

URBAN PRECINCT AND SITES

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Further controls that may apply:

SECTION A

PART 7 - Residential Flat Building

PART 8 - Mixed Use Development

PART 9 – Non-Residential and Office Buildings

SECTION C

PART 23 – General Access and Parking

Part 14 provides guidance for development on land identified as an *urban precinct* or *site* to meet the aims and objectives within the *KLEP(Local Centres) 2012*. This part also relates to the provisions in the *Ku-ring-gai Contributions Plan 2010* and, the *Ku-ring-gai Public Domain Plan 2010* (KPDP). This Part applies to new buildings located within a urban precinct or site.

A number of components within each precinct/site are considered. These are:

- Urban Precincts
- Public Domain and Pedestrian Access
- Community Infrastructure
- Building Setbacks
- Built Form
- Heritage
- Environmental Protection and Bushfire Protection.

For each of the urban precincts or sites, a set of site-specific performance-based provisions are provided to guide development in addition to the development controls in Section A, B and C of this DCP .

Note: Refer to *Ku-ring-gai Contributions Plan 2010*.

Note: Refer to *Ku-ring-gai Public Domain Plan*.

Urban Precincts

A set of performance-based provisions is provided comprising:

- Development objectives
- A Planned Future Character statement describing the desired form and function of the precinct.
- Controls to support the objectives

A development proposal within an identified precinct is to respond to the precinct's objectives and controls, and demonstrate how the provisions are addressed.

Public Domain and Pedestrian Access

This section identifies works that will either extend the publicly accessible areas or improve the amenity of public areas within a precinct. While it is expected that, in most cases, these lands will remain in private ownership and control, a high degree of public access will be required.

This work will be funded privately as part of the costs of redevelopment of a site. The type of work may include, among others, awnings or colonnades; new pedestrian access ways; building entrance forecourts;

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or new lane ways.

The *Ku-ring-gai Public Domain Plan 2010* (KPDP) provides guidelines and concept plans to guide the implementation of this work to ensure it is fully integrated within the broader public domain in terms of finishes and materials as well as accessibility.

Council may seek the dedication of these lands, at no cost, depending on the circumstances. Such works will generally not be offset against development contributions unless specifically valued by the Contributions Plan.

Community Infrastructure

An important aspect of the DCP identification of new key community infrastructure to be provided within precincts or sites. The intention is to identify these elements upfront to assist with the site planning process of a Development Application. Community infrastructure is defined as those works listed in the *Ku-ring-gai Contributions Plan 2010* (KCP 2010) Works Programmes.

Within each *precinct* or *site* there is a range of new community infrastructure works proposed. These include works such as footpath embellishment, road works and traffic management works, creation of new urban spaces, construction of new community buildings and the like.

This Part of the DCP provides information to assist applicants determine how each of the proposed community works are to be funded and how they may affect site planning. There are a number of identified funding sources for the proposed infrastructure. These are colour coded with symbols as follows:

- a. **Land Acquisition for public purposes** – this Part makes reference to areas of land for new roads or new parks. These lands are to be acquired by Council with funds from the KCP 2010.
- b. **Provision of community facilities** – this Part identifies new community facilities including library buildings and multi-purpose community buildings. The construction and fit out of these facilities are partially funded by the KCP 2010. The facilities themselves may be constructed by Council where they are freestanding on Council land or alternatively constructed as part of a private development and funded as in-kind development contributions or provided through a Voluntary Planning Agreement (VPA).
- c. **Embellishment works on public land** – this Part identifies public domain areas, footpaths and parks that will be upgraded and embellished by Council. These lands include those areas that are currently owned by Council; lands that are to be acquired by Council in the future; or lands that are to be dedicated to Council. The construction works are proposed to be funded by the KCP 2010 and all materials and finishes are undertaken in accordance with the

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guidelines within the *Ku-ring-gai Public Domain Plan 2010* (KPDP 2010).

Building Setbacks

Parts 4 to 11 of this DCP contains detailed provisions that apply to the main building types that are likely to be developed. These provisions include standard setbacks for building types such as mixed use buildings, residential flat buildings and non-residential buildings.

Within each precinct, variations to the standard building type setbacks are proposed for a range of reasons including, but not limited to the following:

- To provide opportunities for street tree plantings or footpath widening in appropriate locations
- To allow widening of lanes and streets in identified locations
- To provide for an increase in the area of the public domain
- To enable a consistency of built character

The Building Setbacks Plan identifies where there is a requirement for land, within a setback area, to be dedicated to Council at no cost in accordance with the KCP 2010. Where necessary this Part makes allowance for the relaxation of development controls such as in deep soil requirements across the development site. The intent is to ensure there is no loss of development potential on the sites where dedication is required. Typically a setback may be required to allow for footpath widening, roadway widening or a new pedestrian access way through the site. It is noted that where the works to the land to be dedicated are costed in the KCP 2010, the works may be provided as works-in-kind (ie. as an offset to development contributions).

The Building Setbacks Plan makes reference to areas of land for new roads or new parks. In most cases specific setback requirements are applicable to these lands.

Built Form

This section provides objectives and controls relating to site specific built form requirements within a precinct or site.

The development controls in this section must be read in conjunction with the relevant development controls relating to building design contained in

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Parts 4 to 11 of this DCP. Where there is an inconsistency between this Part and another control in the DCP then **this Part will prevail to the extent of the inconsistency.**

Building Entries, Car Parking and Service Access

This section provides site specific requirements for the design of buildings in relation to building foyers and lobbies, vehicle access, and circulation to and from a site.

These controls are particularly applicable to areas of high pedestrian activity where the objective is to minimise pedestrian and vehicle conflicts in streets, and to activate the main commercial streets.

The development controls in this Part must be read in conjunction with the relevant development controls relating to vehicle access and parking contained in Parts 7, 8 and 9 of this DCP. Where there is an inconsistency between a control in this Part and another control in the DCP then **this Part will prevail to the extent of the inconsistency.**

Other Design Controls

This section includes:

- Controls where there are site-specific issues relating to Heritage Items or Heritage Conservation Areas;
- Controls where there are site-specific issues relating to an Area of Biodiversity Significance;
- Controls where there are site-specific issues relating to Bush Fire Prone Land.

The development controls in this section must be read in conjunction with the relevant general development controls contained in Parts 15-21 of this Section. Where there is an inconsistency between this Part and another control in volumes A or C of this DCP then **this Part will prevail to the extent of the inconsistency.**

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