

Screen Australia Site

14H.1 Urban Precinct

14H.2 Public Domain and Pedestrian Access

14H.3 Building Setbacks

14H.1 URBAN PRECINCT:
SCREEN AUSTRALIA SITE

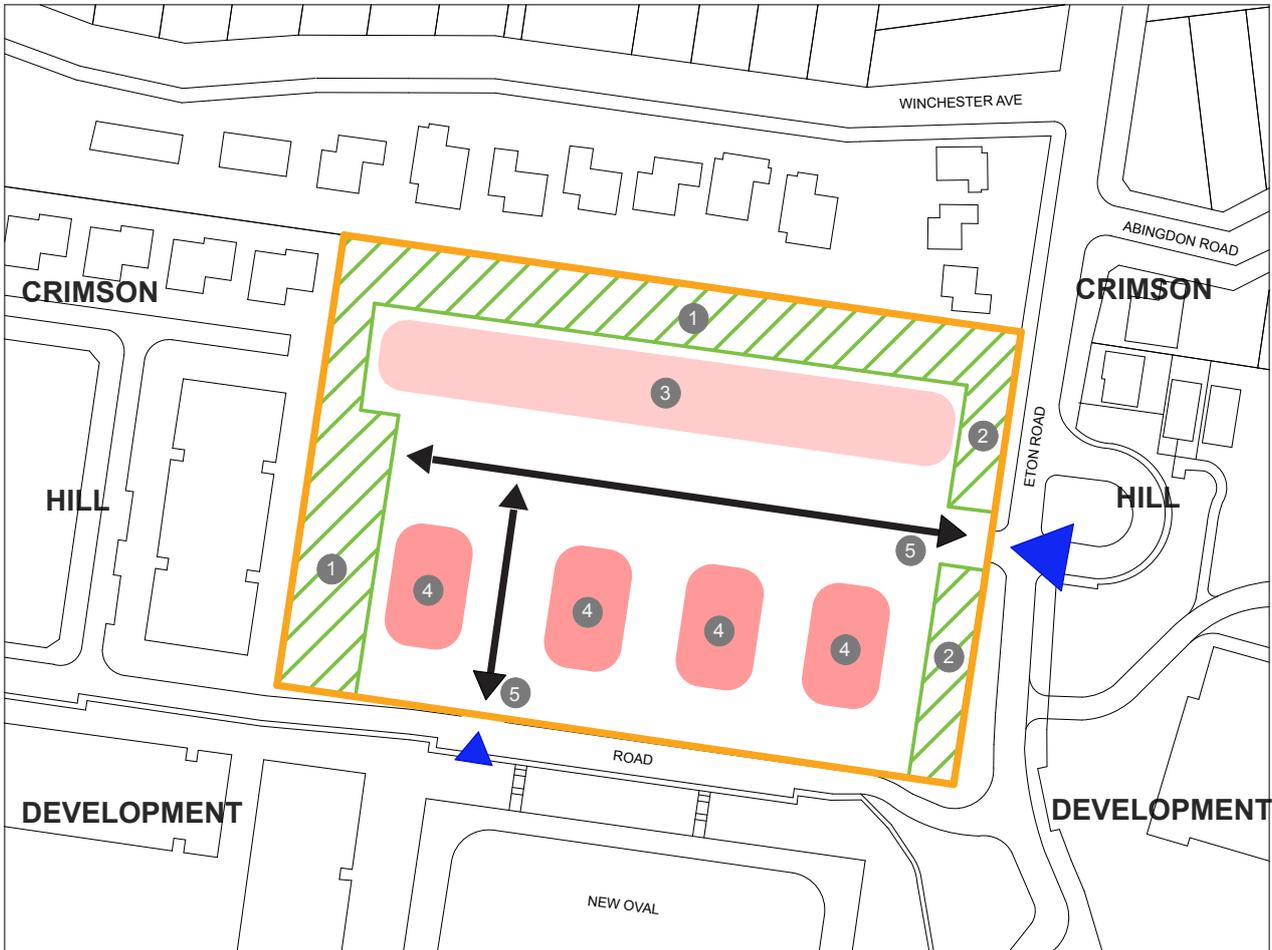


Figure 14H.1-1:
Urban Structure plan

-  Site Location
-  R1 - Up to 4 storey residential
-  R2 - 2 storey residential
-  Site access points
-  Pedestrian and Vehicle access
-  Landscape buffer

14H.1 URBAN PRECINCT: SCREEN AUSTRALIA SITE (continued)

Objectives

- 1 *To reinforce the bushland character of the site.*
- 2 *To retain significant vegetation.*
- 3 *To provide a transition between the low-density residential neighbourhoods and the higher density Crimson Hill Development and adjoining UTS Ku-ring-gai campus.*
- 4 *To ensure the development complements surrounding residential areas.*

Controls

Planned Future Character

The site at 101 Eton Road, Lindfield, which is currently occupied by Screen Australia is zoned for a combination of low density detached residential dwellings and residential flat buildings. The site provides a transitional role between the low-density residential neighbourhoods and the higher density Crimson Hill Development on the adjoining UTS Ku-ring-gai campus. Both sites are set within the bushland setting of the Lane Cove National Park. The planned future character of the site seeks to retain and enhance the existing features of the site and integrating them within the planned scale and density of the proposed residential development.

- i) Existing vegetation is retained along the northern and western boundaries, establishing a landscaped buffer between the site and adjacent residential development.
- ii) The vegetation along Eton road is retained and enhanced to reinforce the historical Bushland Entry Area of the UTS Ku-ring-gai Campus.
- iii) Low-density residential development will be aligned within the northern portion of the site to create an appropriate transition between the site and the existing low density neighbourhoods.
- iv) Higher density development will be focused to the south of the site transitioning up to four storey residential flat buildings which will be oriented towards the sporting fields.
- v) Vehicle and pedestrian access to the site will continue to be gained from Eton Road to the east. Secondary access will be gained from the south.
- vi) New development is orientation towards street frontages and open spaces to reduce passive and inactive edges to the streetscape.
- vii) Dwelling houses in the R2 zone are to reflect the character of houses in adjoining residential areas through compatible roof forms, response to topography and the garden settings of the buildings.
- viii) Higher density development is orientation north/south to present a less dominating visual impact overlooking the oval and providing view corridors through the site both from the oval and the main UTS campus building.
- ix) The design of the residential flat building within this area is to be consistent with those in within the adjoining Crimson Hill development to achieve a unified development character.

14H.2 PUBLIC DOMAIN AND
PEDESTRIAN ACCESS

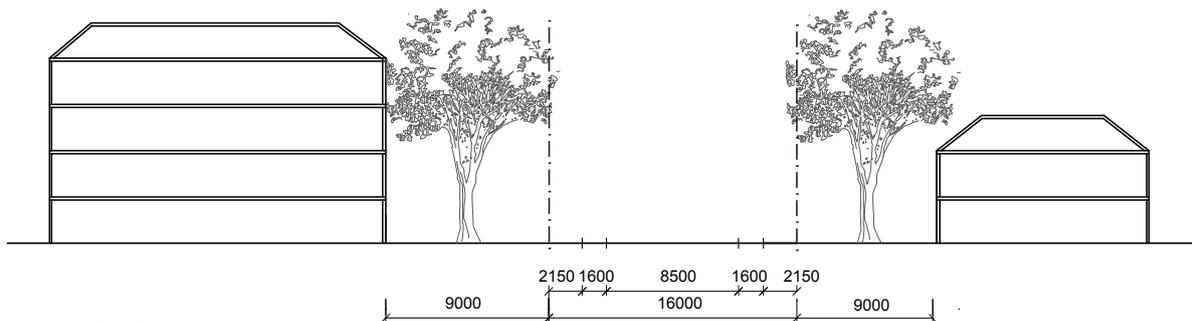
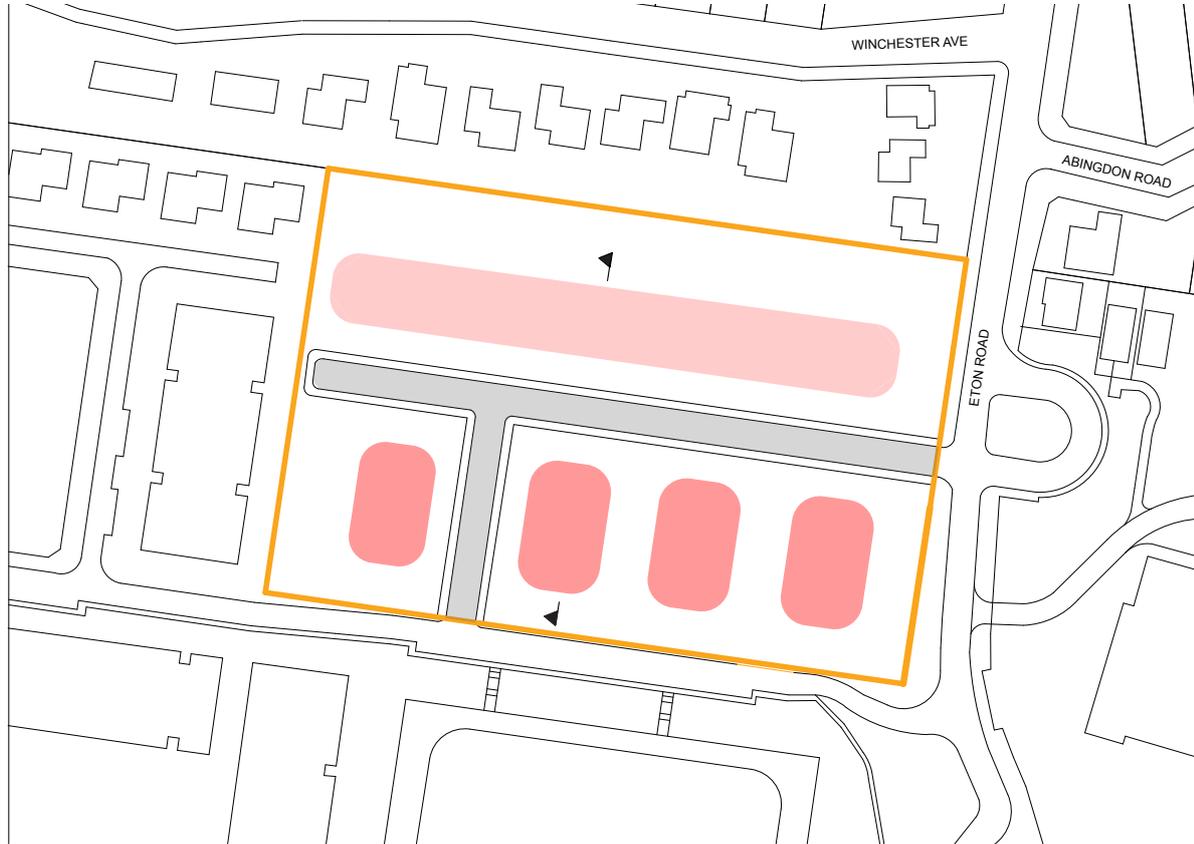


Figure 14H.2-1:
Public domain
and pedestrian
controls plan

- Site Location
- R2 - 2 storey residential
- R1 - Up to 4 storey residential
- Site internal road

14H.2 PUBLIC DOMAIN AND PEDESTRIAN ACCESS (continued)

Objectives

- 1 *To provide for good vehicle access and pedestrian permeability through the site that integrates with the surrounding road networks and activities.*
- 2 *To provide new intimately scaled residential streets that reinforce and enhance the unique leafy, green landscape character of Ku-ring-gai.*

Controls

- 1 The primary vehicle and pedestrian access to the site is to be from Eton Road to the east and should be integrated with existing movement network ensuring that congestion along Eton Road is minimised and patronage of the bus service is maximised.
- 2 Secondary access will be gained from the south.
- 3 The road corridors are to be included as a part of the site for FSR calculations.
- 4 The new east/west and north/south road corridors are to have a width of 16m the dimensions of the carriage way and verges are to be in accordance with Figure 14H.2-1 both streets should accommodate two way traffic and one land of on street parking.
- 5 The siting of new roadways is to consider the location of major trees with existing significant trees to be retained where possible.
- 6 New trees should be planted and integrated with the design proposal, as part of the public and private domain.
- 7 New streets and verges are to incorporate appropriate landscaping and water sensitive urban design (WSUD) to support stormwater management including elements such as permeable paving, rain gardens, tree pits and swales.
- 8 All power lines and utilities are to be underground.

14H.3 BUILDING SETBACKS

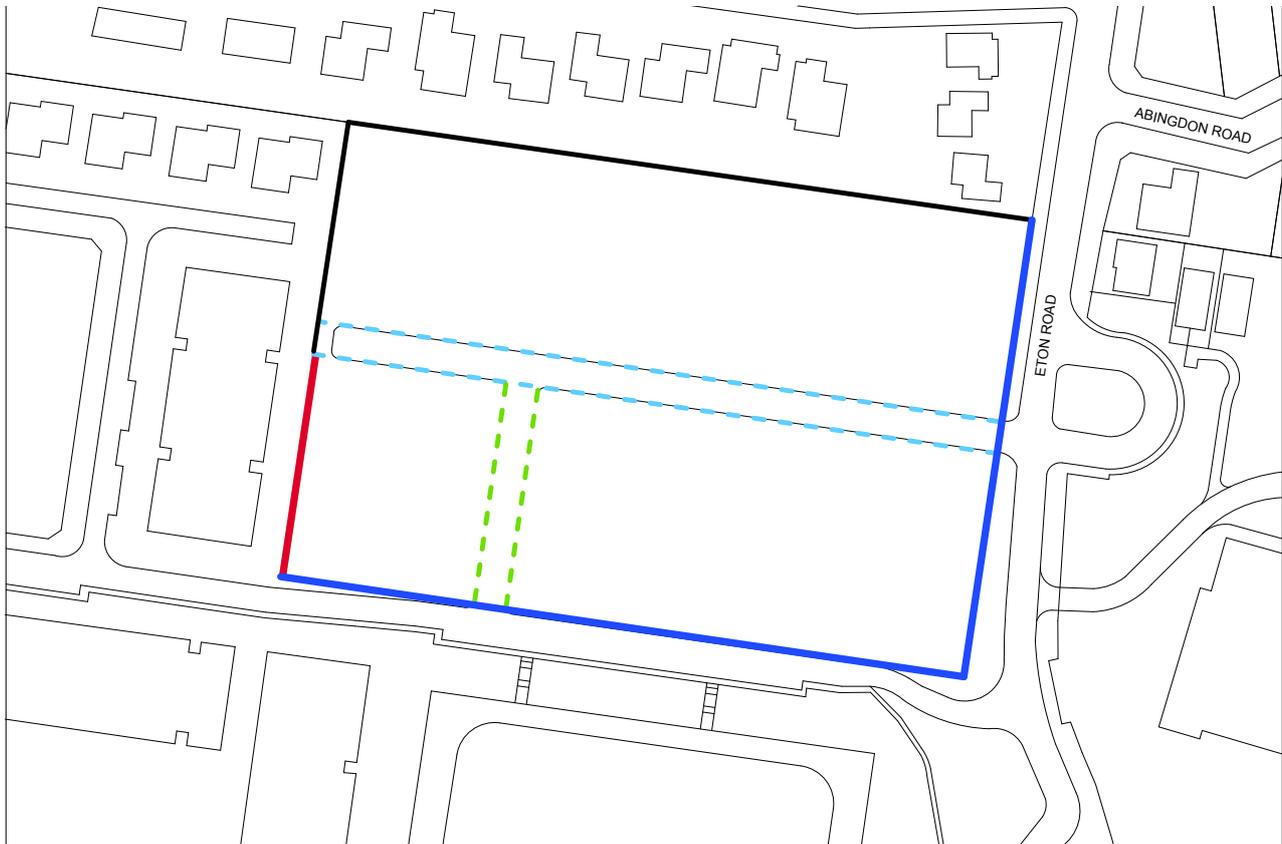


Figure 14H.3-1:
Building setbacks plan.

- Setback as per DCP Part 4 - Dwelling houses
- Setback to adjoining development 24m
- Setback to public roads 12m
- - - Setback from main internal road 9m
- - - Setback from second internal road 6m

14H.3 BUILDING SETBACKS (continued)

Objectives

- 1 To provide building setbacks that allows retention of existing established vegetation and maintaining the established bushland character of the site.*
- 2 To create cohesive streetscapes defined by a landscaped setback on both sides with consistent building alignments.*

Controls

- 1 Side and rear setbacks for dwelling houses are to comply with the requirements of Part 4 of this DCP.
- 2 Setbacks of 12m to Eton Road and the new road along the Oval
- 3 Setbacks of 9m to the new internal east/west road,
- 4 Setbacks of 6m to the new north/south road and;
- 5 A setback of 20m to the western boundary of the site to retain existing vegetation between the new R1 Zoned Residential development and the adjacent Crimson Hill site;
- 6 Land Zoned R1 General Residential is to provide a minimum 55% deep soil area.

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