2011 and 17 February 2012. Where submissions were received from residents hat raised issues associated with traffic, those residents were specifically contacted on receipt of the traffic report and invited to make additional comments. This submission period terminated on 6 March 2012.

A detailed consideration of the submissions received and issues raised to both the Draft Master Plan Options Report and the Traffic Report are provided in Appendix C to this report. In summary the outcomes of the exhibition and submissions were 31 submissions received from the community, where the recurrent themes in the submissions were related to the following:

GENERAL ISSUES:

1. EXTENSION OF THE COMMERCIAL ZONE

12 submissions in total

Of the 12 submissions dealing with this point, there was more support for Option 2 with the lesser extent of commercial zoning.

2. CHARACTER OF THE PLACE

3 submissions in total

Concern about retaining the existing 'character of the village'.

3. COMMUNITY CENTRE

3 submissions in total

Support for redevelopment of the community centre and greater visual connection from Kalang Road.

4. KYWONG RESERVE

10 submissions in total

Concern that any new development should not encroach into the reserve, support for greater visual connection to improve awareness of the reserve. Concern about the impact of any development on the habitat and wildlife of the reserve.

TRAFFIC ISSUES:

5. ROUNDABOUTS

5 submissions in total

Equal support for the roundabout at Allington Crescent or the bend with some submissions advocating retention of its current position.

6. PARKING ON KALANG ROAD

7 submissions in total

Submissions concerned about no reduction to the number of existing parking spaces, 1 about access to the footpath from parked cars and congestion in the village centre.

7. MEDIAN ON KALANG ROAD

4 submissions in total

Mentioned by 4 submissions regarding ensuring safe maneuvering if median is introduced.

8. REAR LANEWAYS

2 submissions in total

Laneways already exist and are already blocked in some places. Submission suggests property acquisition to widen laneways to improve ease of use.

9. TRAFFIC IMPACTS ON SURROUNDING STREETS

2 submissions in total

Concern about any potential traffic increase on St Andrews Gate and other local streets.

10. PEDESTRIAN CROSSINGS / CALMING DEVICES

4 submissions in total

Submissions preferred clearly defined pedestrian crossings in at least 3 locations.

11. BUS STOP LOCATION

6 submissions in total

Concern about the bus stop creating danger if relocated and advocating more public transport for the area generally.

12. KALANG ROAD CHARACTER

4 submissions in total

Support a shareway with low speed environment, new village square but located at the intersection of St Andrews Gate and Kalang Road and wider footpaths.

LANDSCAPE / PUBLIC DOMAIN ISSUES:

13. PUBLIC SEATING

1 submission in total

Concern in regards to the design of any seating pods.

14. PUBLIC TOILETS

1 submission in total

Advocating the need for public toilets within the village centre.

15. TREES/PLANTING

3 submissions in total

Low planting only to allow views from vehicles when maneuvering, retention of existing Angophoras and restrict planting to indigenous species only for the village centre.

BUILT FORM ISSUES:

16. HEIGHT OF BUILDINGS

9 submissions in total

Preference for 2 storeys only or 3 storeys with setback to 3rd level.

17. CHARACTER OF ARCHITECTURE

3 submissions in total

Concern over new units in the village centre.

18. ZONING

4 submissions in total

Concern about whether there is demand for new retail space, but also support for more cafes and shops in other submissions.

19. ESD (Ecologically Sustainable Development)

2 submissions in total

Suggestion from the community to address sustainability in the new controls for Elanora Heights Village Centre, including measures to encourage green roofs, installation of solar panels for private and public domain and rainwater harvesting.

The project team and GMU have considered the content and direction of the submissions for the Draft Master Plan Options Report and Traffic Report. A number of community suggestions have been incorporated into the preferred draft master plan.

The project team's response to the issues and ideas raised are as follows:

- Preferred master plan to be based on Option 2 Master Plan, but with the single residential lot between the existing commercial zone and the community centre car park to be included in the commercial zone to improve connection to the community centre and avoid an isolated lot. This will provide better address to the village centre without requiring a mid block link through a future development site further to the north and is more likely to be realised in the medium term;
- The character of the village centre will capture its role as a small village centre with 3 storeys still delivering a low scale pedestrian friendly environment;
- The access to the community centre will remain at the southern end of the village but redevelopment of the adjacent residential lot will require setbacks

to retain existing landscape to the street and provide a better view line to the carpark and community centre. Redevelopment will also be required to activate the lot frontage to the car park;

- Kywong Reserve will continue in its current role as informal reserve. Council will review the use of the reserve in the medium term to consider opportunities for informal connections for pedestrians and information boards on flora and fauna as part of a management strategy review. However, the master plan will pursue the opportunity to provide an additional linkage to the reserve through the redevelopment of the existing residential lots to the south west;
- Relocation of the existing roundabout to the intersection of Kalang Road and St Andrews Gate to the bend in Kalang Road. This will provide opportunities to create a southern gateway and connect the two parts of the village centre together visually and for pedestrians. Options for U-turn locations within the main street were not supported by the Traffic Committee due to technical issues and safety;
- Maximising the opportunities for on-street parking by relocating the existing bus stop in Kalang Road in the future to the new southern part of the village. This will also improve pedestrian movement down to the southern portion of the village. Kerb side parking will also be maximised in St Andrews Gate close to the intersection of Kalang Road. New developments in the village centre will provide on-site parking thereby improving the existing parking situation;
- The landscaped median will be adopted as it will allow safer use of the street for pedestrians and stop dangerous maneuvering into on-coming traffic for cars parking and leaving spaces in the street. Tree species will be used that allow underviewing of the canopy for drivers;
- The continued use of the rear laneways will be incorporated with opportunities for laneways to be connected over time supported in the master plan. However, this will be a long term strategy due to existing strata lots that block the lane connection potential currently. Acquisition of adjacent residential lots to allow wider laneways is not considered feasible or achievable even in the long term and has not been adopted;
- New raised pedestrian crossing points will be adopted with one location to the northern portion of Kalang Road and one to the southern portion of the roadway in the future. The proposed narrower carriageway widths created by the median will reduce vehicle speeds and maximise pedestrian safety. Any additional crossing points would not meet traffic criteria requirements and cannot be introduced. It is proposed that the new speed limit for the village centre will be 40km/h;
- The existing bus stop is proposed to be relocated to adjacent to the new village square just south of St Andrews Gate on Kalang Road as suggested in submissions. The relocation of the proposed public space in Option 1 to the intersection of St Andrews Gate and Kalang Road as part of any new development is supported and is now included in the preferred master plan;
- A public toilet has been included in the second stage of the Landscape Master Plan;

- Option 1, at present, has been found not to be viable. However, depending on future changes in the Elanora Heights Locality, this option may be revisited in the future; and
- Ecologically Sustainable Development (ESD) will be introduced as part of the controls in order to reduce the reliance on fossil fuels, green house gas emissions and the uses of energy and water. These measures will encourage renewable energy initiatives and water sensitive urban design.



Elanora Heights Village Centre Master Plan

4. LANDSCAPE MASTER PLAN



4.1. INTRODUCTION

In addition to the private domain and built form master plan GMU has been requested by Pittwater Council to provide a public domain landscape master plan for Elanora Heights Village Centre.

The Landscape Master Plan represents the overall concept for the area in terms of new planting and public areas, such as village square, public seating and upgrades on the street that would encourage slower and safer traffic, as well as easy access to the village by car, public transport, walking or cycling.

The Landscape Master Plan will be delivered in 2 stages. The first stage will extend from Powder Works Road to St Andrews Gate. The second stage includes changes that will be achieved in part through contributions created through the implementation of this village centre DCP that will also apply to the built form and zoning of the village centre.

Stage 1 includes works up to the existing building lines to each side of Kalang Road including the existing carriageway. The main changes will include:

- Providing a median to the main part of Kalang Road between Powder Works Road and St Andrews Gate;
- Enhanced raised pedestrian crossings with different material treatment at the centre of Kalang Road;
- New street trees along both footpaths, interspersed between parking spaces, and along the new median and crossing;
- Upgrade to footpath paving through selected patterns, colours and materials;
- Introduction of alfresco dining pods along the western verge of Kalang Road;
- Introduction of new painted asphalt for parking areas;
- Introduction of new street lighting, public seating, bins, bike stands and art works; and
- Provision of new landscape marker to mark the entry into the village centre.

Stage 2 extends from St Andrews Gate to the Community Centre including the intersection and existing roundabout. The changes proposed will coordinate with the proposed public domain outcomes in the Built Form Master Plan. The main changes will include:

- Extension of the public domain improvements introduced in Stage 1 to the southern end of the village at the bend in Kalang Road close to the Community Centre;
- Relocation of the roundabout to the southern end of the village to provide gateway entry from the south;
- Replacement of driveway in front of 58 Kalang Road with new on-street parking spaces assuming future redevelopment of the site with access from the rear;
- New village square on the south west corner of the intersection of Kalang Road and St Andrews Gate;
- Relocation of bus shelter north of St Andrews Gate to the new location near the new village square;

- Introduction of new raised pedestrian crossing with different material treatment south of St Andrews Gate; and
- Extension of new street lighting, public seating, bins, bike stands and art works south of St Andrews Gate.

4.2. DESIGN PRINCIPLES

The following are design principles that will apply to the public domain for Elanora Heights Village centre. The principles are:

PUBLIC OPEN SPACE AND LANDSCAPE CHARACTER

- To ensure a high quality public domain throughout all areas of the village precinct;
- To provide green markers at the arrival points at the village centre through significant landscape and trees;
- To enhance the character of the main shopping area through introduction of a landscaped boulevard with taller trees and understorey species in the central median and smaller trees interspersed with parking on both verges;
- To create opportunities for outdoor dining, planter boxes and seating niches within the verges to both sides of the street;
- To create opportunities for outdoor dining and public seating areas as part of the grade change from the level of the shops to the street along the western verge on Kalang Road north of St Andrews Gate;
- To encourage greater knowledge of Kywong Reserve as a natural habitat of various species and a green open space with passive recreational opportunities; and
- To create an attractive plaza or gathering space at the western verge south of St Andrews Gate as an ideal meeting place at the heart of the village.

MOVEMENT NETWORKS

- To enhance activation along the length of the main street from the northern entrance at Powder Works Road to the southern entrance at the Community Centre;
- To promote a pedestrian friendly environment with the introduction of a reduced speed zone, coloured and textured surface treatments and improved pedestrian refuges from the northern entrance at Powder Works Road to the southern gateway at the Community Centre;
- To improve the pedestrian movement, safety and ease of manoeuvrability across level changes from the shop fronts to the edge of the street through public domain improvements along the village street verges;
- To create a footpath network on both sides of Kalang Road that maximises opportunities for outdoor seating, casual interaction, window shopping and ease of strolling up and down the village centre;

- To upgrade the design of pedestrian crossings and refuges at the intersection of Kalang Road and St Andrews Gate to combine the existing northern and southern sections of the precinct into one consolidated shopping strip, as part of stage 2;
- To improve the visibility and connectivity of the existing Community Centre and children's playground to Kalang Road and the rest of the village centre;
- To minimise the impact of public and school buses within the core area of the village centre by relocating the existing bus stop further along Kalang Road south of St Andrews Gate on the western verge, as part of Stage 2;
- To minimise community concern regarding traffic movements within Kalang Road with the introduction of a median north of St Andrews Gate;
- To facilitate the long term upgrade and use of Kywong Reserve by providing more frequent and safer pedestrian links from the village centre to the reserve; and
- To provide safe access to the centre of the village for persons with movement disability, which includes providing ramps and lower kerbs where required.

PARKING AND SERVICING

- To improve the amenity of car parking areas and minimise vehicle-pedestrian conflicts within the village centre;
- To require the provision of basement parking for all new mixed use development along Kalang Road. This will increase parking opportunities in the centre;
- To maintain laneway access to the rear of existing mixed use development to minimise the impact of loading and servicing on the existing centre;
- To ensure that new mixed use development provides vehicle and servicing access in locations that minimise impacts along Kalang Road and to any adjoining residential development;
- To provide parallel parking along the western edge of Kalang Road south of St Andrews Gate and 90 degree parking to all other frontages;
- To improve the appearance and functionality of the surface car park at the Community Centre, as part of stage 2; and
- To provide bicycle facilities i.e. storage racks at several points throughout the centre.

4.3. LANDSCAPE MASTER PLAN

The Landscape Mater Plan for Elanora Heights Village Centre will be delivered in two Stages as shown on the adjacent diagrams. Stage 1 includes works up to the existing building lines to each side of Kalang Road between Powder Works Road and St Andrews Gate including temporary measures for some of the lots while these redevelop such as the provision of temporary access for the property located at the corner of Powder Works Road and Kalang Road along the western verge.

Stage 2 extends the proposed public domain upgrades south of St Andrews Gate up to the Community Centre including the intersection and existing roundabout as well as providing permanent vehicular access solutions for when properties redevelop over time. It is envisioned that the proposed upgrades as part of Stage 2 will be achieved in part through Council in conjunction with contributions generated by the implementation of the master plan for the village centre. While a number of general upgrades will occur as part of both stages, a few specific upgrades will occur only as part of each stage.

The general upgrades that will happen as part of both Stage 1 and 2 include the introduction of new street trees along both footpaths, interspersed between parking spaces and along the new median and crossing. Option 1 and 2 will also include as well as upgrades to footpaths through selected paving patterns, colours and materials. Both Stages include the introduction of new street lighting, public seating, bins, bike stands and art works. Other general improvements that will occur as part of both stages include the provision of a median to the main street and the introduction of painted asphalt for parking areas.

The main difference between the two Stages is the extension of the improvements to the southern end of the village centre at the bend in Kalang Road close to the Community Centre and the introduction of a new village square and public toilet on the south west corner of the intersection of Kalang Road and St Andrews Gate which will take place as part of Stage 2.

Other main differences between Stage 1 and 2 are the retention of the existing driveway in front of 58 Kalang Road on Stage 1 and the removal of the access driveway from the front assuming future redevelopment of the site with access from the rear and the provision of new on-street parking spaces in place of the driveway as part of the permanent solution for this site provided on Stage 2. Stage 1 also proposes the temporary retention of the existing bus shelter along the western verge of Kalang Road while Stage 2 proposes the relocation of the bus shelter to a new location near the new village square.

The introduction of alfresco dining pods along the western verge of Kalang Road will happen only as part of Stage 1 due to the unique topography and width of the verge along that footpath.

An enlarged version of the Landscaped Master Plan is presented in the following pages. Due to the extended area covered by Stage 2, this is presented in two pages, divided into North (north of St Andrews Gate) and South (south of St Andrews Gate).

Stage 1



Stage 2



4.4. LANDSCAPE MASTER PLAN - NORTH - STAGE I



LEGEND - HARDSCAPE + STREET FURNITURE

- 1. PAINTED ASPHALT
- 2. MARKER OF ENTRY TO THE VILLAGE - STREET SCULPTURE
- 3. RAISED PEDESTRIAN CROSSING WITH DIFFERENT TREATMENT
- 4. GRANITE PAVING WITH PATTERN DIFFERENTIATING PUBLIC FROM PRIVATE AREA, (SAME COLOUR SCHEME)
- 5. STREET LIGHT
- 6. PUBLIC SEATING (TIMBER + CONCRETE)

- 7. RUBBISH BIN
- 8. ALFRESCO DINING
- 9. BUS SHELTER (AS EXISTING)
- 10. BIKE STAND
- 11. EXISTING DRIVEWAY TO CAR PARK (61 KALANG ROAD)
- 12. EXISTING BUILT FORM EDGE
- 13. EXISTING COLONNADE - BUILT FORM EDGE
- 14. EXISTING ROUNDABOUT

LEGEND - TREE + PLANTING

- A. FEATURE TREE 1 - ENTRY TO VILLAGE
- B. FEATURE TREE 2 - BETWEEN PARKING
- C. MEDIAN PLANTING
- D. EXISTING TREE
- E. STREET TREE
- F. CROSSING FEATURE TREE
- G. PLANTING-HEDGE
- H. SOFTENING OF THE RETAINING WALL - LANDSCAPE EDGE WITH FEATURE WALL (GREEN OR ART WALL + LIGHTS)



4.5. LANDSCAPE MASTER PLAN - NORTH - STAGE 2



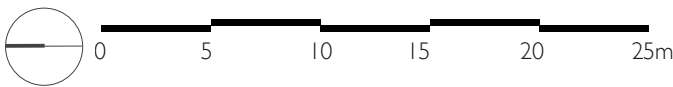
LEGEND - HARDSCAPE + STREET FURNITURE

- 1. PAINTED ASPHALT TO DIFFERENTIATE PARKING AREA
- 2. MARKER OF ENTRY TO THE VILLAGE - STREET SCULPTURE
- 3. RAISED PEDESTRIAN CROSSING WITH DIFFERENT COLOUR
- 4. GRANITE PAVING WITH PATTERN DIFFERENTIATING PUBLIC FROM PRIVATE AREA, (SAME COLOUR SCHEME)
- 5. STREET LIGHT
- 6. PUBLIC SEATING (TIMBER + CONCRETE)

- 7. RUBBISH BIN
- 8. ALFRESCO DINING
- 9. NEW PARKING INSTEAD OF BUS STOP (BUS STOP MOVED TO SOUTH)
- 10. NEW PARKING INSTEAD OF DRIVEWAY (61 KALANG RD)
- 11. NEW BUILT FORM EDGE - WITH 3.5M SETBACK FOR EXTRA FOOTPATH AREA
- 12. COLONNADE - BUILT FORM EDGE - TO BE CONTINUED
- 13. ROUNDABOUT MOVED TO THE SOUTH

LEGEND - TREE + PLANTING

- A. FEATURE TREE 1 - ENTRY TO VILLAGE
- B. FEATURE TREE 2 - BETWEEN PARKING
- C. MEDIAN PLANTING
- D. EXISTING TREE
- E. STREET TREE
- F. CROSSING FEATURE TREE
- G. PLANTING-HEDGE



4.6. LANDSCAPE MASTER PLAN - SOUTH - STAGE 2



LEGEND - HARDSCAPE + STREET FURNITURE

- | | |
|--|---|
| 1. PAINTED ASPHALT TO DIFFERENTIATE PARKING AREA | 7. RUBBISH BIN |
| 2. NEW VILLAGE SQUARE WITH ICONIC SCULPTURE AND SEATING | 8. BUS SHELTER |
| 3. RAISED PEDESTRIAN CROSSING WITH DIFFERENT COLOUR | 9. BIKE STAND |
| 4. GRANITE PAVING WITH PATTERN DIFFERENTIATING PUBLIC FROM PRIVATE AREA (SAME COLOUR SCHEME) | 10. NEW BUILT FORM EDGE - WITH 3.5M SETBACK FOR EXTRA FOOTPATH AREA |
| 5. STREET LIGHT | 11. NEW ROUNDABOUT |
| 6. PUBLIC SEATING (TIMBER + CONCRETE) | 12. POTENTIAL LOCATION OF PUBLIC TOILET |

LEGEND - TREE + PLANTING

- | |
|--------------------------------------|
| A. FEATURE TREE 1 - ENTRY TO VILLAGE |
| B. FEATURE TREE 2 - BETWEEN PARKING |
| C. MEDIAN PLANTING |
| D. EXISTING TREE |
| E. STREET TREE |
| F. CROSSING FEATURE TREE |
| G. PLANTING-HEDGE |



4.7. PRECEDENT IMAGES - HARDSCAPE

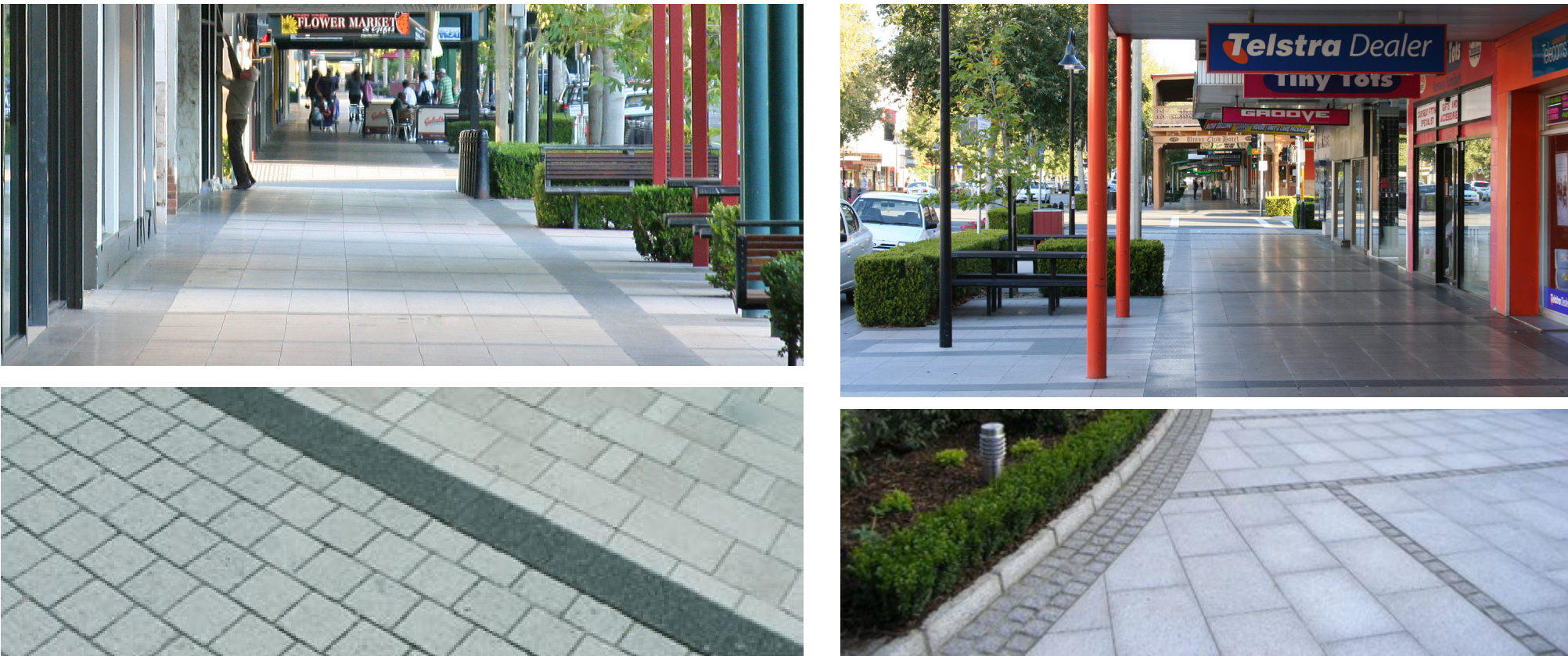
CONCRETE PAVERS - COLOURED CONCRETE BLOCKS FOR STREET AND CAR PARKING AREA



RAISED PEDESTRIAN CROSSING



PEDESTRIAN PAVING - GRANITE BLOCKS IN GREY TONE AND DIFFERENT COLOUR BAND TO DIFFERENTIATE SPECIAL AREAS



4.8. PRECEDENT IMAGES - LIGHTING + STREET FURNITURE

STREET LIGHT - TRADITIONAL OR MODERN WITH LED SOLAR LIGHT



PUBLIC SEATING - TIMBER AND CONCRETE BENCHES COMBINED WITH SHADING FROM AN UMBRELLA



RUBBISH BIN



4.9. PRECEDENT IMAGES - SCULPTURE + STREET FURNITURE

ICONIC SCULPTURE



ALFRESCO DINING



BUS SHELTER



BIKE STAND



PUBLIC TOILET (Stage 2)



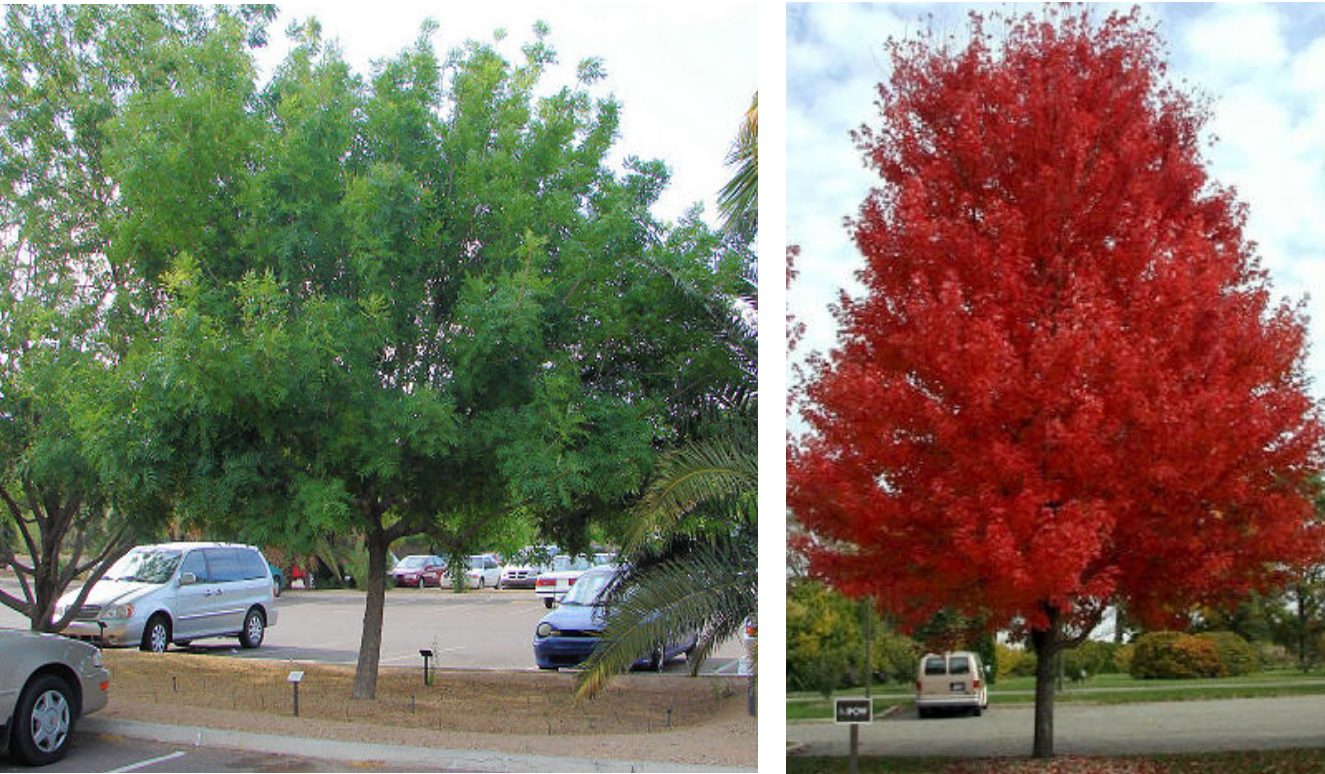
4.10.PRECEDENT IMAGES - TREES

A. FEATURE TREE 1 - ENTRY TO THE VILLAGE (YELLOW FLOWERS IN SUMMER)



Golden Penda (*Xanthostemon chrysanthus*)

B. FEATURE TREE 2 - BETWEEN THE CARS (RED CANOPY IN AUTUMN)



Pistacia chinensis

C. MEDIAN PLANTING - ALLOWING TO SEE THROUGH THE PLANTING



Brushbox (*Lophostemon confertus*)



Varigated Brushbox

F. PEDESTRIAN CROSSING FEATURE TREE - (PURPLE IN SUMMER)



Crepe Myrtle (*Lagerstroemia indica*)

Alstonville (*Tibouchina lepidota*)

4.11.PRECEDENT IMAGES - PLANTING

G. PLANTING HEDGE



H. SOFTENING THE RETAINING WALL - LANDSCAPE EDGE WITH FEATURE WALL (GREEN OR ART WALL + LIGHTS)



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5. PRIVATE DOMAIN CONTROLS



5.1. LEP AMENDMENTS

To implement the Draft Master Plan, it will be necessary to make amendments to insert additions to the existing Local Environmental Plan 1993 (LEP 1993) and the existing Development Control Plan (Pittwater 21 DCP). The following sections set out the proposed changes and additional requirements that are proposed to be included in the LEP and DCP to implement the proposed master plan.

It is proposed to amend the LEP maps for zoning and shop top housing as shown in the adjacent maps, which are:

- To extend the 3(a) General Business “A” zone south of St Andrews Gate as shown on the map below; and
- Extend the shop top housing zone to south of St Andrews Gate, as shown on the map below to the right.

Amended LEP Zoning Map.



Amended LEP shop top housing Map.



5.2. PITTWATER 21 DCP AMENDMENTS

To implement the Draft Master Plan for the village, it is proposed to insert the following into the existing DCP.

This section is structured to reflect the existing contents and format of the DCP. Therefore, the subsections refer to the relevant points and sections in the existing DCP.

5.2.1. AMENDMENTS TO PART A

The following is to be inserted to Pittwater 21 DCP, Part A - Shaping Development in Pittwater, Section A - 4.5 Elanora Heights Locality.

DESIRED CHARACTER OF ELANORA HEIGHTS VILLAGE CENTRE

Elanora Heights is a small village centre with great sense of community, making it one of the great places to live in the northern beaches.

Local residents enjoy an easy-going lifestyle while shopping, dining and socializing in the lively village centre shops and cafes open onto the footpaths. The new town square on the western verge, south of St Andrews Gate, offers great choices for “breaky” or a good cup of coffee on the weekends. It offers public art and informal play opportunities for kids, and the favorite sunny spot of both young and senior residents.

Elanora Heights is a relaxed, easy-going place that has adapted gracefully over time with its improved public domain, tree-lined main street and characteristic, low scale, 3-storey built form with colourful facades and high quality architecture.

The architecture reflects the village atmosphere and coastal location. Buildings abut each other along both sides of Kalang Road. Driveways do not interrupt the pedestrian verges. The deep balconies to the upper levels create a play of light and shade on the facades. The use of natural materials enhances the facades and streetscape. The lower scale edges of the buildings to the rear of the properties and St Andrews Gate create a gentle transition to the lower scale houses.

The community centre, its adjacent open space with tall trees, shade canopies and playground space are ideal for the locals to meet and attend community events.

Lush planting and shading devices along generous footpaths give plenty of shade to pedestrians. The landscaped verges have regular seating areas that do not interrupt the flow of pedestrians past the shop fronts.

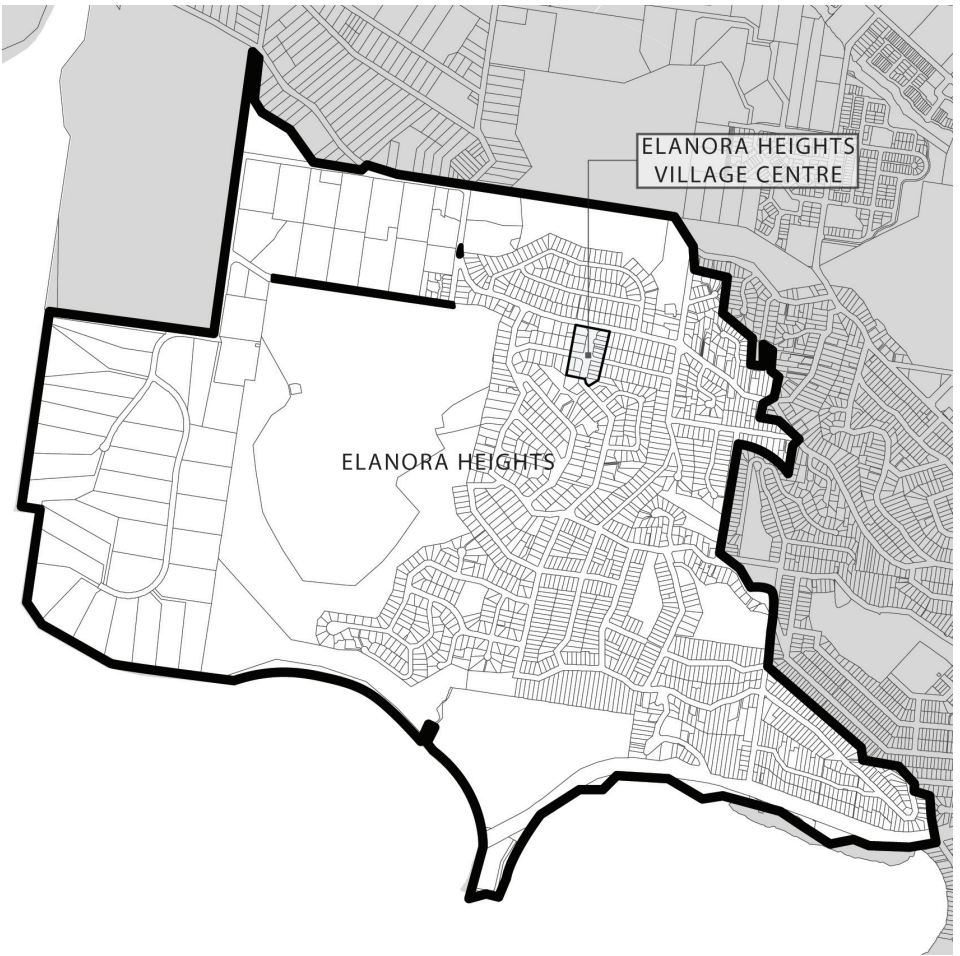
The extensive street trees give Kalang Road a dappled, leafy character emphasised by the tree planted central median.

The street frontages of the new buildings are active with well designed, fine grain shop fronts and high quality signage under the colonnade on the western verge along Kalang Road or under the awnings along the eastern verge. Together with the landscape master plan and the built form they create a holistic vision and character for the village centre.

The design principles underpinning the desired character for Elanora Heights Village Centre are:

- To enhance and activate the existing character of Kalang Road;
- To create a high quality public domain environment;
- To encourage upgrades to existing properties and shops;
- To ensure development achieves design excellence;
- To create a strong sense of place as a small scale coastal village centre;
- To extend the village centre uses and activity to the southern block on Kalang Road;
- To ensure the whole length of the village centre is active and vibrant with increased visitation to the southern block;
- To ensure the village retains a low scale fine grain character;
- To maximize opportunities for cafes and restaurants;
- To announce arrival at the village centre through architectural and landscape markers;
- To improve visibility of the existing Community Centre and children's playground to Kalang Road and the rest of the village centre; and
- To encourage greater knowledge of Kywong Reserve.

Locality map showing location and boundary of Elanora Heights Village Centre - (To be included in Part A of the DCP).



5.2.2. AMENDMENTS TO PART D

The following new sections will be added to Part D - Locality Specific Development Controls, Section D5 - Elanora Heights Locality. The outcomes and controls within each of the sections are described on the following pages. The new sections to be added are:

D5 – BUILT FORM (Elanora Heights Village Centre)

- Amalgamation
- Height
- Front Building Line
- Side And Rear Building Line
- Setbacks To Upper Levels
- Separation
- Building Depth
- Ceiling Height

D5 – ARCHITECTURAL CHARACTER (Elanora Heights Village Centre)

- Design Excellence
- Façade Articulation
- Materials
- Colours
- Entries
- Business Identification Signs
- Active Frontages
- Awnings And Colonnades
- Eaves
- Roof Forms
- Fences
- Ecological Sustainable Development Responsive Design (ESD)

D5 – LANDSCAPE CHARACTER (Elanora Heights Village Centre)

- Public Domain
- Landscaping

D5 – AMENITY (Elanora Heights Village Centre)

- Solar Access
- Visual Privacy
- View Sharing
- Private Open Space
- Natural ventilation
- Acoustic Privacy
- Storage

D5 - VEHICULAR ACCESS, PARKING AND SERVICING (Elanora Heights Village Centre)

- Vehicular Access
- Laneway Access and Character
- Off-Street Vehicle Parking Requirements
- Servicing – Waste Management and Recycling

The following sections of Part D5 – Elanora Heights Locality need to be amended as follows. New controls for Elanora Heights Village Centre dealing with these requirements will be provided in new sections to be added to Part D, Section D5 - Elanora Heights Locality listed above. Where Advisory Notes are provided, these need to be added.

D5.1 Character as viewed from a public place (Excluding Elanora Heights Village Centre)

Advisory Notes

For specific controls in relation to Elanora Heights Village Centre, refer to Part D5 – Architectural Character and Part D - Landscape Character of this DCP.

D5.3 Building colours and materials (Excluding Elanora Heights Village Centre)

Advisory Notes

For specific controls in relation to Elanora Heights Village Centre, refer to Part D5 – Architectural Character of this DCP.

D5.4 Height (Excluding Elanora Heights Village Centre)

Advisory Notes

For specific controls in relation to Elanora Heights Village Centre, refer to Part D5 – Built Form of this DCP.

D5.5 Front building line (Excluding Elanora Heights Village Centre)

Advisory Notes

For specific controls in relation to Elanora Heights Village Centre, refer to Part D5 – Built Form of this DCP.

D5.6 Side and rear building line (Excluding Elanora Heights Village Centre)

Advisory Notes

For specific controls in relation to Elanora Heights Village Centre, refer to Part D5 – Built Form of this DCP.

D5.7 Building envelope (Excluding Elanora Heights Village Centre)

Advisory Notes

For specific controls in relation to Elanora Heights Village Centre, refer to Part D5 – Built Form of this DCP.

D5.8 Site coverage – General (Excluding Elanora Heights Village Centre)

D5.11 Fences – General (Excluding Elanora Heights Village Centre)

Advisory Notes

For specific controls in relation to Elanora Heights Village Centre, refer to Part D5 – Architectural Character of this DCP.

D5.13 Construction, Retaining walls, terracing and undercroft areas (Excluding Elanora Heights Village Centre)

Advisory Notes

For specific controls in relation to Elanora Heights Village Centre, refer to Part D5 – Built Form of this DCP.

D5 – BUILT FORM (ELANORA HEIGHTS VILLAGE CENTRE)

The following chapter will be added to Part D - Locality Specific Development Controls, Section D5 - Elanora Heights Locality. The requirements written below refer only to Elanora Heights Village Centre, which will be excluded from chapters number: D5.4 - Heights, D5.5 - Front building line, D5.6 - Side and rear building line, D5.7 - Building envelope and D5.13 - Construction, Retaining walls, terracing and undercroft areas relating to Elanora Heights Locality. Amendments to those chapters have been described on page 32. Elanora Heights Village Centre locality will be also excluded from chapters in Part B of the DCP number: B2.3 Subdivision - Business zoned land. Amendments to this chapter have been described on page 49.

AMALGAMATION

Outcomes

- Amalgamation improves economic feasibility for redevelopment to occur, strengthens the village character and allows for reduced requirements for site access and servicing; and
- Avoid isolated sites due to future development patterns.

Controls

- Lots to amalgamate are shown on the Potential Amalgamation Pattern Diagram;
- Amalgamation is to allow single car park and service access from rear laneways for all lots north of St Andrews Gate;
- The amalgamation pattern is to allow single car park and service access from specific points for lots south of St Andrews Gate along the eastern verge in the event that some of the existing buildings do not redevelop. Relocation of access to the rear is preferred if lots do redevelop; and
- Alternative amalgamation patterns may be considered by Council only if they enable lots to relocate their vehicle access to the rear of lots wherever possible.

Variation

- Where it can be demonstrated (by way of written confirmation from majority of owners) that adjoining properties are unwilling to participate in redevelopment, single lot redevelopment will be considered.



HEIGHT

Outcomes

- To achieve the desired future character of the Elanora Heights Village Centre Locality;
- To ensure development creates a low scale village character;
- To provide transition from medium density in the village centre to lower scale development in the residential zone;
- To achieve a reduction in bulk to adjoining low scale residential areas;
- Equitable preservation of views and vistas to and/or from public/private places;
- To encourage buildings to respond sensitively to natural topography; and
- To achieve a human scale to Kalang Road.

Controls

- The maximum height of a building or structure shall not exceed the heights indicated in the diagram;
- Maximum height is 11m above natural ground level;
- Maximum number of storeys is 3 storeys;
- Buildings are to provide interesting roof forms within the overall height control;
- Maximum height in the transitional areas as per the height diagram is 2 storeys and 8.5m; and
- The minimum setback length of the 2 storey transitional height zone is 3m as per the setback diagram to the right.



FRONT BUILDING LINE

Outcomes

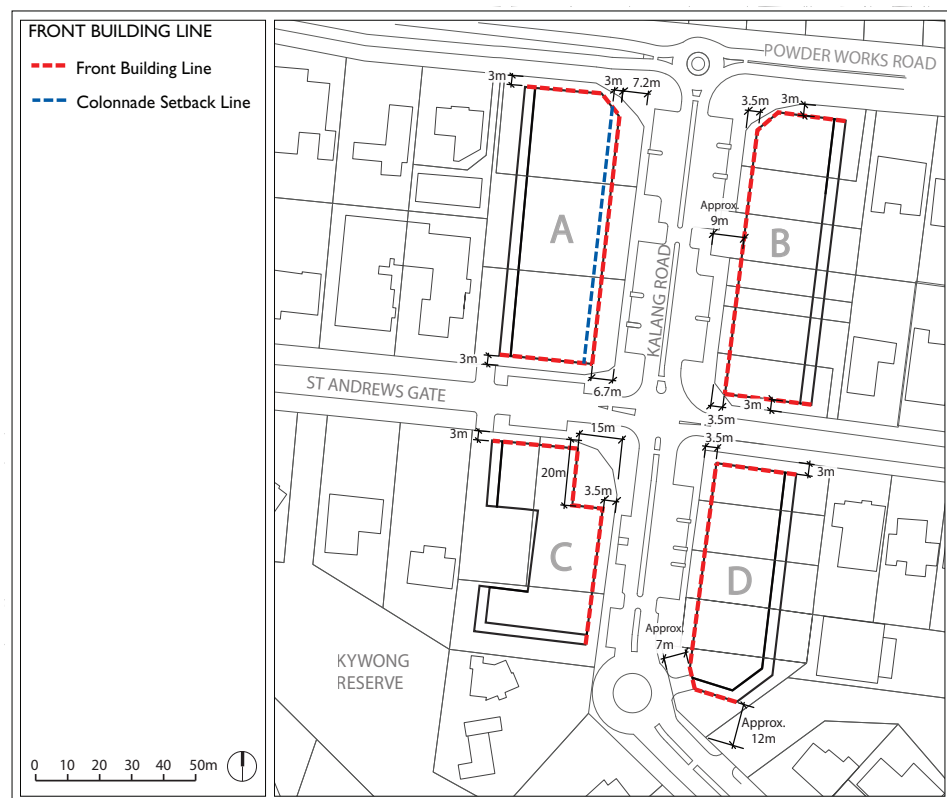
- To achieve a consistent street alignment;
- To ensure retail uses activate the public domain;
- To achieve a strong edge and sense of enclosure to Kalang Road;
- To provide adequate exposure to shop fronts and avoid opportunities for concealment at ground level;
- To improve pedestrian amenity and avoid interruptions in pedestrian flow; and
- To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

Controls

- The minimum front building line shall be in accordance with the following diagram on the next page;
- Built structures other than external seating areas, retaining wall, garden beds and where unavoidable driveways are not permitted within the front building setback;
- The front building line to the ground floor is to be consistent and to establish a continuous retail street edge and shopfront to Kalang Road;
- The front building line on the western block north of St Andrews Gate to Kalang Road is to be aligned between 6.7m to the southern end of the blocks and 7.2m to the northern end of the block as per the diagram. This setback is to maintain the current building alignment and allow generous landscaped verge and footpath providing transition from street to shop level;

D5 – BUILT FORM (ELANORA HEIGHTS VILLAGE CENTRE) - CONTINUED

- Upper levels fronting the street must be activated in accordance with the Front Building Line Diagram;
- An additional 3m setback is to be provided to create a colonnade for the ground floor of all new development as shown on the diagram; and
- Provide a corner splay with dimension of approximately 12m to the corner of the lot to the north of the community carpark, in Block D, to improve visual connection to the carpark and community centre and to retain existing trees to the street edge.



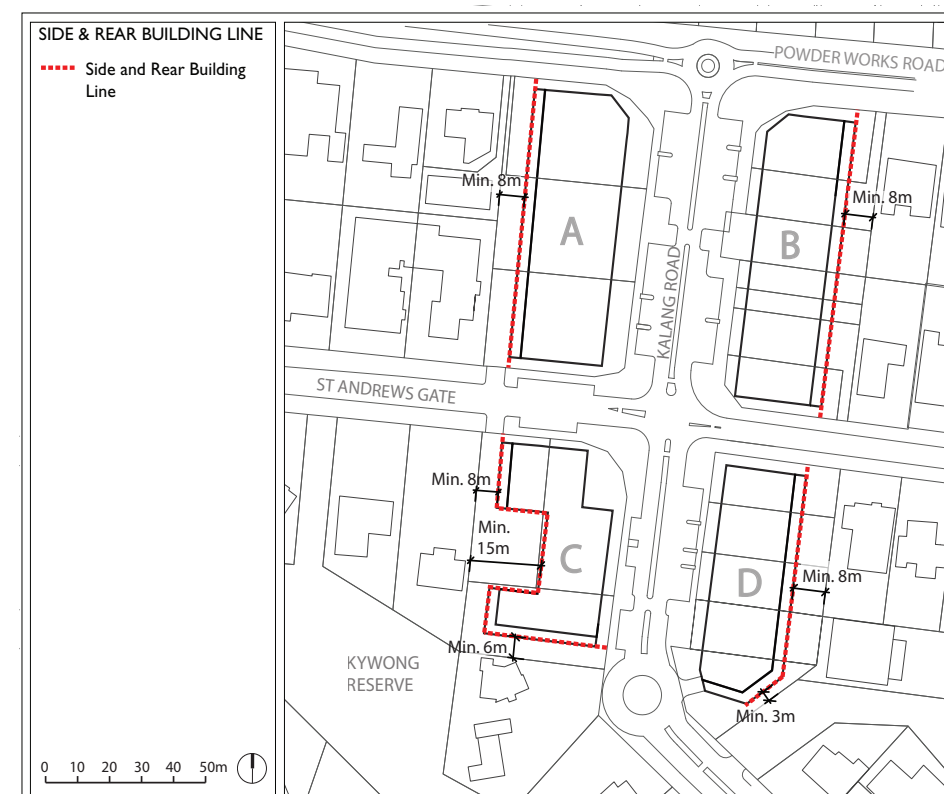
SIDE AND REAR SETBACKS

Outcomes

- The bulk and scale of the built form is minimised at appropriate locations to adjacent low scale residential neighbourhoods;
- Equitable preservation of views and vistas to and/or from public/private places;
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to adjacent properties;
- To ensure a landscaped buffer between commercial and residential zones is established;
- To allow the opportunity for a continuous rear laneway to allow adequate space for access to the rear of retail/commercial properties; and
- To minimise driveway crossings of verges to Kalang Rd.

Controls

- The minimum rear setbacks to buildings and balconies to all blocks is to be 8m. For Block C an additional rear setback of 15m is required for the central portion of the block to allow solar access and communal open space with any development. The minimum side setback to the southern end of block D is to be 3m. The minimum side setback to the southern end of block C is 6m;
- For all other lots the side setback is nil;
- Provide rear setback of minimum of 8m to allow for future continuous laneway and planting strip (as per Section Diagrams and Side and Rear Building Line Diagram); and
- Existing properties that do not provide a compliant setback do not set a precedent for new development.



SETBACKS TO UPPER LEVELS

Outcomes

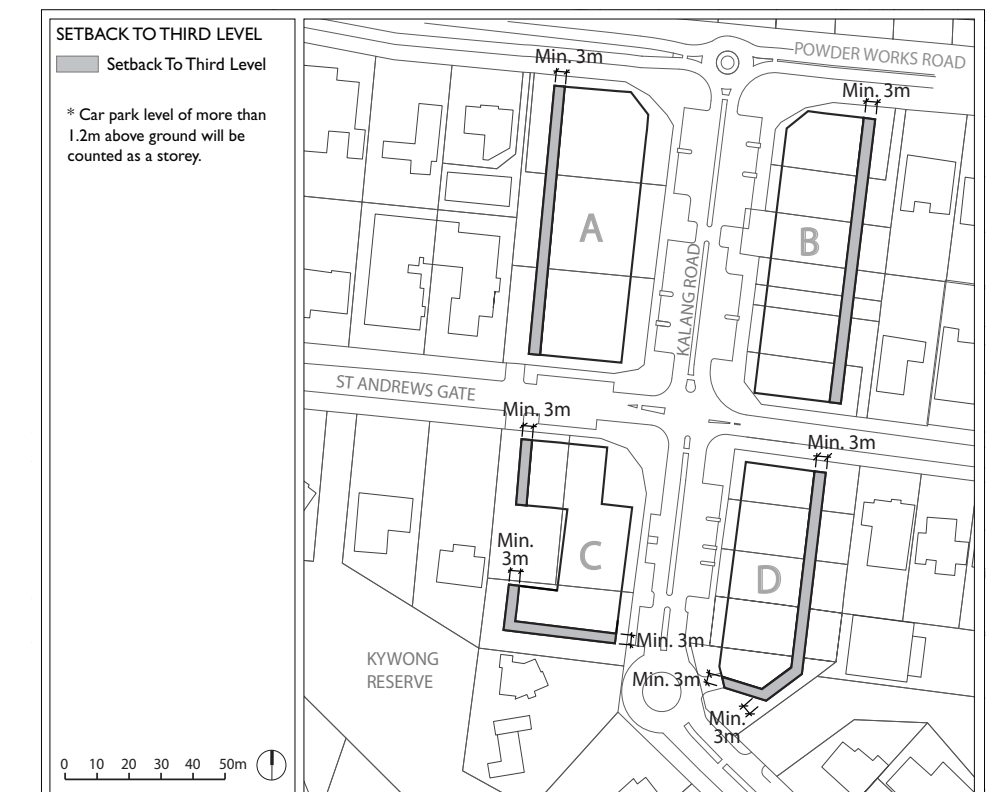
- The bulk and scale of the built form adjacent to adjoining low scale residential properties and to courtyard spaces is minimised;
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to adjoining residential properties; and
- To ensure the built form of new development transitions are in scale to existing development surrounding the village centre.

Controls

- A minimum setback of 3m is to be provided to the third floor of all development to the rear of the lot;
- A minimum setback of 3m is to be provided to the third floor of any development on Block D and to the southern lot;
- An articulated setback to the front building line, as shown in Section Diagram AA and BB is required; and
- A minimum setback of 3m is to be provided to the southern most lot of Block C to maintain reasonable solar access to the adjacent lot.

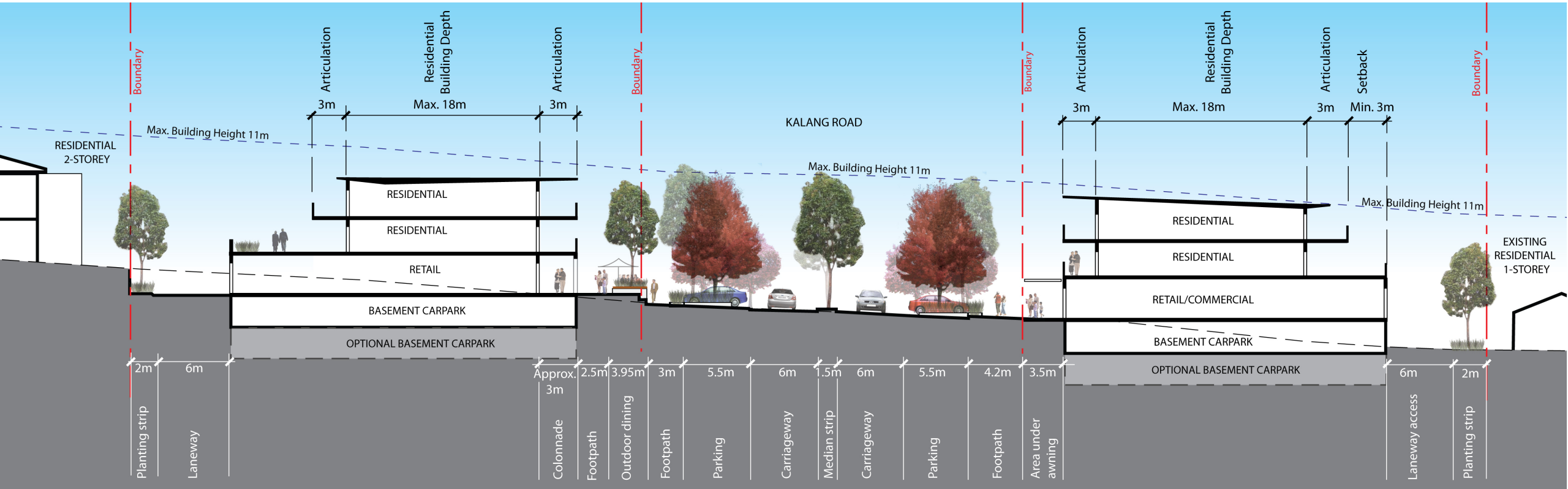
Variations

- Eaves or shading devices that provide shade in summer and maximise sunlight in winter shall be permitted to extend beyond the required setback to a maximum of 1m.

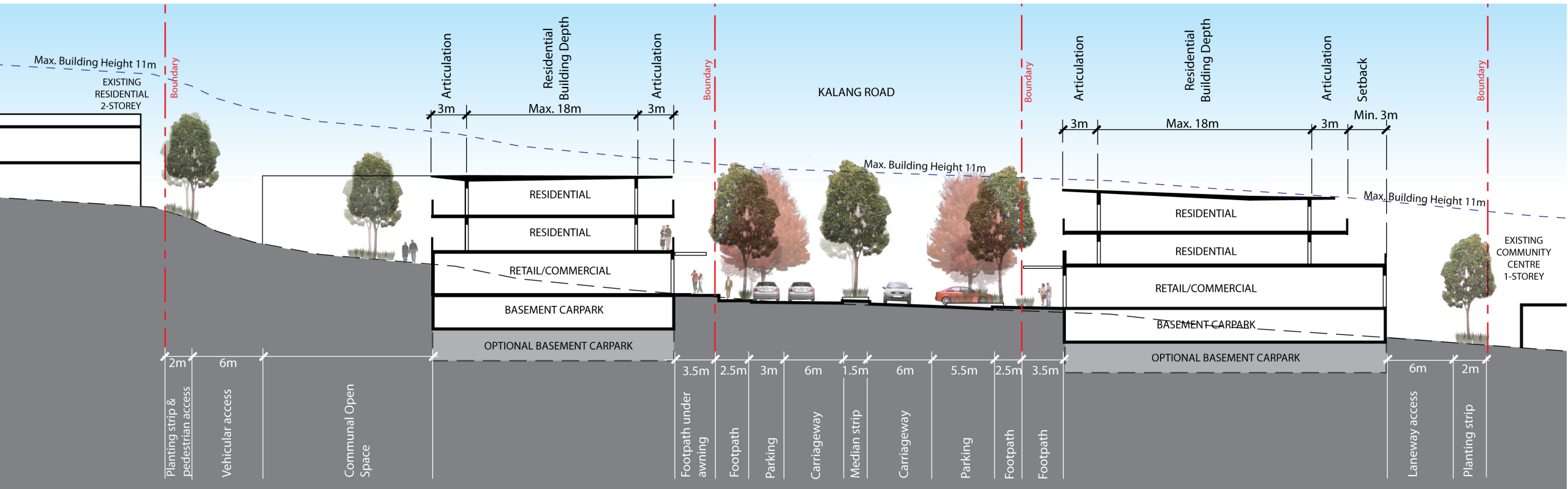


D5 – BUILT FORM (ELANORA HEIGHTS VILLAGE CENTRE) - CONTINUED

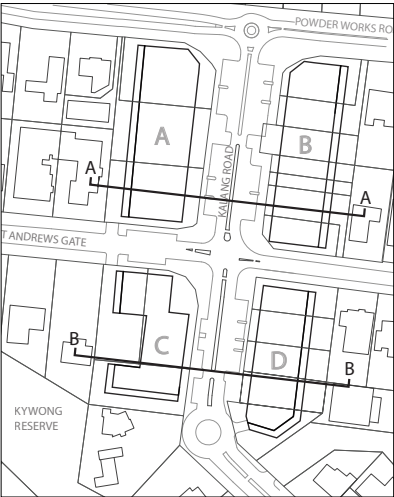
Section A:A through Elanora Heights Village Centre – North (north of St Andrews Gate)



Section B:B through Elanora Heights Village Centre – South (south of St Andrews Gate)



Location of section lines.



D5 – BUILT FORM (ELANORA HEIGHTS VILLAGE CENTRE) - CONTINUED

SEPARATION

Outcomes

- To maintain reasonable amenity to adjoining properties;
- To minimise bulk and scale of new development to adjoining development;
- To ensure that new development is scaled to support the desired future character of the village centre with appropriate massing and spaces between buildings;
- To allow adequate space for access to rear of retail/commercial properties;
- To ensure adequate landscaped open space and communal area for larger sites; and
- To ensure high levels of amenity to new dwellings that reinforces the ‘fine grain’ or continuous narrow frontage lot pattern.

Controls

- A minimum of 50% of the required distance are to be provided within the boundary of any development site. This requirement is based on the reasonable expectation that the remaining 50% will be provided on the adjoining property.

The required separation distances between buildings are:

- 12 metres between windows of habitable rooms/balconies;
- 9 metres between windows of habitable/balconies and non-habitable rooms; and
- 6 metres between windows of non-habitable rooms or blank walls.

The above separation distances are to be applied to any residential floor and any adjoining building.

BUILDING DEPTH

Outcomes

- To achieve high levels of solar access and cross ventilation;
- To maximise opportunities for outlook;
- To minimise building bulk to St Andrews Gate and Powder Works Road;
- To ensure reasonable separation to adjoining low scale residential dwellings;
- To encourage design of through apartments; and
- To encourage multiple cores with dual aspect and cross ventilated apartments

Controls

- The maximum depth of a residential apartment building within the Elanora Heights Village Centre is to be between 10m - 18m excluding balconies;
- Single-aspect apartments should be limited in depth to 8 metres from a window; and
- The dual aspect apartments should not exceed 15m depth with minimum of 4m width to avoid deep narrow apartment layouts.

CEILING HEIGHT

Outcomes

- To provide for well proportioned rooms and appropriate space in the apartments;
- To achieve flexibility for future use; and
- To provide an appropriate level of amenity, natural cross ventilation and solar access in the apartments.

Controls

- The following floor to ceiling dimensions measured from finished floor level to the internal ceiling are required for new developments in Elanora Heights Village Centre:
 - 3.3m minimum for ground floor to provide for retail/commercial use;
 - 2.7m minimum for habitable rooms levels first floor and above;
 - 2.4m minimum for non-habitable rooms; and
 - In two storey units, minimum of 2.4m for upper floor if containing bedrooms and wet areas.

D5 – ARCHITECTURAL CHARACTER (ELANORA HEIGHTS VILLAGE CENTRE)

The following chapter will be added to Part D - Locality Specific Development Controls, Section D5 - Elanora Heights Locality. The requirements written below refer only to Elanora Heights Village Centre, which will be excluded from chapters number: *D5.3 - Building colours and materials* and *D5.11 - Fences - General* relating to the Elanora Heights Locality. Amendments to those chapters have been described on page 32. Elanora Heights Village Centre Locality will be also excluded from chapters in Part C of the DCP number: *C1.10* and *C2.7 Building facades*, *C2.3 Awnings* and *C2.8 Energy and water conservation* and *C2.11 Business identification signs*. Amendments to these chapters have been described on page 49.

DESIGN EXCELLENCE

Outcomes

- To achieve high quality of architecture, landscape architecture and urban design for Elanora Heights Village Centre;
- Quality buildings that respond to their prominent visual setting; and
- Contemporary village character.

Controls

- Development consent must not be granted unless the consent authority is of the opinion that the proposed development exhibits design excellence;
- In considering whether design excellence has been achieved, the consent authority must have regard to whether:
 - A high standard of architectural design, materials and detailing appropriate to the building type, the village centre character and site location has been achieved;
 - The form and external appearance of the development will improve the visual amenity of the Village; and
 - The bulk, massing, footprint, positioning and modulation of the built form, enhance the village centre character and does not result in adverse impacts to the village or neighbouring residential properties.

FAÇADE ARTICULATION

Outcomes

- Façade design along Kalang Road is to enhance the village character with the use of compatible elements to the existing height, scale, frontage width, configuration of openings as well as colours and materials used; and
- Facades along the main street provide a high quality, contemporary architectural designs that enhances the village centre's unique 'sense of place'.

Controls

- The village character is to be strengthened through the application of compatible ratios of open to solid walls with the rest of the village centre as well as the use of sympathetic fenestrations, horizontal and vertical alignments and the distribution of colours and materials;

- Provide articulation to building facades through the use of balconies, insets, projecting elements (not encroaching into setbacks) and vertical proportions that respond to the original fine grain subdivision pattern;
- Express the base and middle portions of building to create an interesting building form, including an interesting roof profile for the top of the building.
- Facades should not be totally occupied by balconies;
- Side walls are to provide visual interest through articulation, different materials or fenestration where they will be exposed to the public domain in the medium or long term;
- Shop fronts are to respect the existing narrow lot configuration;
- Maximise passive solar control and achieve visual interest through the use of sun shades, louvers, and screens as required by different orientations;
- Elevations and building forms are to be articulated to contribute to the overall visual aesthetics for building facades;
- Side facades are to enhance the visual quality of the village where they will be exposed in short to medium terms;
- The façade design, screening and fenestration should respond to its orientation or aspect; and
- The use of parapets is strongly discouraged.



Character images for Façade articulation.



ROOF FORMS

Outcomes

- Roof forms contribute positively to the streetscape character of the village;
- Roof forms provide a contemporary interpretation of traditional roof forms;
- Roof lines and profiles add to the architectural interest to the village centre roofscape providing an interesting silhouette; and
- Roof forms are to allow the opportunity for view-sharing above the developments on the eastern side of Kalang Road.

Controls

- Preferred roof forms include skillion, low pitched, folded curved or 'floating' roof forms;
- Steeply pitched and flat roofs (other than green roofs) are not permitted along Kalang Road and St Andrews Gate;
- Articulated forms with multi-planar elements are preferred to ensure a varied roofscape;
- When roof profiles are visible at corners and side elevations along St Andrews Gate and Powder Works Road, the roof profile is to be articulated to address the corner and side elevation;
- Roof mounted plant rooms, air conditioning units and other services and equipment shall be integrated within roof structures and architectural elements;
- Roof articulation should be achieved within maximum height and building envelope controls; and
- Green roofs and sky gardens are encouraged.

D5 – ARCHITECTURAL CHARACTER (ELANORA HEIGHTS VILLAGE CENTRE) - CONTINUED

Character images illustrating Desired Roof forms



Character images illustrating examples of green roofs design.



MATERIALS

Outcomes

- Materials compliment and add to the contemporary village centre character; and
- The use of textures, colours and different materials create visual interest and variation.

Controls

- Maximise use of lightweight elements to respond to the contemporary village character;
- Maximise the use of natural materials to break up large expanses of solid masonry and continuous solid facades;
- Materials are to provide visual interest to all facades;
- Minimise blank and inactive walls;
- Materials and colours for new development are to be selected from the recommended palettes and material samples in order to enhance the village character;
- Innovative and creative architectural materials are encouraged;
- Building materials for corner buildings particularly those terminating views and vistas mark their 'gateway' or 'marker' status;
- Robust high quality materials e.g. stone, tiles, metal and timber cladding and brick are to be used;
- Renovations and fit outs are to use high quality and durable material that complement the rest of the streetscape;
- Minimise large areas of painted render that create long term maintenance issues;
- Use a combination of solid and glass balustrades to balconies; and
- Green walls are encouraged.

Character images illustrating green walls.



Character images illustrating desired materials.



D5 – ARCHITECTURAL CHARACTER (ELANORA HEIGHTS VILLAGE CENTRE) - CONTINUED

COLOURS

Outcomes

- Building colours and materials compliment and enhance the visual character of the village centre and integrate with the natural landscapes surrounding the village centre; and
- Building colours and materials harmonise with the natural environment.

Controls

- External colours and materials shall be earthy tones as shown below:



- White, light coloured, red or orange roofs and walls are not permitted;
- Limited use of corporate colours may be permitted within Elanora Heights Village Centre;
- Feature colour palette may include the following (maximum 10% of any elevation):



- Finishes are to be of a low reflectivity.

Advisory Notes

- Contact Council to ensure proposed roof colours are satisfactory.

ACTIVE FRONTAGES

Outcomes

- Active and vibrant streetscapes contribute to a lively ground level for the village centre;
- Pedestrian links are safe, active and direct; and
- The community car park edge is activated to encourage connection from the Community Centre to the village centre.

Controls

- Active uses are to be provided to all ground floor uses to Kalang Road, public open spaces and to 50% of the building frontage to St Andrews Gate;
- Active uses include retail/commercial tenancies and building entries leading directly to the street;
- Buildings edging the public domain are to be designed to allow occupants to overlook public places (streets, parking, open space etc) and communal areas to maximise passive surveillance;
- Where provided, public facilities (toilets, telephone, ATMs, etc) are to be located so as to have direct access and to be clearly visible from well-used public spaces;
- Shop fronts should be predominantly glass with bi-folds for cafes/restaurants and should be capable of fully opening to the street;
- Outdoor leased seating spaces attached to the cafes and restaurants are encouraged provided pedestrian circulation is not interrupted;
- Shop fronts and building entries are to be appropriately lit at night;
- Security grills are prohibited to shop fronts;
- All car parking is to be underground and service exits and access are to be minimised or directed to the rear laneways unless where expressly permitted. Please refer to the landscape master plan;
- Blank walls are to be minimised to Kalang Road, the new village square, St Andrews Gate and pedestrian links;
- Building lobbies are to add interest and activation to the streetscape;
- Driveways are to be avoided on Kalang Road where possible to minimize the interruption to active frontages; and
- The location of required active frontages for Elanora Heights Village Centre is indicated on the Active Frontage Diagram.



Images illustrating active street frontages.



Images illustrating active street frontages.



D5 – ARCHITECTURAL CHARACTER (ELANORA HEIGHTS VILLAGE CENTRE) - CONTINUED

ENTRIES

Outcomes

- Building entry points activate Kalang Road;
- Building entrances are visible from the street, easily identifiable and appropriately lit; and
- Building entries contribute to the streetscape character along Kalang Road.
- Secure, safe and separate entries for different uses are achieved.

Controls

- Where retail/commercial uses and residential dwellings are provided in the same development, separate entries are to be provided for the different uses;
- All entries to retail, commercial or residential uses are to be from Kalang Road or St Andrews Gate;
- Define residential entries in the design of the building with clearly legible architectural features;
- Pedestrian access is to be clearly defined, appropriately lit, visible in the development elevation;
- The street number of the property is to be clearly identifiable;
- Pedestrian access along the footpath shall not be impeded by landscaping, street furniture or other restrictions;
- Lift entries for residential uses should be visible from the street to maximise perceived safety; and
- Post boxes are to be located in a lobby area close to the entry. Corridors to lobby and lift are to be a minimum of 2.5m in width.

BUSINESS IDENTIFICATION SIGNS

Outcomes

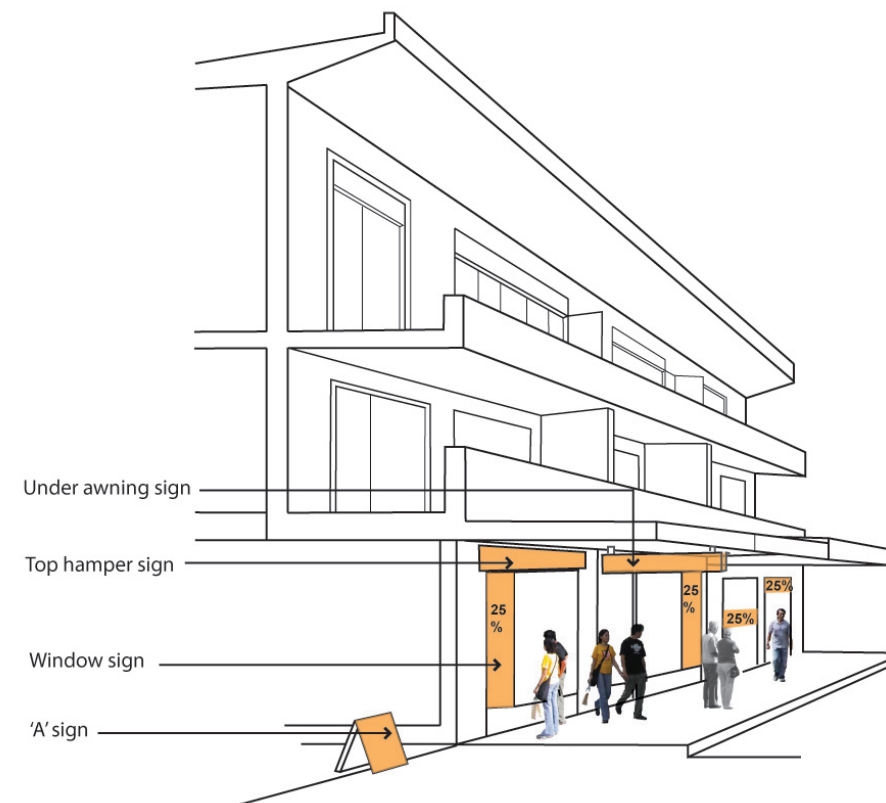
- Coordinated signage design for Elanora Village Centre;
- Minimise visual clutter; and
- Prevent unsightly and inappropriate located signage is prevented.

Controls

- Retail signage should be located underneath awnings perpendicular to the facade providing sufficient clearance for pedestrians on the footpath;
- Signage painted or directly placed on the building facade above the awning level is prohibited as it clutters and hides the building facade and/or architectural features;
- Protruding signs above the awning level are also discouraged;
- Illuminated signage above the awning level or in any location is prohibited in the Elanora Heights village centre;
- A signage strategy is required as part of a development application at Council's discretion to indicate the location, size and type of proposed signage;
- High level signs are prohibited on blank side walls;

- Edge of awning signs are prohibited;
- The location where signage is allowed include (please refer to the Signage Diagram below):

Business Identification Signs (Signage) Diagram.



- Top hamper sign (attached to the transom of a doorway or display window of a building) provided that it:
 - shall not extend beyond any building alignment or below the level of the head of the doorway or window within the building upon which it is attached;
 - shall not exceed 600mm in height; and
 - shall not have an advertising area greater than 5sqm.
- Under awning sign (attached to underside of awning) provided that it:
 - shall not exceed 2.5m in length or 0.5m in height;
 - shall have an advertising area not exceeding 1.25sq m each side;
 - shall be erected horizontal to the ground no less than 2.6m above the ground, and at right angles to the building to which the awning is attached;
 - shall not project beyond the awning;
 - shall be securely fixed by metal supports; and
 - shall include no more than one per business.
- Window sign (painted letters stuck onto the inside or outside of a display window) provided that it:
 - Up to 25% of the window surface is covered so as to not obstruct completely the natural light and activation;
 - shall only be permitted on ground floor windows.

- Home occupation/industry and professional consulting rooms (sign associated with) no greater than 0.75 sqm in area provided that;
 - no more than 1 sign shall be erected;
 - the sign is to indicate the name and occupation of the business.
- The following business identifications signs shall not be permitted in Elanora Heights:
 - where erected on or above the roof, canopy, or parapet of a building;
 - where attached to the upperside of an awning;
 - where attached to the wall of a building and projecting more than 300mm from that wall above the awning line;
 - where illuminated at frequent intervals (ie flashing);
 - where capable of movement by source of power or wind;
 - where illuminated (within a residential zone);
 - where incorporates bill/fly posters, bunting and airborne signage, including hot air balloons, blimps, and the like; and
 - where located on motor vehicles and which renders the motor vehicle stationary.

AWNINGS AND COLONNADES

Outcomes

- Awnings provide weather protection for pedestrians and enhance the contemporary village character;
- Awnings are set back to allow uninterrupted street tree growth;
- Awnings are safe and structurally sound; and
- Awnings are visually attractive, of consistent width and height.

Controls

- Continuous awnings should be provided above ground level shops, commercial/retail uses and building entries along all village centre footpaths except for the western verge of the northern block to Kalang Road (where a colonnade is required);
- Awnings to be cantilevered off the main facade; no awnings supported from below by post and beam are permitted (please refer to the Awning Diagram on the next page);
- The underside of awnings should not be less than 3.2m above the footpath;
- Awnings shall be constructed of suitable and durable materials;
- Awnings should be compatible in alignment and height to adjoining awnings;
- The top of awnings should be a maximum depth of 3.5m to ensure they do not conflict with tree canopies;
- No signage is allowed along the awning fascia;
- Awnings are to integrate under-awning lighting to create a positive night time experience and improve safety and surveillance;

D5 – ARCHITECTURAL CHARACTER (ELANORA HEIGHTS VILLAGE CENTRE) - CONTINUED

- Awnings using glass must be provided with a close white frit to minimise the visual impact of dirt;
- Colonnades to Block A, are required to the Kalang Road frontage;
- Colonnades are to be a minimum of 1-storey in height with a depth of 3m;
- Colonnades are to maximize the open frontage to the street; and
- No bracing, screen or other façade devices are to block the connection from the colonnade to verge.

Awning Diagram.



Character images illustrating desired awning design.



Character images illustrating colonnade.



FENCES

Outcomes

- Fences compliment and improve the visual character of rear laneways; and
- Fences define the boundaries and edges between the mixed uses along Kalang Road and the rest of the residential uses to either side of the centre.

Controls

- Fencing is permitted along the rear boundaries of the mixed use developments to a maximum height of 1.8m. It is to be screened by landscaping within the planting strip along the rear laneways of a minimum dimension of 2m;
- Fencing materials are to be at least 70% solid to provide visual interest and further opportunities for landscaping without restricting casual visual surveillance of rear laneways and the public domain;
- No fencing will be allowed to the front and side boundaries of shops and retail uses off Kalang Road except when ground floor uses include home office occupations along St Andrews Gate;
- Fences with open design are preferred along the edges with Kywong Reserve to facilitate for the passage of wildlife corridors while providing a delineation of the private domain and the public reserve;
- Where fences are constructed as extensions of retaining walls and terracing which are visible from a public place, preference is given to the use of sandstone or sandstone like materials;
- Materials are to be timber, brick, stone or open steel fencing; and
- Lapped timber fencing is prohibited.

Character images illustrating desired fence designs.



EAVES

Please refer to section C I.23 Eaves of this DCP.

D5 – ARCHITECTURAL CHARACTER (ELANORA HEIGHTS VILLAGE CENTRE) - CONTINUED

ECOLOGICALLY SUSTAINABLE DEVELOPMENT RESPONSIVE DESIGN (ESD)

Outcomes

- Sustainable development reduces reliance on fossil fuels, green house gas emissions and the uses of energy and water;
- Reduction of the reliance on mechanical heating and cooling;
- Support and promotion of renewable energy initiatives; and
- Support and promotion of water sensitive urban design

Controls

Building Design

- Development Applications need to be accompanied by a BASIX certificate or equivalent energy efficiency certification for the residential component;
- A Green Star or equivalent energy efficiency certification is encouraged to be submitted with each Development Application for all commercial and retail components;
- Buildings are to be oriented so that solar access is optimised;
- Buildings are to be designed with a combination of passive and active solar energy systems to achieve greater energy efficiency in buildings;
- The direction and strength of prevailing winds is taken into account in the design of buildings to maximise cooling effects during summer and for the provision of appropriate wind protection during winter months;
- Orientation, layout and design of buildings and associated private open space takes into account of any overshadowing of the site by adjacent buildings or structures;
- Reduced summer sun penetration is achieved along the eastern and western elevations along Kalang Road and north facing elevations along Powder Works Road and St Andrews Gate by the use of external solar shading devices, such as awnings, external venetians, balconies, pergolas, eaves and overhangs;
- Building materials used in construction are to be from a sustainable or renewable resource wherever possible;
- Buildings are designed keeping in mind the need to deconstruct or demolish them in the future;
- Buildings are designed to be flexible and robust in their future use providing higher ceiling heights (3.3m) for ground level uses;
- Planning for the sustainable disposal of waste is to be incorporated through the building process;
- Recycled and low embodied energy materials are to be used in the construction of buildings wherever possible;
- Recycling is to be encouraged through the design of the building and communal open spaces;
- Opportunities for edible gardens is provided in any communal open spaces;
- Opportunities for grey and black water reuse are to be maximised throughout the development; and

- Grey water is to be used for the irrigation of public and communal open spaces.

Water Sensitive Design

- Buffer strips and grass swales are integrated along the planting strips to the rear lanes to encourage water filtration;
- Impervious surfaces are reduced along the rear laneways whenever possible;
- Run-off is directed to a treatment point within the development site; and
- Natural drainage lines are to be maintained within Kywong Reserve.

D5 – LANDSCAPE CHARACTER (ELANORA HEIGHTS VILLAGE CENTRE)

The following chapter will be added to Part D - Locality Specific Development Controls, Section D5 - Elanora Heights Locality. The requirements written below refer only to Elanora Heights Village Centre, which will be excluded from chapters number: *D5.1 - Character as viewed from a public place*. Amendments to this chapter have been described on page 32. Elanora Heights Village Centre locality will be also excluded from chapters in Part C of the DCP number: *C1.1 and C2.2 Safety and security, C1.24 and C2.20 Public Road Reserve - Landscaping and Infrastructure*. Amendments to these chapters have been described on page 49.

PUBLIC DOMAIN

Outcomes

- High quality public domain strengthens the village setting of Elanora Heights;
- High quality public domain encourages visitation and offers a high level of amenity;
- The new village square and public domain upgrades within the village centre encourage pedestrian movement particularly along Kalang Road;
- Public open spaces encourage outdoor eating and community use;
- Enhanced village character through public art and public domain furniture as well as through architectural expression;
- Native landscaping is encouraged; and
- Reduced traffic speeds and congestion along Kalang Road.

Controls

- Any public domain upgrades undertaken as part of a new development are to be consistent with Councils Elanora Heights Landscape Master Plan including materials, public domain elements and colours;
- Any footpath areas designated for café or restaurant seating are to be designed to ensure they are functionally able to accommodate a reasonable number of chairs and tables plus circulation space;
- New streets and public spaces are to be landscaped to provide shade in summer and allow solar access in winter;
- Understorey landscape, planters and location of trees are to be integrated along footpaths to ensure easy and safe access to avoid conflict with pedestrian flow and movement past the shopfronts;
- Street and café outdoor furniture is to be high quality and is to contribute to the village character of Elanora Heights;
- Special effects lighting may be used to highlight key landscape design elements, major trees in public spaces and significant buildings in the streetscapes;
- Alterations to the public domain as part of new development are to be prepared by a qualified landscape architect in accordance with the Elanora Heights Landscape Master Plan;
- Street tree planting should be carried out in accordance with Elanora Heights Landscape Master Plan and reinforce view corridors down streets and laneways;

- Street trees interspersed between car parking spaces are to be designed to Council's specification and as indicated in the Elanora Heights Landscape Master Plan;
- Street tree planting and landscaping shall not unreasonably obstruct driver and pedestrian visibility especially across both sides of Kalang Road; and
- High planting beds and landscaped areas to the western verge of Kalang Road north of St Andrews Gate are to be located to ensure they do not impede pedestrian movement or the use of the space for suitable community activities.

Elanora Heights Village Centre Master Plan - (specifications and bigger scale available in Landscape Chapter 4).



New Village Square

- The new village square is to be designed to maximise the use of the space for community activities and is not to be overcrowded with planters, street furniture or signage;
- The new village square is to be landscaped to provide shade in summer and allow solar access in winter;
- The area for the new village square should be located so that a minimum of 50% of the open space area benefits from 3 hours of solar access between 11am and 2pm in mid-winter. This area is to be located adjacent to retail frontages that are appropriate for cafes, restaurants or seating areas within the space; and
- The minimum area of the new village square is to be approximately 300m² (+/-10%). For specific dimensions, please refer to Front Building Line diagram on page 34.

Elanora Heights Village Centre public domain characteristics.



D5 – LANDSCAPE CHARACTER (ELANORA HEIGHTS VILLAGE CENTRE) - CONTINUED

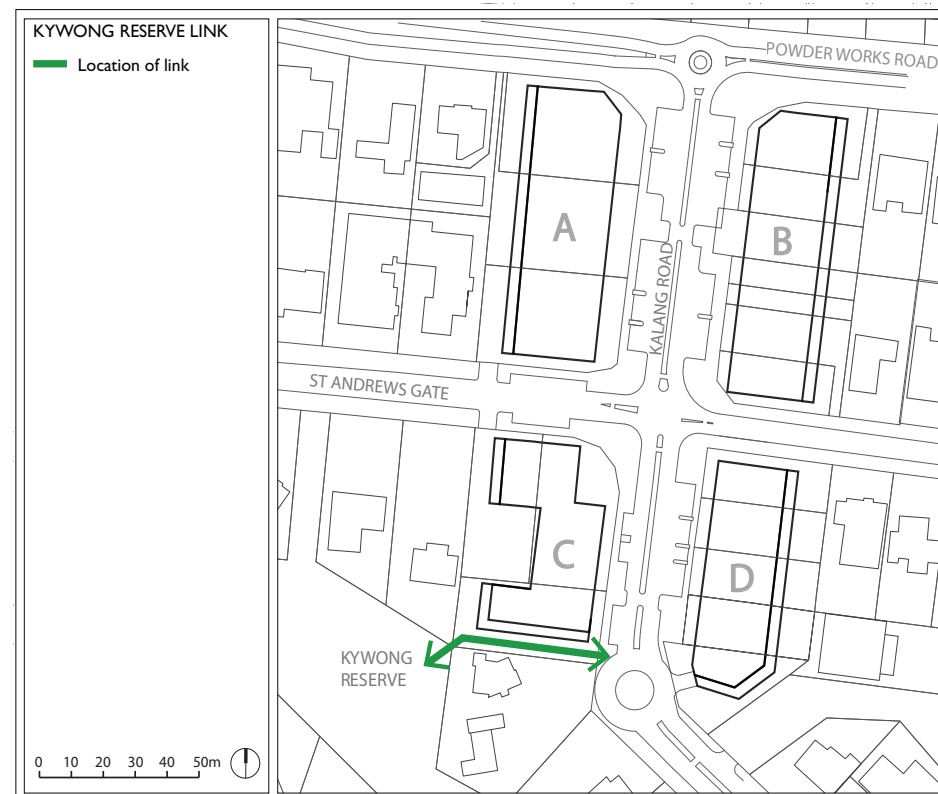
LANDSCAPING

Outcomes

- High quality outlook and adequate amenity levels for residents of shop top housing;
- A built form softened and complemented by landscaping;
- Retention of existing tree planting and introduction of new vegetated areas as public communal open space and buffers to the adjoining residential areas;
- Reduction of visual intrusion from new development to existing dwellings to the east and west of the village centre;
- High quality private open space for each unit and communal areas above ground level; and
- Landscaping results in low watering requirement.

Controls

- All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species for the communal open space of the new development south of St Andrews Gate on the western verge of Kalang Road;
- For the Block C located south of St Andrews Gate on the western verge of Kalang Road development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries and retention of natural features such as rock outcrops;
- For Block C development shall provide for a communal area for children's play and BBQ area;
- For areas above ground, the following soil depths are required in order to be counted as open space or landscaped areas:
 - 300mm for lawn;
 - 600mm for shrubs; and
 - 1m for trees.
- No planters are allowed at the front building facade (between the front boundary and any built structures) for shop-top housing developments facing Kalang Road;
- Screening to adjacent residential uses shall be provided in the form of a minimum 1m wide planting strip along the edges of the rear laneway/driveways; and
- Noxious and undesirable plants must be removed from the site.
- For Block C the development should provide for the possibility of a public pedestrian connection/link along the southern setback to connect Kalang Road to Kywong Reserve. This link will connect to the Reserve at the intersection of the adjacent property boundaries with 27 St Andrews Gate and 44 Kalang Road.
- The connection from Kalang Road to Kywong Reserve shall be provided as part of the redevelopment of Block C in the form of an informal trail connection for the use of the community to access the Reserve as shown on Kywong Reserve Link Diagram.



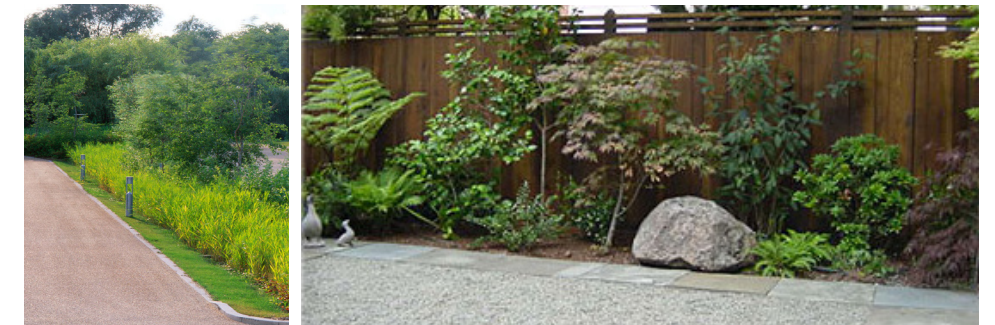
Variations

- Where canopy trees are to be retained on a site, planting of additional canopy trees shall be assessed on a merit basis.
- Desired public access to Kywong Reserve from Kalang Road through Block C to be investigated (land swap, land acquisition, Section 94 contribution). If it can be demonstrated (by way of written confirmation from property owners) that adjoining properties are unwilling to participate in creating the public access, private access will be considered.

Communal open space.



Planting strip next to driveways/laneways.



Roof gardens as communal open space areas.



D5 – AMENITY (ELANORA HEIGHTS VILLAGE CENTRE)

The following chapter will be added to Part D - Locality Specific Development Controls, Section D5 - Elanora Heights Locality. The requirements written below refer only to Elanora Heights Village Centre, which will be excluded from chapters in Part C of the DCP number: *C1.3 and C2.5 View sharing C1.4 Solar access, C1.5 Visual Privacy, C1.6 Acoustic privacy, C1.7 Private Open Space, C1.15 Storage facilities, C2.12 Protection of residential amenity*, which are relating to the whole area of Pittwater LGA. Amendments to these chapters have been described on page 49.

SOLAR ACCESS

Outcomes

- A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development;
- Appropriate solar access is provided to the public domain as well as communal open spaces;
- Maintenance of appropriate level of solar access and visual privacy to residential properties;
- Reduce usage and dependence for artificial lighting; and
- Residential development is sited and designed to maximise solar access during midwinter.

Controls

- The primary private open space for 70% of dwellings in any development is to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st;
- Windows to the principal living areas of 70 % of units in any development are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st;
- Windows to the principal living area in adjoining dwelling also should receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st,;
- Solar collectors for hot water or electricity shall receive at least 4 hours of sunshine between 8.00am and 4.00pm during mid winter; and
- Lightwells are not to be used as a source of light, outlook or ventilation for any habitable rooms or private open space.
- The proposal must demonstrate that access to sunlight is achieved through the application of the Land and Environment Court’s planning principle for sunlight.

Advisory Notes:

Visit: The Benevolent Society v Waverley Council [2010] NSWLEC 1082 (http://www.lawlink.nsw.gov.au/lawlink/lec/ll_lec.nsf/pages/LEC_planningprinciples)

VISUAL PRIVACY

Outcomes

- Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design;
- A sense of territory and safety is provided for residents; and

- New development does not compromise unreasonably the privacy of adjoining residential private open space or living areas.

Controls

- New development is to be designed to avoid the direct overlooking of adjoin residential private open space or living rooms;
- Provide separation between balconies, habitable rooms and non-habitable rooms of new and adjoining dwellings in accordance with this DCP to achieve privacy;
- Balconies/terraces should incorporate privacy screens where necessary and should be located at the front or rear of the building;
- Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below;
- Development must comply with Built Form controls (including Front Building Line, Side And Rear Building Line and Setbacks above ground controls);
- Direct views of private open space or any habitable room window less than 8m from new windows is to be restricted by:
 - a window sill height 1.7m above floor level; or
 - fixed translucent glazing in any part below 1.7m above floor level; or
 - solid translucent screens or perforated panels or trellises which have a maximum of 25% openings, and which are:
 - permanent and fixed;
 - made of durable materials;
 - designed and painted or coloured to blend in with the dwelling; and
 - horizontal, such as ‘shelves’ to restrict downward viewing.

VIEW SHARING

Outcomes

- A reasonable sharing of views amongst and across dwellings; and
- Development responds architecturally to axial views down Kalang Road.

Controls

- All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties;
- Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials;
- Views are not to be obtained at the expense of existing vegetation; and
- Non compliance with development controls that create view loss will not be supported.

ACOUSTIC PRIVACY

Outcomes

- Building location and orientation ameliorate impacts from Powder Works Road;
- Noise is substantially contained within each dwelling and noise from any communal or recreation areas are limited; and
- Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or recreation areas.

Controls

- Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including Kalang and Powder Works Roads, parking areas, living areas and retail tenancies where possible;
- Walls and/or ceilings for dwelling shall have a noise transmission rating in accordance with Part F(5) of the Building Code of Australia;
- Noise generating plant, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary; and
- Developments must comply in all respects with the Protection of the Environment Operations Act, 1997, and other relevant legislation.

PRIVATE OPEN SPACE

Outcomes

- Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants;
- Private open space is integrated with the living areas of dwellings;
- Private open space receives sufficient solar access and privacy; and
- Private open space is appropriate in design and location for a shop top development form.

Controls

- Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas;
- For dwellings above ground, private open space is to be provided by balconies;
- For ground floor dwellings private open space is to be provided as a terrace or garden;
- The dimension of private open space should be sufficient so that the area can be usable for recreational purposes with minimum area of 10m2 and a minimum width of 2.4m;
- First floor balconies are prohibited along side boundaries looking into an adjoining residential property;
- The primary orientation of balconies is to be to the streets or rear boundary;
- Balconies are not to be fully recessed into the building form;

D5 – AMENITY (ELANORA HEIGHTS VILLAGE CENTRE) - CONTINUED

- Balconies should not form the dominant architectural expression of the building;
- Private open space for new dwellings is not to be positions such that it 'borrows' amenity by overlooking adjoining dwellings;
- Balconies adjacent to rear boundary must be designed to limit overlooking and maintain privacy of adjoining residences;
- Private open space areas are to have good solar orientation (i.e. orientated to the northeast or north-west where possible);
- Private open space areas should include provision of clothes drying facilities, screened from the street and public places; and
- Private open space is to include gas BBQ points and external powerpoints.

NATURAL VENTILATION

Outcomes

- Buildings are designed to maximise natural ventilation.

Controls

- Buildings are to maximise natural ventilation by providing dual aspect apartments and by positioning openings (windows and doors) to prevailing winds to encourage cross ventilation;
- A minimum of 60% of dwellings in a development is to achieve cross ventilation; and
- Innovative technologies to naturally ventilate internal building areas, in particular areas such as bathrooms, laundries and underground carpark are encouraged.

STORAGE

Outcomes

- Provision of convenient storage within the development for household items.

Controls

- In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:
 - studio apartments 6m³;
 - one-bedroom apartments 6m³;
 - two-bedroom apartments 8m³; and
 - three plus bedroom apartments 10m³.
- A minimum of 50% of the overall requirement for storage within individual unit shall be located in the hall or near living areas, under internal stairs or near the entries. A maximum of 50% of the required storage area may be located within storage cages in basement carpark.

D5 - VEHICULAR ACCESS, PARKING AND SERVICING (ELANORA HEIGHTS VILLAGE CENTRE)

The following chapter will be added to Part D - Locality Specific Development Controls, Section D5 - Elanora Heights Locality. The requirements written below refer only to Elanora Heights Village Centre, which will be excluded from chapters number: C1.12 and C2.9 Waste and recycling facilities in Part C of the DCP and chapter B6.2 Access Driveways and Works on the Public Road Reserve - All Development other than Dwelling Houses, Secondary Dwelling and Dual Occupancy and B6.6 Off-Street Vehicle Parking Requirements - All Development other than Dwelling Houses, Secondary Dwelling and Dual Occupancy in Part B of the DCP. Amendments to these chapters have been described on page 49.

VEHICULAR ACCESS

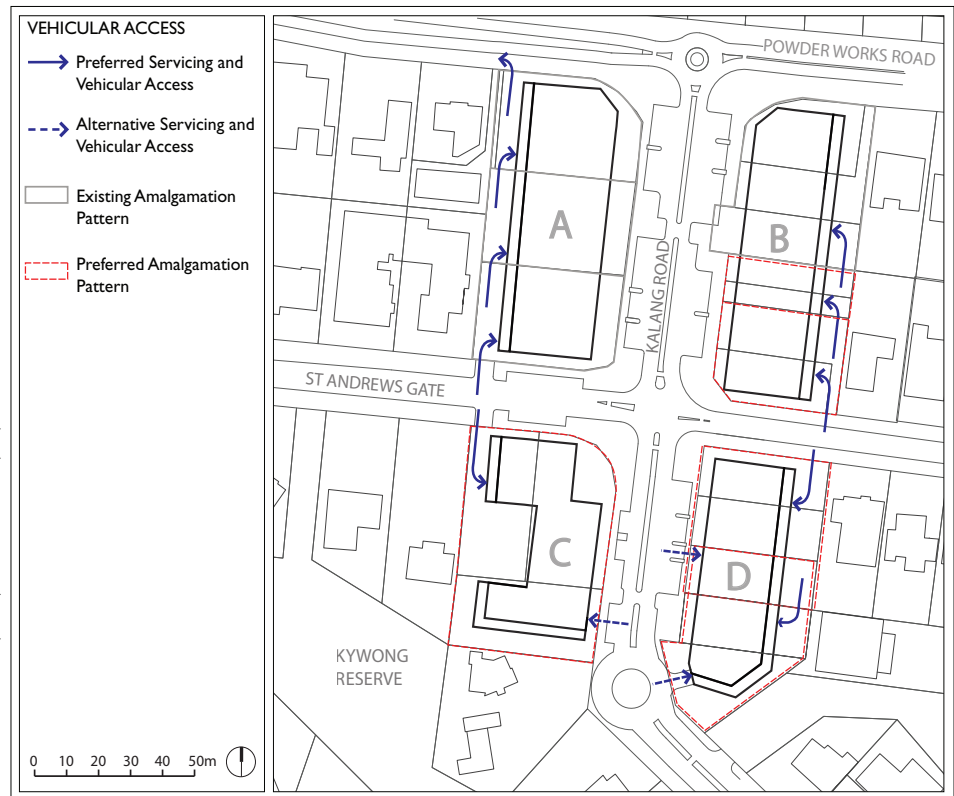
Outcomes

- Developments achieve safe and convenient vehicular access;
- Adverse visual impact of driveways is reduced;
- Pedestrian safety is maximised through the elimination of pedestrian/vehicular conflicts; and
- Maximise the retention of trees and existing vegetation in the road reserve.

Controls

- Access driveways from allotments adjoining Powder Works Road are not permitted;
- Left out exit onto Powder Works Road from the rear laneways will be assessed on merit provided that a proper traffic analysis is provided confirming no major traffic impacts and at the discretion of Council's traffic officers;
- The number of access driveways is to be minimised from Kalang Road except where indicated on the Vehicular Access diagram;
- Access for service vehicles to loading docks are not permitted from Kalang Road except where indicated on the Vehicular Access diagram;
- General requirements for access driveway design including the design of access driveways, pavements, gutter crossings, supporting retaining walls, suspended slabs and related structures located on the public road reserve are as per Council's DCP B6.2 Access Driveways and Works on the Public Road Reserve and Australian Standards Australian Standard - AS 2890.1 - 1993 - Part 1 - Parking Facilities - Off Street Car Parking;
- Clear site lines are to be provided at pedestrian and vehicle crossings;
- Existing vehicular access points along Kalang Road are to be relocated to the rear laneways as part of redevelopment. When only a building renovation is proposed then existing surface car parking is required to meet the following upgrades:
 - Minimum of 20% of the car parking area used primarily for landscaping of native species ;
 - Shade, shelter and amenity;
 - Protection and management of existing trees;
 - Enhancement of the streetscape and internal areas by the provision of canopy trees;

- Minimum 2m width for landscape islands to break up parking rows;
- Application of Water Sensitive Urban Design Principles;
- Safety and amenity of pedestrians and vehicles; and
- Lighting.
- All access driveways shall be constructed with an impervious pavement and gutter crossing construction in plain concrete;
- Where access driveways are unavoidable to Kalang Road and for driveways to St Andrews Gate small unit pavers are encouraged in dark earthy tones or match adjacent constructed footpaths;
- Driveways are to be recessed into the main façade of the building;
- All access driveways on the low side of Kalang Road are to be designed and constructed such that stormwater drainage is directed away from the access driveway; and
- The cost for access driveways construction and maintenance and adjustment of any utility service is the responsibility of the Applicant.



LANEWAY ACCESS AND CHARACTER

Outcomes

- Improved vehicular access along rear laneways; and
- Improved landscape character along rear laneways.

Controls

- The consolidation of the entry/exit vehicular access point or access driveway is required for commercial/retail and residential uses;
- The location of the driveway is to maximise the retention of trees and native vegetation along rear laneways;
- Laneways are to be buffered by a 2m planting strip to improve landscape character and water filtration;
- For Block C provide at grade pedestrian access to the rear courtyard from St Andrews Gate; and
- Clear sightlines down laneways are to be provided for increased safety and security.

OFF-STREET VEHICLE PARKING REQUIREMENTS

Outcomes

- Elanora Heights Village Centre has adequate parking and service spaces;
- No adverse impacts to the setting and visual quality of Elanora Heights Village Centre is created by car parking; and
- Vehicle movement occurs in a safe and efficient manner.

Controls

- Car parking is to be located within the basement of any new development;
- The line of the basement car park shall fit generally within the building footprint with considerations given to optimising consolidated areas of deep soil;
- Exposed basement car parking and extensive open ramps are prohibited;
- Potential pedestrian/vehicle conflicts are to be minimised by limiting the width of vehicle access points;
- 'Black holes' are to be avoided in the façade by providing well designed garage security doors to car park entries;
- Return the façade material into the car park entry recess for the extent visible from the street as a minimum to achieve a high quality outcome;
- Security enclosed bicycle storage facilities must be provided within the building for Residential Development at the rate of 1 bicycle rack per 3 dwellings and as per Australian Standards AS 2890.3: Bicycle Parking Facilities;
- Visitor parking spaces are to be easily accessible and clearly marked "Visitor";
- Residential parking areas need to be segregated from the commercial/retail parking areas to ensure safety of residents;
- Provision must be made within the development site for access and parking of all service vehicles, visitor parking and parking for people with disabilities;

D5 - VEHICULAR ACCESS, PARKING AND SERVICING (ELANORA HEIGHTS VILLAGE CENTRE) - CONTINUED

- For the requirements of parking for people with disabilities please see Council's DCP B6.6 Off-Street Vehicle Parking Requirements; and
- The minimum number of vehicle parking and service spaces to be provided within any new development in Elanora Heights Village Centre is as per Council's DCP B6.6 Off - Street Vehicle Parking Requirements.

SERVICING – WASTE MANAGEMENT AND RECYCLING

Outcomes

- Accessible and convenient waste and recycling facilities integrate with the development; and
- Waste and recycling facilities do not adversely impact upon amenity of the adjoining development or the natural environment.

Controls

- All waste storage and servicing will be carried out within the basement area;
- A waste management plan shall be prepared for green and putrescible waste, garbage, glass, containers and paper;
- Every dwelling will include a waste cupboard or temporary storage area of sufficient size to hold a single day's waste and to enable source separation;
- All waste storage will comply with Council's bin storage facility design specifications as per section c1.12 Waste and Recycling Facilities;
- Garbage collection areas and servicing areas for residential use are within the basement and not visible to the street; and
- Temporary waste holding areas will be provided according to the Temporary Waste Holding Areas diagram.



5.2.3. AMENDMENTS TO PART B AND C

PART B - GENERAL CONTROLS

The following sections of Part B in Pittwater 21 DCP need to be amended to exclude Elanora Heights Village Centre Locality, these are:

- B2.3 Subdivision - Business Zoned Land:
- B6.2 Access Driveways and Works on the Public Road Reserve- All Development other than Dwelling Houses, Secondary Dwelling and Dual Occupancy:
- B6.6 Off-Street Vehicle Parking Requirements - All Development other than Dwelling Houses, Secondary Dwelling and Dual Occupancy

The following amendments are to be added to the following sections of Part B of the DCP:

B2.3 Subdivision - Business Zoned Land:

Advisory Notes

For specific controls in relation to the subdivision and amalgamation of lots in the Elanora Heights Village Centre, refer to Part D5 – Built Form (Elanora Heights Village Centre) - Amalgamation of this DCP.

B2.6 Dwelling Density and Subdivision - Shop-Top Housing:

Controls

Other than the Avalon Beach Village, Newport Commercial Centre, Mona Vale Commercial Centre *and Elanora Heights Village Centre*:- Shop-top housing shall not have a density greater than 1 dwelling per 150 square metres of site area. This applies regardless of the number of bedrooms proposed in each dwelling.

B6.2 Access Driveways and Works on the Public Road Reserve - All Development other than Dwelling Houses, Secondary Dwelling and Dual Occupancy:

Advisory Notes

For specific controls in relation to the Access Driveways and Works on the Public Road Reserve in the Elanora Heights Village Centre, refer to Part D5 – Vehicular Access, Parking and Servicing (Elanora Heights Village Centre) - Vehicular Access of this DCP.

B6.6 Off-Street Vehicle Parking Requirements -All Development other than Dwelling Houses, Secondary Dwelling and Dual Occupancy:

Advisory Notes

For specific controls in relation to Off-Street Vehicle Parking Requirements in the Elanora Heights Village Centre, refer to Part D5 – Vehicular Access, Parking and Servicing (Elanora Heights Village Centre) - Off-Street Vehicle Parking Requirements of this DCP.

PART C - DEVELOPMENT TYPE CONTROLS

The following sections of Part C in Pittwater 21 DCP will need to be amended to exclude Elanora Heights Village Centre Locality, these are:

- C1.1 Landscaping
- C1.3 View Sharing
- C1.4 Solar Access
- C1.5 Visual Privacy
- C1.6 Acoustic Privacy
- C1.7 Private Open Space
- C1.10 Building Facades
- C1.12 Waste and Recycling Facilities
- C1.15 Storage Facilities
- C1.24 Public Road Reserve - Landscaping and Infrastructure
- C2.8 Energy and Water Conservation
- C2.11 Business Identification Signs
- C2.12 Protection of Residential Amenity
- C2.20 Public Road Reserve - Landscaping and Infrastructure

The following amendments are to be added to the following sections of Part C of the DCP:

C1.1 and C2.1 Landscaping

Advisory Notes

For specific controls in relation to the landscaping of lots in the Elanora Heights Village Centre, refer to Part D5 – Landscape Character (Elanora Heights Village Centre) - Landscaping in this DCP.

C1.2 and C2.2 Safety and Security

Variations

For related controls in relation to Safety and Security in the Elanora Heights Village Centre, refer to Part D5 – Architectural Character (Elanora Heights Village Centre) - Active Frontages of this DCP.

C1.3 and C2.5 View Sharing

Advisory Notes

Additional View Sharing controls for Elanora Heights Village Centre are provided in Part D5 of this DCP, refer to Amenity (Elanora Heights Village Centre) - View Sharing.

C1.4 Solar Access

Advisory Notes

For specific controls in relation to the above mentioned controls for the Elanora Heights Village Centre, refer to Part D5 – Amenity (Elanora Heights Village Centre) - Solar Access in this DCP.

C1.5 Visual Privacy

Advisory Notes

For specific controls in relation to the above mentioned controls for the Elanora Heights Village Centre, refer to Part D5 – Amenity (Elanora Heights Village Centre) - Visual Privacy in this DCP.

C1.6 Acoustic Privacy

Advisory Notes

For specific controls in relation to the above mentioned controls for the Elanora Heights Village Centre, refer to Part D5 – Amenity (Elanora Heights Village Centre) - Acoustic Privacy in this DCP.

C1.7 Private Open Space

Advisory Notes

For specific controls in relation to the above mentioned controls for the Elanora Heights Village Centre, refer to Part D5 – Amenity (Elanora Heights Village Centre) - Private Open Space in this DCP.

C1.10 and C2.7 Building Facades

Advisory Notes

For specific controls in relation to the building facades design for the Elanora Heights Village Centre, refer to Part D5 – Architectural Character (Elanora Heights Village Centre) – Façade articulation in this DCP.

C1.12 and C2.9 Waste and Recycling Facilities

Advisory Notes

For specific controls in relation to the Waste and Recycling Facilities for the Elanora Heights Village Centre, refer to Part D5 – Access and Parking (Elanora Heights Village Centre) - Servicing - Waste Management and Recycling in this DCP.

C1.15 Storage Facilities

Advisory Notes

For specific controls in relation to the Storage facilities in Elanora Heights Village Centre, refer to Part D5 – Amenity (Elanora Heights Village Centre) - Storage in this DCP.



CI.24 and C2.20 Public Road Reserve - Landscaping and Infrastructure

Advisory Notes

For specific controls in relation to the Public Road Reserve - Landscaping and Infrastructure in Elanora Heights Village Centre, refer to Part D5 – Landscape Character (Elanora Heights Village Centre) - Landscaping in this DCP.

C2.3 Awnings

Advisory Notes

For specific controls in relation to the awnings in Elanora Heights Village Centre, refer to Part D5 – Architectural Character (Elanora Height Village Centre) - Awnings and Colonnades in this DCP.

C2.8 Energy and Water Conservation

Advisory Notes

For specific controls in relation to the energy and water conservation in Elanora Heights Village Centre, refer to Part D5 – Architectural Character (Elanora Heights Village Centre) - Ecological Sustainable Development Responsive Design in this DCP.

C2.11 Business Identification Signs

Advisory Notes

For specific controls in relation to the energy and water conservation in Elanora Heights Village Centre, refer to Part D5 – Architectural Character (Elanora Heights Village Centre) - Business Identification Signs in this DCP.

C2.12 Protection of Residential Amenity

Advisory Notes

For specific controls in relation to the Protection of Residential Amenity in Elanora Heights Village Centre, refer to Part D5 – Amenity (Elanora Heights Village Centre) in this DCP.

C2.21 Food Premises Design Standards

Variations

Mechanical Ventilators or other air conditioning equipment shall be screened from view from public and private domain to avoid clutter on the side, front and rear walls of development in the Elanora Heights Village Centre.



Elanora Heights Village Centre Master Plan

6. APPENDICES



APPENDIX A: COMMUNITY WORKSHOP REPORT - OCTOBER 2011

APPENDIX B: MASTER PLAN OPTIONS REPORT - DECEMBER 2011

APPENDIX C: SUMMARY OF SUBMISSIONS REGARDING MASTER PLAN OPTIONS REPORT - MARCH 2012

APPENDIX D: MARKET ANALYSIS - DECEMBER 2011

APPENDIX E: TRAFFIC REPORT - FEBRUARY 2012

APPENDIX F: SUMMARY OF SUBMISSIONS FROM THE PUBLIC EXHIBITION OF DRAFT ELANORA HEIGHTS MASTER PLAN - JULY 2012