

8A, 14, 16 Buckingham Road, Killara

- 14N.1 Urban Precinct
- 14N.2 Pedestrian and Vehicular Access
- 14N.3 Building Setbacks
- 14N.4 Built Form
- 14N.5 Heritage



14N.1 URBAN PRECINCT: 8A, 14, 16 BUCKINGHAM ROAD



Figure 14N.1-1:
Planned Future Character Plan

Legend

- 8A, 14, 16 Buckingham Road Urban Precinct
- Area 1 - 3 Storey
- Area 2 - 2 Storey
- Area 3 - 4 Storey
- Open Space Heritage Setback Zone
- +

 Blue Gum High Forest Critically Endangered Ecological Community
- +

 Existing Trees



Objectives

- 1 *To ensure new development is integrated and consistent with the Ku-ring-gai landscape character.*
- 2 *To reduce the impacts of bulk and scale on adjacent residential neighbourhoods and Heritage Items.*
- 3 *To provide a transition between new medium to high density residential buildings and the adjacent established low density residential neighbourhood fronting Buckingham Road.*
- 4 *To retain the character of the Buckingham Road streetscape.*
- 5 *To ensure long term improvement and protection of the Blue Gum High Forest.*

14N.1 URBAN PRECINCT: 8A, 14, 16 BUCKINGHAM ROAD (continued)

Controls

Planned Future Character

The site is located at 8A, 14 and 16 Buckingham Road, Killara, west of the Pacific Highway and north of the Killara Golf Club. The land is surrounded by low density residential dwellings to its north and west, and high density residential flat buildings to the east. The neighbouring land to the south (Killara Golf Club) is zoned for high density dwellings with a building height of 3 to 4 storeys.

The planned future character requires new development to integrate into the existing surrounding context, including considerations of the interface with adjacent Heritage Items at 10 and 22 Buckingham Road (see Figure 14N.1-1).

Any future development of the site is to reflect Ku-ring-gai's character of high quality dwellings in a landscaped garden setting, including canopy trees.

- 1 All development within the site is to be designed to support and enhance the planned future character of the site. This is to be done through compliance with the site-specific requirements stated in this Part 14N of the DCP, and compliance with other relevant parts of Section A, B, C of the DCP.
- 2 Where there is an inconsistency between Part 14N and other sections of the DCP, the controls in Part 14N will prevail to the extent of that inconsistency.
- 3 New development is to include the following key components:
 - i) small footprint buildings that reduce the bulk and scale to adjacent low density dwellings and Heritage Items;
 - ii) an open space heritage setback zone to the adjacent Heritage Items at 10 and 22 Buckingham Road (refer to 14N.3 and 14N.5)
 - iii) site design is to maximise deep soil landscape in accordance with 7A.6 of the DCP;
 - iv) retention of existing mature trees and shrubs on the site.

Utilities







- 4 Utilities, including fire hydrants and substations, are to be located within the site, not be visible from Buckingham Road, and not detract from the existing streetscape.
- 5 All power lines and utilities are to be located underground.

14N.2 PEDESTRIAN AND VEHICULAR ACCESS



Figure 14N.2-1:
Plan indicating proposed vehicular and pedestrian access

Legend

-  Pedestrian Access
-  Vehicle Access - One Way
-  Open Space Heritage Setback Zone
-  Deep Soil Landscape Screening to Access Handle 10 and 18 Buckingham Road
-  T1, T2, T3 - Blue Gum High Forest Critically Endangered Ecological Community
-  Existing Trees



14N.2 PEDESTRIAN AND VEHICULAR ACCESS (continued)

Objectives

- 1 *To provide vehicle access for residents and service providers that integrates with the surrounding road networks and activities.*
- 2 *To ensure pedestrian permeability within the site.*
- 3 *To enable good surveillance and pedestrian safety throughout the site.*
- 4 *To minimise impacts on existing mature vegetation and trees.*
- 5 *To maintain stability and strength of the sub-surface soils.*
- 6 *To minimise vehicular noise and privacy impacts to adjacent low density dwellings.*
- 7 *To discourage the provision of excess car parking spaces.*

Controls

Pedestrian and Vehicle Access

- 1 Site access points, driveways and paths are to consider the location of major trees and retain existing significant trees, in particular T1, T2 and T3 (see Figure 14N.2-1).
- 2 Vehicular access in and out of the site is to be via a maximum 3m wide one way loop road and include the following (see Figure 14.2-1):
 - i) entry is to be between 8 and 10 Buckingham Road, exit is to be between 12 and 18 Buckingham Road; and
 - ii) no passing bay or other hardstands are to be provided in the site access handles.
- 3 Deep soil landscape screening is to be provided and maximised to the length of the access handle boundary with 10 and 18 Buckingham Road. Minimal landscaping is required to the boundary of 8 Buckingham Road (see Figure 14N.2-1).
- 4 Pedestrian and cycle access into the site is to be provided in between 12 and 18 Buckingham Road and is to include boundary screening landscaping (see Figure 14N.2-1).
- 5 Basement parking is to be provided within the footprint of each building. Basement parking between separate buildings may be connected only by a single car lane tunnel between buildings. Provision of basement parking bays or any other vehicle related infrastructure outside the building footprint is not permitted.

Parking

- 6 Parking provision will be in accordance with Part 7B of the DCP.
- 7 Parking areas are to provide infrastructure for future installation of EV charging points to all parking bays.
- 8 Where car parking spaces exceed the parking requirements in Council's DCP or in the Guide to Traffic Generating Development (which ever applies to the site), the spaces will be included as gross floor area.

14N.3 BUILDING SETBACKS



Figure 14N.3-1:
Planned Building Setbacks

Legend

- 6m Setback
- 9m Setback
- Open Space Perimeter
- Open Space Heritage Setback Zone
- ⊗ Blue Gum High Forest Critically Endangered Ecological Community
- Existing Trees
- ➔ Vehicular Access Points
- Pedestrian Access Points



14N.3 BUILDING SETBACKS (continued)

Objectives

- 1 *To preserve the visual amenity of adjoining heritage properties and low density dwellings.*
- 2 *To enable the retention of existing established vegetation, including large trees.*
- 3 *To enable delivery of Ku-ring-gai's unique landscape character of built form within a landscaped setting, including canopy trees.*

Controls

- 1 All building setbacks are to be in accordance with Figure 14N.3-1.
- 2 Provide a minimum 6m setback to:
 - i) the boundary with the Killara Golf Club,
 - ii) the boundary with 8 Buckingham Road,
 - iii) the boundary with 22 Buckingham Road.

Note: Upper floor setbacks are to be in accordance with Part 19F.2

- 3 Provide a minimum 9m setback to
 - i) the southeastern boundary to 10 Buckingham Road.
 - ii) the southern boundary to 18 Buckingham Road.
- 4 Provide an Open Space Heritage Setback Zone, with dimensions as illustrated in Figure 14N.3-1.
- 5 Development is to demonstrate the protection of Tree Protection Zones as follows:
 - i) Development is not to encroach into more than 10% of the Tree Protection Zone of trees inside a Landscape Area Buffer and/or setback. Setbacks are to be increased to accommodate Tree Protection Zones where necessary.
 - ii) Where trees are located outside a Landscape Area Buffer and/or setback, development is to demonstrate protection of Tree Protection Zones.




Note: If the proposed encroachment is greater than 10% of the Tree Protection Zone or inside the structural root zone, the project arborist must demonstrate that the tree(s) would remain viable.

14N.4 BUILT FORM



Figure 14N.4-1:
Planned Built Form

Legend

-  View Corridors
-  Open Space Heritage Setback Zone
-  6m Deep Soil Landscaped Area Buffer
-  Blue Gum High Forest Critically Endangered Ecological Community
-  Existing Trees
-  Vehicular Access Points
-  Pedestrian Access Points



14N.4 BUILT FORM (continued)

Objectives

- 1 To reduce bulk and scale impacts of new high density development on the adjacent low density neighbourhood.
- 2 To preserve the visual amenity of neighbouring low density dwellings and Heritage Items.
- 3 To ensure appropriate space is provided between new developments.
- 4 To ensure passive visual surveillance and safe pedestrian access across the site.
- 5 To ensure the long term protection of existing vegetation and trees and minimise the impacts of new development.

Controls

- 1 The siting of buildings is to provide clear, visible building entry points and demonstrate good surveillance of pathways and communal access.
- 2 A minimum of 3 small footprint buildings are to be provided on the site with separation compliant with part 7A.4 of the DCP.
- 3 New buildings are to be sited and orientated to provide view corridors from 10 Buckingham Road to the Golf Course.
- 4 Building height is not to exceed the following (see Figure 14N.1-1, Figure 14N.4-1 and Figure 14N.4-2):
 - i) Area 1: 3 storeys ii) Area 2: 2 storeys iii) Area 3: 4 storeys
- 5 Level 3 is to be stepped back on all elevations facing 18 and 22 Buckingham Road by a minimum of 2 metres.
- 6 Levels 3-4 is to be stepped back on all elevations facing 10 Buckingham Road by a minimum of 2 metres.
- 7 All plant equipment and services to buildings are to be located within the basement of buildings. No plant equipment is to be located on any rooftop.
- 8 Where the Deep Soil Landscaped Area Buffer (see Figure 14N.4-1) contains Greenweb areas, planting within the Greenweb area is to comprise of species from the Blue Gum High Forest community, including ground shrub and canopy, and include trees with a mature height of minimum 15m.
- 9 Design and setting of built form and hard landscaping is to demonstrate retention of existing vegetation and trees outlined in the tree retention plan.
- 10 Any future proposed landscaping is to be of a species and design compatible with the existing site.
- 11 The site layout is to avoid, minimise and mitigate impacts upon Blue Gum High Forest (BGHF). Future development is to be sited to avoid impacts upon BGHF. Impacts that are unavoidable are to be minimised having consideration to overshadowing and changes to the hydrological conditions. Proposed Mitigation measures are to be consistent with part 18.7 of the KDCP.
- 12 A Vegetation Management Plan (VMP) addressing the ongoing management of the Blue Gum High Forest (BGHF) within the site is to be prepared by an appropriately qualified consultant. The VMP is to include measures to restore the integrity of the BGHF.

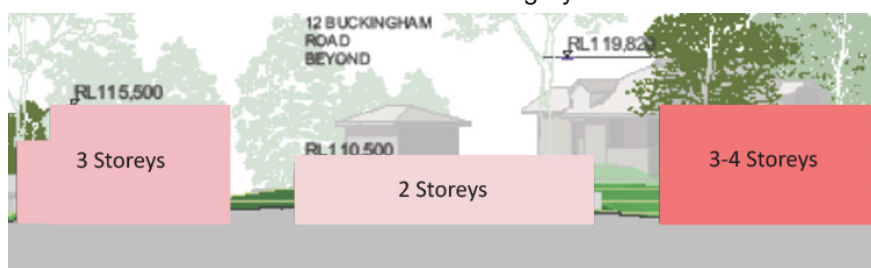









Figure 14N.4-2:
Indicative diagram of building height



Figure 14N.5-1:
Heritage Plan

Legend

-  Open Space Heritage setback zone
-  Heritage Items
-  Blue Gum High Forest Critically Endangered Ecological Community
-  Existing Trees
-  View Corridors
-  Vehicular Access Points
-  Pedestrian Access Points



14N.5 HERITAGE (continued)

Objectives

- 1 *To conserve the setting and amenity of adjacent Heritage Items.*
- 2 *Ensure new buildings respond to the scale, design, setting and character of the Heritage Item.*
- 3 *To ensure new development does not visually dominate the adjacent Heritage Items.*
- 4 *To retain views and vistas between Killara Golf Club and the Heritage Item at 10 Buckingham Road.*
- 5 *To retain the bushland context of the Heritage Items and the leafy character of the area.*
- 6 *To integrate into the low density street frontage and retain the street presentation of the Heritage Items at 10 and 22 Buckingham Road.*

Controls

- 1 Site layout and new buildings are to give consideration to being in the vicinity of neighbouring Heritage Items at 10 and 22 Buckingham Road (refer to section 19F of the DCP).
- 2 Provide view corridors to and from the Heritage Item at 10 Buckingham Road (see Figure 14N.5-1).
- 3 Provide an expanded curtilage at No.10 Buckingham Road, in the form of an Open Space Heritage Setback Zone (see Figure 14N.5-1), to the effect of:
 - i) the eastern boundary of the Heritage Item to have adequate landscaping to the boundary with 10 Buckingham Road.
 - ii) the areas to the southeastern and southwestern boundaries are to be used as open space and preserve the visual amenity of the Heritage Item, as indicated on figure 14N.5-1.

Figure 14N.5-2:
No. 10 Buckingham Road.



No. 22 Buckingham Road.

