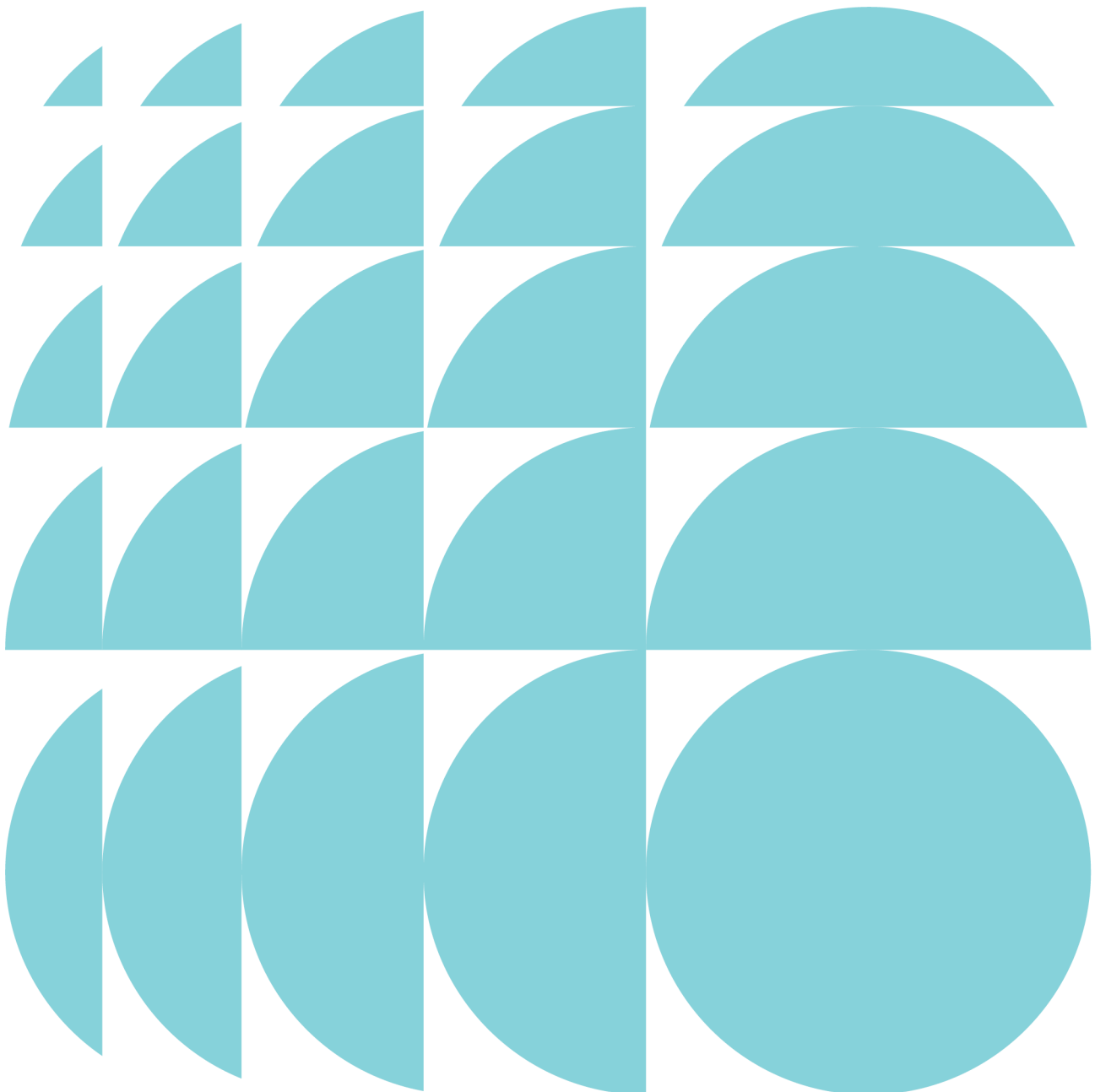


Public Exhibition Draft **Proposed Site Specific** **Development Control Plan** **(Design Guide)**

Cherrybrook Station Government Land
State Significant Precinct

Prepared on behalf of Landcom and
Sydney Metro

May 2022 | 219510



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1.1 Introduction

Land application

This site specific development control plan (design guide) applies to land known as the 'Cherrybrook Station Government Land State Significant Precinct' (the precinct), as shown in **Figure 1: Land application**.

Purpose

The purpose of this design guide provides further, more detailed guidance to support implementation of relevant State environmental planning policy and the Hornsby Local Environmental Plan 2013 (the HLEP2013).

Relationship to other planning instruments

Where assisting in a non-design related, technical matter, the provisions of Part 1C 'General Controls' of the Hornsby Development Control Plan 2013 (HDCP2013) may be used to assist in interpretation. Should there be a conflict between the HDCP2013 and this design guide, this design guide prevails to the extent of the inconsistency.

How to use this design guide

Merit based approach

This design guide adopts a merit based approach. Under this approach, development is to achieve the desired outcomes. Prescriptive measures are provided for each desired outcome. The consent authority is to apply the design guide flexibly, allowing for reasonable alternative solutions to the prescriptive measures where it can be demonstrated they meet the desired outcomes.

Decision hierarchy

It is possible that a development may not meet a desired outcome. In such situations, the proposal is to demonstrate that on the balance of relevant matters, it can meet the statement of desired future character.



Figure 1: Land application

1.2 Desired future character

Desired outcome

Development contributes to the desired future character of the precinct.

Prescriptive measures

Development applications should demonstrate compatibility with the following statement of desired character.

The precinct is a liveable, transit oriented and mixed use local centre that has a strong sense of place, is compatible with the bushland character of Hornsby Shire and is a destination of choice for the surrounding Cherrybrook and West Pennant Hills community.

While providing a mix of uses, the precinct primarily contains higher density residential uses that provide for housing choice. Non-residential uses support the metro station as an 'origin station', and include retail uses such as shops, restaurants and cafes that cater for the everyday needs of the local community and activate the public domain.

The public domain comprises an integrated network of open spaces, streets and pedestrian and cyclist paths.

A continuous corridor of publicly accessible open space connects the metro station through the precinct to adjoining land to the north. This corridor comprises a series of distinct but integrated spaces that each have

their own focus. The Metro Station Forecourt provides a welcoming sense of arrival to the precinct and connects at grade across Bradfield Parade to the Community Open Space. The Community Open Space is the vibrant public domain heart of the precinct, being bordered by active frontages containing uses such as shops, cafes and restaurants that seamlessly connect the indoors with the outdoors and drawing people from the metro station into the precinct. The Community Open Space comprises a larger area of green space that caters for passive outdoor recreation activities and has a strong connection to the adjoining community facility. The Environmental Space to the north caters for an ecological function, including water storage and treatment in the form of a pond and protecting, enhancing and celebrating the Blue Gum High Forest.

The precinct includes a clear, direct, comfortable and safe movement network that prioritises active transport, provides for permeability and movement choice and facilitates connections to the metro station and bus stops. The public open space corridor provides for north-south connectivity, and Bradfield Parade provides for east-west connectivity. Other paths provide for further choice of movement.

Bradfield Parade is the precinct's main street, and is a vibrant place that accommodates a high quality public transport interchange, connecting metro, bus, taxis, active transport and commuter carpark users.

The public domain, including the open space and movement networks, accommodates an urban forest that integrates buildings within a bushland setting. Where practicable, existing significant trees on the edge of the precinct are incorporated into this urban forest. Private communal open space, in particular where central to development lots and bordering the public domain, complements and strengthens this landscaped character.

A multi-purpose community facility occupies a prominent part of the precinct and facilitates community gathering, interaction and learning and activates the adjoining Community Open Space.

Development manages the steep landform to ensure seamless public domain connections and a high level of engagement between the public and private domain.

The precinct supports built form of scale, including buildings of between 2 to 5 storeys in height when viewed from Bradfield Parade. Building siting, layout and design reinforces the character of the precinct, engages with the public domain, provides for a high level of residential amenity, facilitates the urban forest and achieves architectural excellence.

The precinct contains a mix of well designed, higher density dwellings that are responsive to local housing need considering matters such as type and affordability.

In addition to the urban forest, the precinct includes other sustainability measures that seek to improve the overall health of the natural environment and local ecosystem, including water sensitive urban design and encouraging facilities for electric charging of vehicles.

The precinct is to be developed generally in accordance with **Figure 2: Key development elements**.



Figure 2: Key development elements

1.3 Movement network

Note: Consideration may be given to section 1C.2.1 Transport and Parking and section 1C.2.2 Accessible Design of the Hornsby DCP 2013, where appropriate and for guidance purposes.

Desired Outcome		Prescriptive Measures	
DO1.	The movement network comprises streets and active transport infrastructure that: <ul style="list-style-type: none"> promotes the use of the metro station provides for the effective interchange of movement modes prioritises active transport provides for permeability and movement choice 	PM1.1.	The street network is generally in accordance with Figure 3: Indicative movement network and Table 1: Street network
		PM1.2.	The active transport network is generally in accordance with Figure 3: Indicative movement network
		PM1.3.	Key pedestrian through site links as shown in Figure 3: Indicative movement network provide improved north-south and east-west permeability through the precinct

Desired Outcome	Prescriptive Measures
<ul style="list-style-type: none"> is capable of connecting to the future movement network outside the precinct is integrated with the open space network is of high design quality, responding to human movement preferences and providing for an attractive and safe environment 	PM1.4. The active transport network (shown as future connections in Figure 3: Indicative movement network) is sited and designed to be capable of integrating with future connections: <ul style="list-style-type: none"> along the waterway corridor to Robert Road along the electrical easement either side of the pond and Blue Gum High Forest
DO2. Well-located cycling infrastructure encourages the use of the cycling in a way that does not detract from the quality of the public domain	PM2.1. Bicycle parking in the public domain is clustered in lots not exceeding 16 spaces

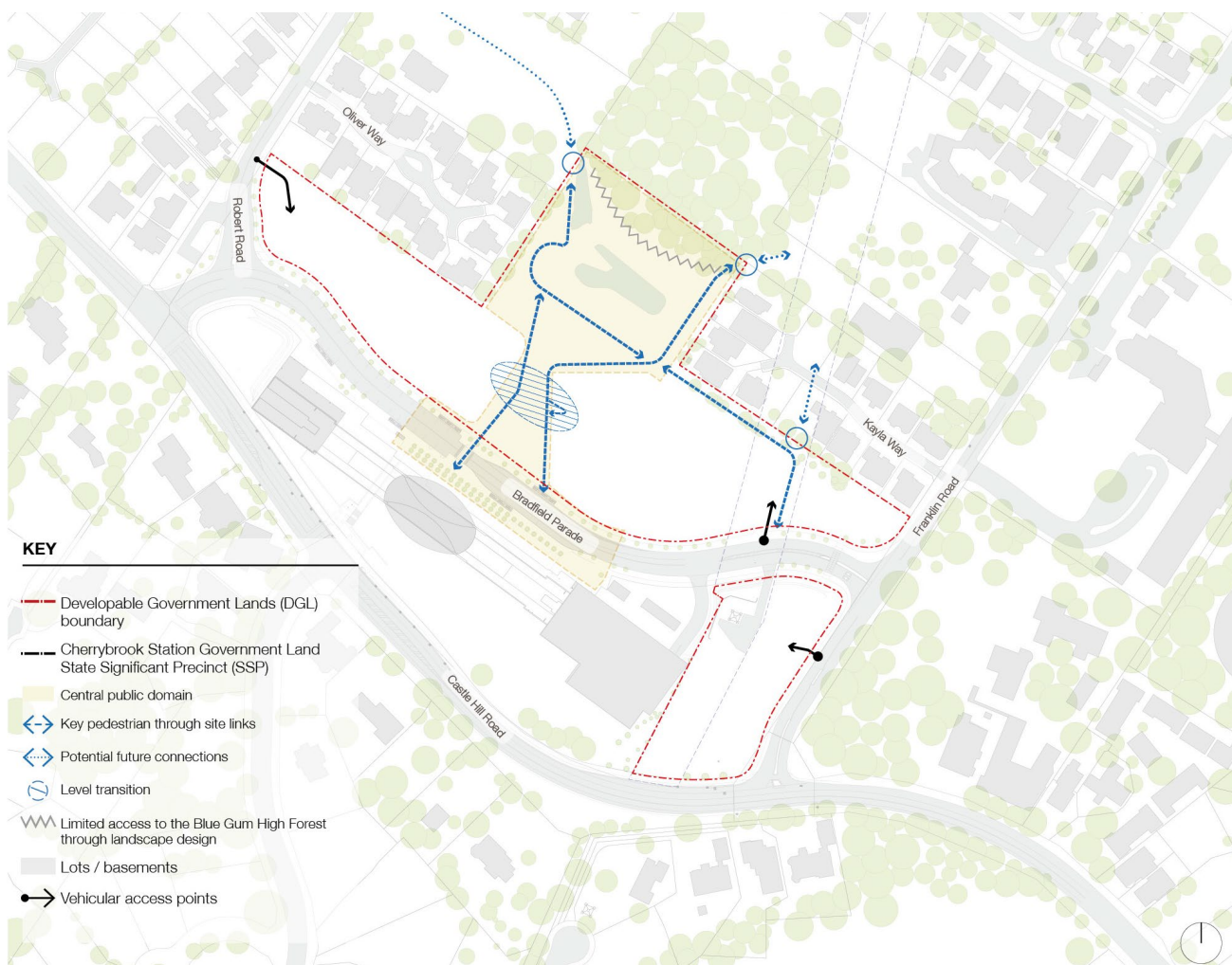


Figure 3: Indicative movement network

Table 1: Street network

Type	Requirements	Guidelines
Bradfield Parade (Local Road)	Movement and place function	<ul style="list-style-type: none"> Multi-purpose street, having a movement function by providing interchange between the metro, buses, taxis and vehicles (kiss and ride, access to commuter car park and development parking and service areas) and a place function with local retail, community open space and high amenity residential street environment Connects the metro station and precinct, as opposed to providing a barrier Provides an off-road shared path for pedestrians and cyclists Has a high quality public domain, with an emphasis on pedestrian movement and tree canopy cover
Franklin Road (Local Road)	Movement function	<ul style="list-style-type: none"> Development ensures the safety and efficiency of the road through the appropriate location of vehicle access ways Development incorporates or contributes to a high quality public domain, including paving and street trees, to mitigate the visual impact of development of greater scale Provides an off-road shared path for pedestrians and cyclists
Robert Road (Local Road)	Movement function	<ul style="list-style-type: none"> Development incorporates or contributes to a high quality public domain, including paving and street trees, to mitigate the visual impact of development of greater scale Provides an off-road shared path for pedestrians and cyclists to provide access to the metro station
Castle Hill Road (Primary Arterial Road)	Movement function	<ul style="list-style-type: none"> Development avoids new direct vehicle access points from Castle Hill Road (e.g. driveways for private development) Provides an off-road shared path for pedestrians and cyclists

1.4 Vehicle access

Note: Consideration may be given to section 1C.2.1 Transport and Parking and section 1C.2.2 Accessible Design of the Hornsby DCP 2013, where appropriate and for guidance purposes.

Desired Outcome		Prescriptive Measures	
DO1.	Vehicle access: <ul style="list-style-type: none"> is minimised to that necessary to provide adequate and safe access to buildings does not visually dominate the streetscape, in particular where providing access to Bradfield Parade does not impede the convenient or safe movement of pedestrians or cyclists 	PM1.1.	Vehicle access is generally in accordance with Figure 3: Indicative movement network
		PM1.2.	Vehicle access to buildings is limited to: <ul style="list-style-type: none"> one access point from Franklin Road one access point from Bradfield Parade under the high voltage electricity lines one access point from Robert Road
		PM1.3.	On-street servicing is not provided
DO2.	Vehicle access does not impede movement of through traffic on Castle Hill Road	PM2.1.	Vehicle access is not provided to Castle Hill Road

1.5 Parking

Desired Outcome		Prescriptive Measures	
DO1.	The amount of car parking achieves a balance between catering for reasonable forecast demand and promoting use of the metro station, bus services and active transport modes	PM1.1.	Parking for cars is provided in accordance with Table 2: Parking rates
		PM1.2.	Provision of car share spaces may be used to reduce the amount of parking required in accordance with Table 2: Parking rates . Where this is proposed, a transport study is to be submitted as part of a development application clearly identifying the number of car spaces, the concurrent reduction in parking spaces and justification for the reduction. Satisfactory arrangements must be made for ongoing provision and access to car share arrangements
DO2.	Carparking: <ul style="list-style-type: none"> is located in a manner that promotes engagement between the public domain and built form does not result in un-activated building elevations is not visually dominant from the public domain 	PM2.1.	Carparking is provided in basement levels
		PM2.2.	Where basement levels project above ground due to landform, they are to have a maximum vertical height above finished ground level of 1m and be visibly screened by landscaping Note: vertical height above the finished ground level is to be measured to the top of the basement level slab
		PM2.3.	Despite PM2.2 of section 1.5, basement levels referred to in PM2.2 of section 1.5 may also project above ground level by a vertical height of more than 1m where they are located behind

Desired Outcome		Prescriptive Measures	
			commercial, community or residential uses so as to not be visible from the public domain
		PM2.4.	Where compliance with PM2.1 of section 1.5 is unable to be practically achieved due to landform constraints, carparking: <ul style="list-style-type: none"> may only be visible where facing the northern setback visibility must be minimised as much as possible must be screened by architectural features, green canopy or artwork on the elevation of the building
DO3.	Carparking is provided in an efficient, safe and secure manner	PM3.1.	Carparking for residents is provided with appropriate security measures
DO4.	Carparking accommodates vehicle servicing requirements	PM4.1.	Basement height clearances accommodate large service and removal vehicles
		PM4.2.	Basement service areas are to ensure large service and removal vehicles are able to access and egress in a forward facing direction
DO5.	Carparking enables deep soil areas	PM5.1.	Basement carparking is not provided beneath the publicly accessible open space network
DO6.	Carparking promotes new and emerging sustainability technologies	PM6.1	10% of car parking spaces are recommended to be provided with electric vehicle charging points
DO7.	The amount of private bicycle parking encourages the use of active transport by residents, workers and their visitors	PM7.1	Parking for bicycles is provided in accordance with Table 2: Parking rates
DO8.	Additional publicly accessible bicycle parking enhance the convenience of cycling	PM8.1	Publicly accessible bicycle parking stands in addition to those required under Table 2: Parking rates are provided and integrated into the design of the public domain

Table 2: Parking rates

Type	Car parking rates	Bicycle parking rates
1 bed or smaller	Maximum 0.4 spaces per dwelling	Minimum 1 space per 3 dwellings
2 bed	Maximum 0.7 spaces per dwelling	
3 bed or larger	Maximum 1.2 spaces per dwelling	
Visitor	Maximum 0.14 spaces per dwelling	Minimum 1 space per 10 dwellings
Car share	1 per 150 residential dwellings 1 per 80 car spaces provided for commercial premises	N/A

Type	Car parking rates	Bicycle parking rates
Commercial office / Retail / Community facilities	Maximum 1 per 70sqm of GFA	Minimum 1 space per 600sqm GFA for staff

1.6 Open space

Desired Outcome		Prescriptive Measures	
DO1.	<p>The precinct includes an open space network that:</p> <ul style="list-style-type: none"> • primarily caters for passive recreation • manages landform and slope to ensure it is useable for a range of passive recreation activities • includes large areas of deep soil capable of accommodating tree plantings • comprises an open space corridor of distinct but connected open spaces, including the Community Open Space, Environmental Space and Green Corridor • is designed in accordance with the principles of crime prevention through environmental design (CPTED) 	PM1.1.	<p>The open space network is generally provided in accordance with Figure 4: Indicative open space network and Table 3: Open space</p>
DO2.	<p>The location, alignment and design of the central open space corridor visually draws surrounding significant vegetation into the Precinct and celebrates the Blue Gum High Forest as a key local landscape feature</p>	PM2.1.	<p>The open space network provides a physical and visual connection between the main pedestrian entry to the metro station and the southern edge of the Blue Gum High Forest</p>
DO3.	<p>The open space network is delivered concurrent with development in a co-ordinated way that promotes the desired future character of the precinct</p>	PM3.1.	<p>The first development application that is submitted for dwellings is to be accompanied by a Public Domain Concept Plan for the open space network that demonstrates consistency with this part of the design guide</p>
DO4.	<p>Public open space is dedicated to Council</p>	PM4.1.	<p>Prior to the issue of an occupation certificate for dwellings, public open space is to be subdivided and dedicated to Council</p>

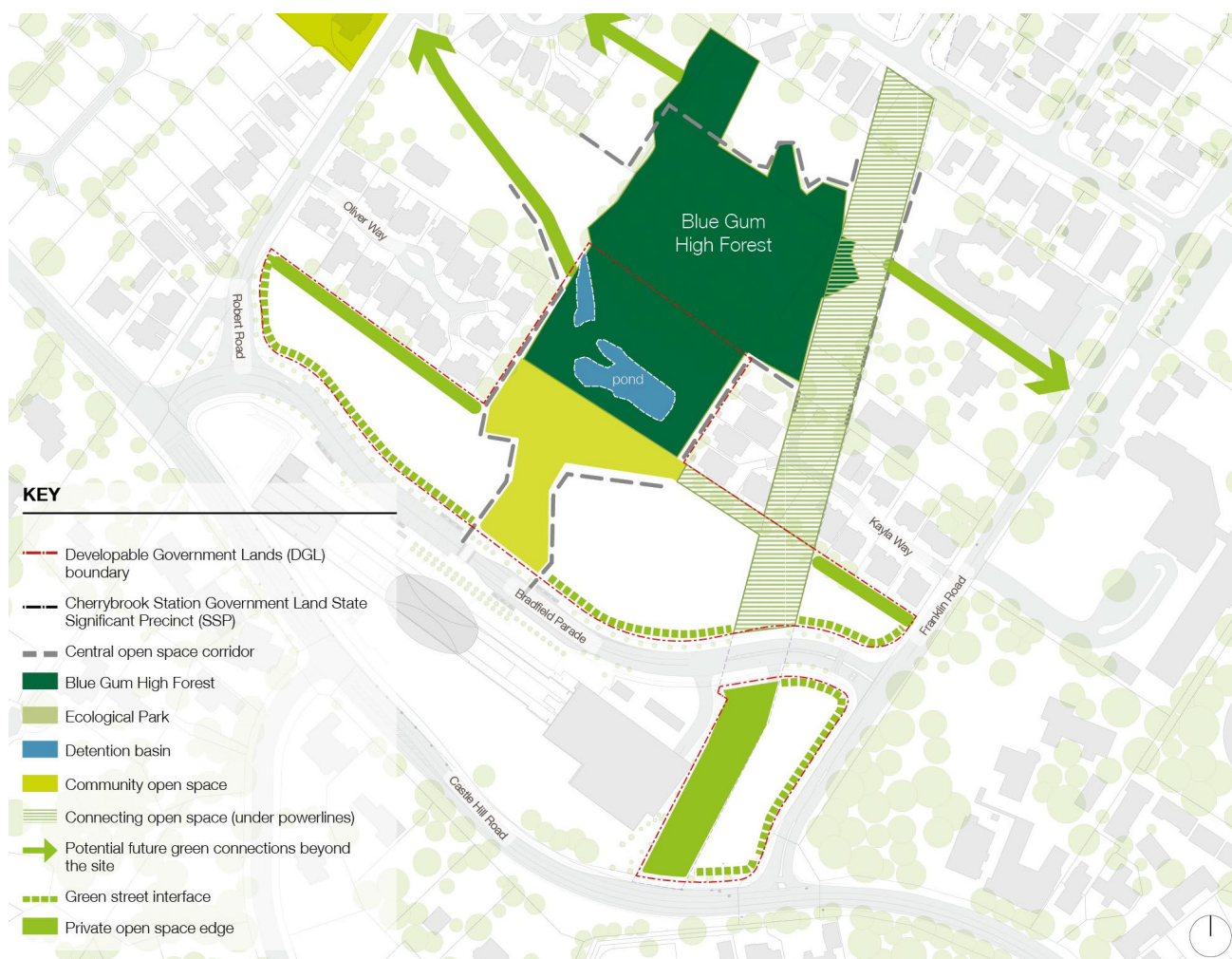


Figure 4: Indicative open space network

Table 3: Open space

Type	Requirements	Guidelines
Community Open Space (Local park)	Minimum area of 3,000sqm Minimum width of 20m Minimum frontage width of 50m to Bradfield Parade	<ul style="list-style-type: none"> Frontage to Bradfield Parade to the south and the pond and Blue Gum High Forest to the north Hardstand plaza at the southern portion of the Community Open Space Green landscaped space at the northern portion of the Community Open Space Incorporates tree planting to provide canopy shade Bordered by active frontages from adjacent buildings Physically and visually linked with the community facility Provide an unobstructed centralised view corridor from the centre of the station frontage through the public square enabling a

Type	Requirements	Guidelines
		<p>broad view of the Blue Gum High Forest and view back to the station building</p> <ul style="list-style-type: none"> • Incorporate facilities catering for youth, including 'playable elements' in appropriate locations
Environmental Space (Local park)	<p>Minimum area of 8,450sqm (including area of pond)</p> <p>Protects, enhances and celebrates the Blue Gum High Forest</p>	<ul style="list-style-type: none"> • Located at the northern portion of the precinct • Incorporates a pond which functions to support stormwater detention and water quality treatment • Integrates sustainable urban drainage and existing water systems • Provides for deep soil planting • Is primarily used for passive recreation • Incorporates a variety of seating and gathering zones • Provides a formalised pedestrian pathway to the Blue Gum High Forest
Connecting Open Space (Through-site link)	<p>Provides for through-precinct pedestrian permeability</p>	<ul style="list-style-type: none"> • Located beneath the powerline easement • Provides a safe pedestrian and cycle connection between Bradfield Parade and the Environmental Space • Allows private vehicular entry to buildings • Through-site link is designed to ensure landscaping is maximised while considering the need to provide vehicular access to buildings north of Bradfield Parade

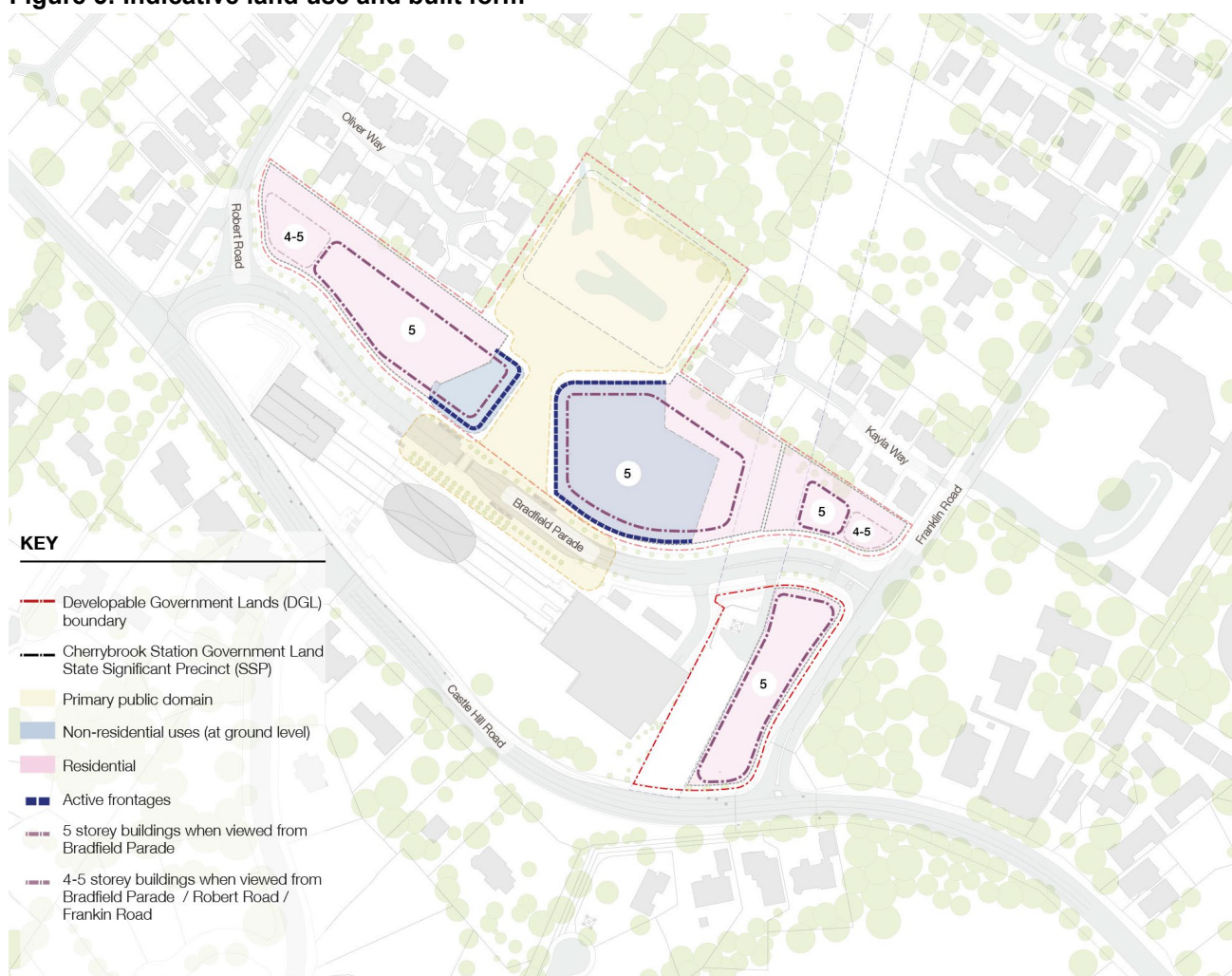
1.7 Environment

Note: Consideration may be given to section 1C.1 Natural Environment and section 1C.1.1 Biodiversity of the Hornsby DCP 2013, where appropriate and for guidance purposes.

Desired Outcome		Prescriptive Measures	
DO1.	Development protects, enhances and celebrates the natural environment	PM1.1.	The design of the public domain enables views to the Blue Gum High Forest from the Community Open Space
		PM1.2.	Existing significant trees located at the northern boundary of the precinct are retained and incorporated within the urban forest
		PM1.3.	Landscaping is to manage public access and facilitate wayfinding to the Blue Gum High Forest through the introduction of signage and formalised pathways (i.e. boardwalks)

1.8 Land use

Desired Outcome		Prescriptive Measures	
DO1.	Land use is consistent with the desired future character of the precinct	PM1.1.	Land use is provided generally in accordance with Figure 5: Indicative land use Note: the location and layout of buildings is indicative of a concept, and flexibility is to be applied in the consideration of a development application
DO2.	The amount and type of commercial premises is consistent with the role of the precinct as a local centre that caters for the everyday needs of the local community	PM2.1.	The minimum gross floor area of commercial premises is 3,000sqm

Figure 5: Indicative land use and built form

1.9 Built form

Desired Outcome		Prescriptive Measures	
DO1.	Building height: <ul style="list-style-type: none"> is compatible with the role and desired future character of the precinct enables a scale of high-density development that optimises use of the Cherrybrook Station 	PM1.1.	Maximum building height complies with the Hornsby Local Environmental Plan 2013
		PM1.2.	Development does not exceed the maximum number of storeys as shown on Figure 5: Indicative land use and built form
		PM1.3.	Development should be limited to 5 storeys, when viewed from Bradfield Parade. An additional storey may be provided at the lower ground floor level (the level of the community gathering space / pond) with the intention to activate this space with retail or community uses Note: to address the steep slope of the site, maximum building heights are greater than would otherwise be the case for 5 storey development

Desired Outcome		Prescriptive Measures	
		PM1.4.	Development does not include mezzanine, loft or similar spaces where they constitute an additional, self-contained storey
DO2.	Buildings activate the Community Open Space	PM2.1	Where adjacent to the Community Open Space, the layout of residential apartments are to be located the main living area toward the Community Open Space, including any balcony Note: this is subject to compliance with relevant provisions of the Apartment Design Guide
		PM2.2	Partially above-ground car parking is: <ul style="list-style-type: none"> sleeved by active frontages or residential uses that are deeper than 8m or screened by landscaping
DO3.	Building mass: <ul style="list-style-type: none"> reinforces the legibility of the central open space corridor as the centre of the precinct and key activity area is varied and positively contributes to the public domain and land outside of the precinct 	PM3.1	Consideration is given to: <ul style="list-style-type: none"> orienting buildings adjoining the Community Open Space to have their long axis facing the open space corridor incorporating measures to break down the length of the building façade, such as modulation in massing, articulation and materiality
DO4.	Built form does not present as blank, unarticulated elevations to land to the north	PM4.1	Residential uses are provided at all levels where facing land that shares a boundary with sites on Oliver Way or Kayla Way
DO5.	Building length ensures an appropriate building bulk and scale and opportunities for through site linkages	PM5.1	Maximum residential building length at ground level and above is 65m
DO6.	The ground level of residential buildings presents a finer-grain to the adjoining public domain than the remainder of the building	PM6.1	Ground floor dwellings that adjoin the public domain have their primary point of pedestrian access to the public domain
		PM6.2	Where dwellings incorporate home offices, opportunities re considered to encourage the home office to front and overlook the adjoining public domain, and have a secondary entry to the public domain
DO7.	The ground level of residential buildings are integrated with the adjoining public domain and provide opportunities for passive surveillance	PM7.1	The maximum difference in level between the Bradfield Parade footpath level and the interior floor level of ground floor residential dwellings fronting Bradfield Parade is 1.2m
DO8.	Building colours and materials assist in creating a precinct in a landscaped, bushland setting	PM8.1	Natural colours that better integrate buildings within the landscape are preferred for public domain facing elevations above the ground level

Desired Outcome		Prescriptive Measures	
		PM8.2	Building elevations incorporate a cohesive range of natural materials as part of smaller built elements such as fences

1.10 Setbacks

Desired Outcome		Prescriptive Measures	
DO1.	Continuous, ground level active street frontages: <ul style="list-style-type: none"> concentrate commercial premises facing Bradfield Parade and the Community Open Space provide for people focussed public domain and a liveable neighbourhood minimise blank walls (i.e. with no windows or doors) facing north to other residential areas 	PM1.1.	Active street frontages are generally in accordance with Figure 6: Indicative setbacks Note: Active frontages require 90% of the frontage to be retail or office windows, or building entrances at street level.
DO2.	Setbacks contribute to the creation of a vibrant, high amenity and human scale urban community compatible with the bushland character of the Hornsby Shire	PM2.1.	Notwithstanding the setbacks required in the ADG, setbacks are generally in accordance with Figure 6: Indicative setbacks and Figure 7 to Figure 10

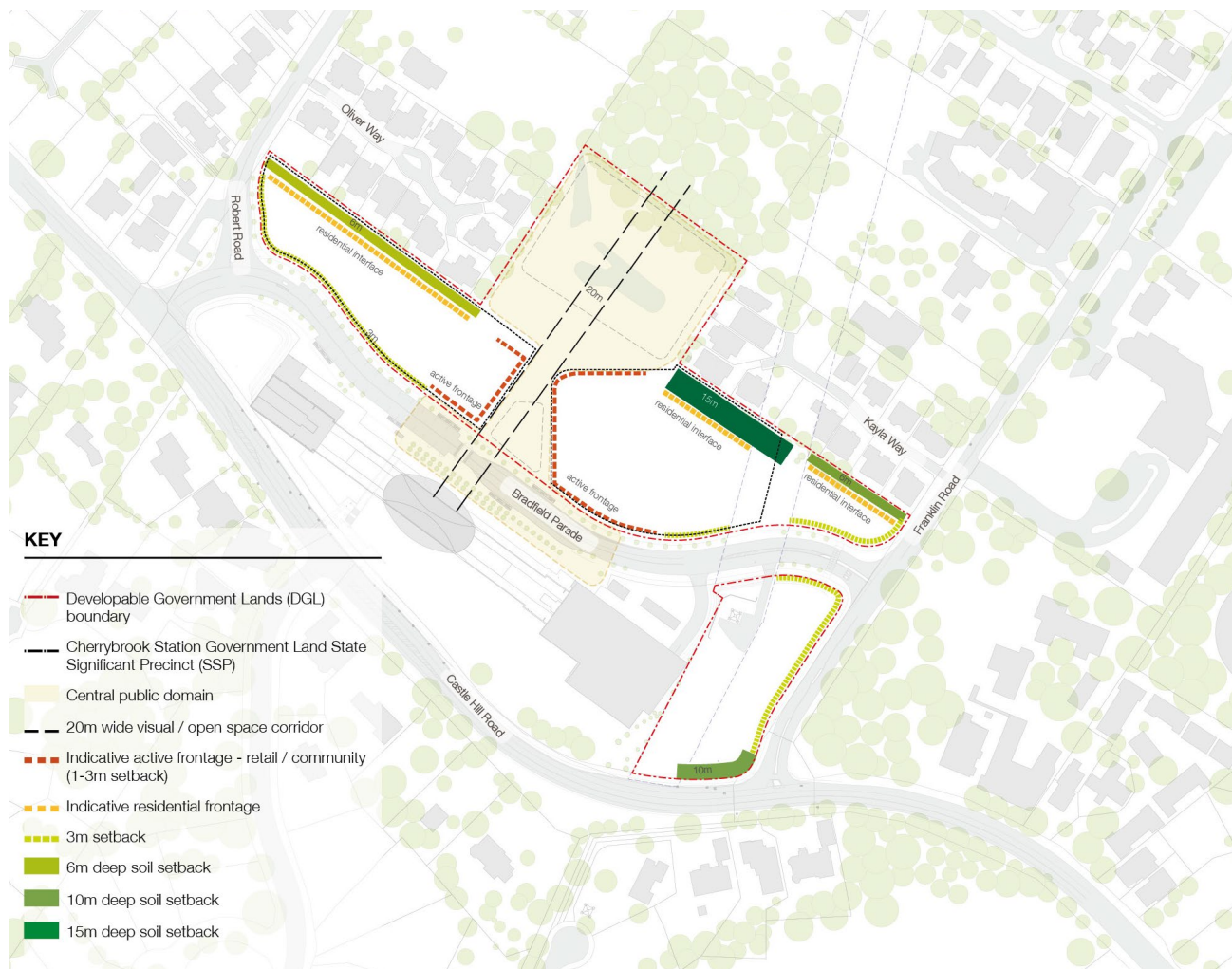


Figure 6: Indicative setbacks

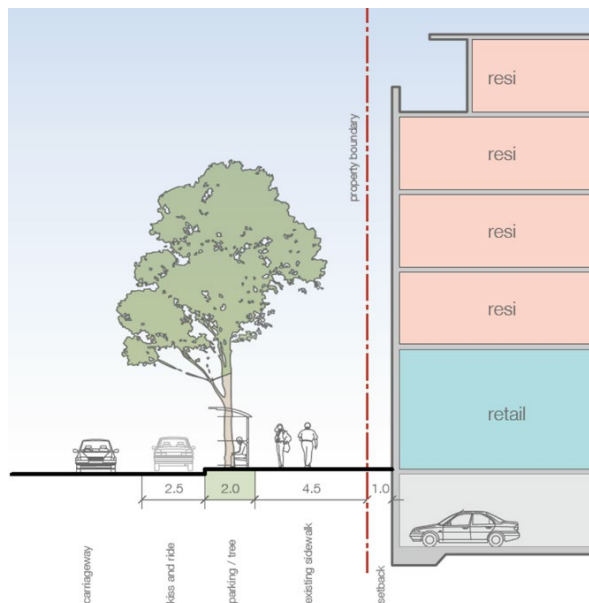


Figure 7: Typical non-residential setback

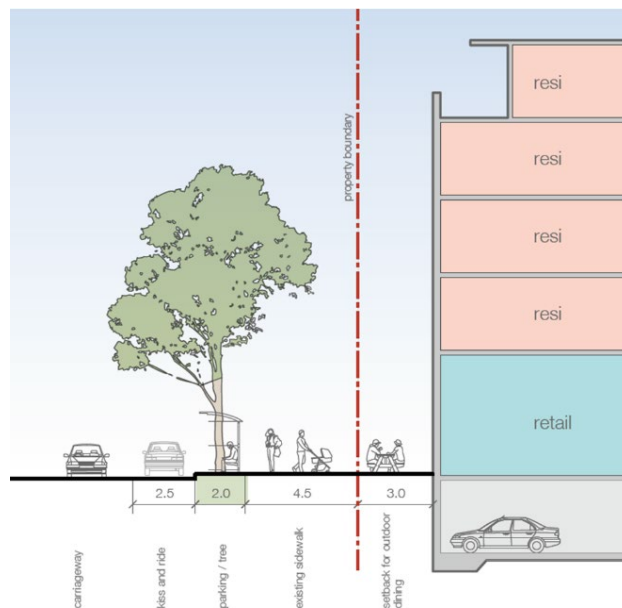


Figure 8: Typical non-residential setback with outdoor dining

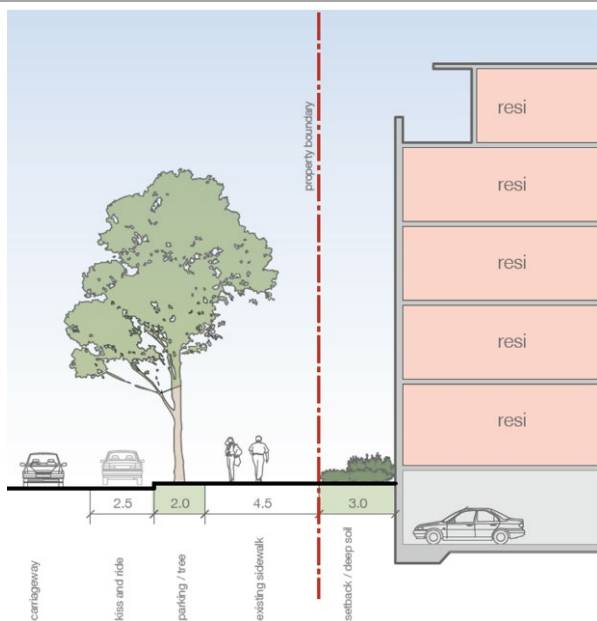


Figure 9: Typical residential setback

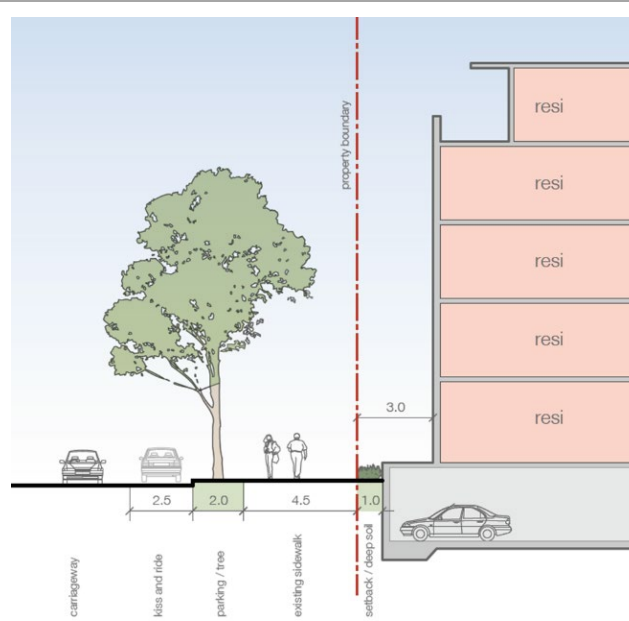


Figure 10: Typical residential setback where deep soil is consolidated at the rear of the site

1.11 Solar access

Desired Outcome		Prescriptive Measures	
DO1.	The Community Open Space receives a high level of sunlight at all times of year consistent with its planned high intensity of use in order to create a high amenity, comfortable and attractive urban space	PM1.1.	Buildings are sited, designed and have a height that provides for at least of 50% of the Community Open Space receiving a minimum of 3 hours of direct sunlight during the winter solstice (21 June) from 9am to 3pm

1.12 Landscaping and deep soil

Note: Consideration may be given to section 3.5.7 Landscaping of the Hornsby DCP 2013, where appropriate and for guidance purposes.

Desired Outcome		Prescriptive Measures	
DO1.	To increase the urban tree canopy of the precinct	PM1.1.	<p>Minimum canopy coverage is:</p> <ul style="list-style-type: none"> • 25% for land in the private domain • 30% for land in the public domain <p>Note¹: Calculation of canopy cover may include the cumulation of trees planted at the ground level of private development sites, the upper levels of buildings (e.g. podium or rooftop) and canopy from adjacent areas of the public domain</p> <p>Note: The planting of trees is to consider the bush fire protection measures relating to tree canopy cover and low threat vegetation exclusions contained in Planning for Bush Fire Protection (NSW Rural Fire Service (RFS), 2019)</p>
DO2.	Deep soil areas are landscaped to a high standard consistent with the character of the Hornsby Shire	PM2.1.	Deep soil is landscaped generally in accordance with section 3.5.7 Landscaping of the Hornsby DCP 2013
		PM2.2.	Landscaped areas on a development site may be located on a podium level
DO3.	Deep soil contributes toward integrating buildings with the landscape through opportunities for urban forest plantings	PM3.1.	Where located at ground level, private open space includes deep soil of a location, spacing, area and dimensions suitable to accommodate tree plantings
DO4.	Private open space helps contribute to urban forest outcomes and maximise visual privacy for residents	PM4.1.	Where located on podium level, private open space is capable of accommodating tree planting of a suitable size around the edge to reduce opportunities for overlooking
		PM4.2.	<p>Where located at podium level, trees are to be planted with adequate drainage and soil volumes to support growth to maturity</p> <p>Note: This is to be supported by an arborist report prepared by a suitably qualified arborist consultant</p>

1.13 Landform

Note: Consideration may be given to section 1C.1.4 Earthworks and Slope of the Hornsby DCP 2013, where appropriate and for guidance purposes.

Desired Outcome		Prescriptive Measures	
DO1.	Development manages the steep landform to: <ul style="list-style-type: none"> provide a seamless physical and visual connection between the metro station and the pond avoid abrupt, single level changes provide equitable and safe and legible access for everyone 	PM1.1.	Where a grade change is required to be accommodated from the precinct's northern boundary, grade change measures (such as terracing and landscaping) are to reduce its visual impact on the Blue Gum High Forest to the north
		PM1.2.	The central open space corridor is to provide equitable access arrangements that appropriately manage the change in levels throughout the Community Open Space
		PM1.3.	Development applications are accompanied by an Access report prepared by a suitably qualified access professional to demonstrate compliance with Australian Standards relevant to accessibility and the Disability Discrimination Act 1992.

1.14 Water and sustainability

Note: Consideration may be given to section 1C.1.2 Stormwater Management, section 1C.1.3 Watercourses, 1C.2.8 Building Sustainability and section 1C.3.2 Flooding of the Hornsby DCP 2013, where appropriate and for guidance purposes.

Desired Outcome		Prescriptive Measures	
DO1.	Stormwater quantity and quality is managed to: <ul style="list-style-type: none"> not generate a nuisance or hazard to people or property ensure water quality in downstream receiving waters ensure water quantity flows are managed to avoid flooding impacts to neighbouring/downstream properties 	PM1.1.	A Water Sensitive Urban Design (WSUD) Strategy with supporting modelling is to be prepared by a suitably qualified engineer as part of any future development application detailing the proposed stormwater management plan for the proposed development
		PM1.2.	The Water Sensitive Urban Design (WSUD) Strategy (as referred to in PM1.1. of section 1.14) is to consider and include Water Sensitive Urban Design (WSUD) measures to improve stormwater quality flowing into waterways, and potentially include: <ul style="list-style-type: none"> rainwater tanks vegetated buffers and swales raingardens or biofiltration systems gross pollutant traps
		PM1.3.	The stormwater management plan (as referred to in PM1.1. of section 1.14) is to provide sufficient stormwater detention storage capacity to ensure peak flows from the site do not under climate change rainfall scenarios increase and

Desired Outcome		Prescriptive Measures	
			cause increased flooding to neighbouring / downstream properties
		PM1.4.	<p>A stormwater quality assessment is to be undertaken to demonstrate that the development will achieve the post-development pollutant load reductions below:</p> <ul style="list-style-type: none"> 85% reduction in average annual load of total suspended solids (TSS) 65% reduction in average annual load of total phosphorus (TP) 45% reduction in average annual load of total nitrogen (TN)
		PM1.5.	Where large areas of impervious paving are provided in the public domain, grading allows for overland flow to be directed towards drainage locations in a way that does not cause nuisance for pedestrians
DO2.	Development incorporates the principles of Ecologically Sustainable Development	PM2.1.	<p>Development exceeds minimum BASIX energy ratings to achieve:</p> <ul style="list-style-type: none"> a BASIX 45 energy rating for mid-rise residential (4-5 storey units) a BASIX 40 energy rating for high rise residential (6 storey units or higher)
		PM2.2.	Development exceeds minimum BASIX water ratings to achieve a BASIX 60 water rating for residential dwellings
		PM2.3.	<p>Development applications are accompanied by a waste management plan that maximises resource recovery, targeting:</p> <ul style="list-style-type: none"> a minimum 50% of operational waste being diverted from going to landfill a minimum 95% of construction and demolition waste being diverted from going to landfill
DO3.	To ensure development is resilient to the impacts of climate change	PM3.1	Development applications demonstrate how the Climate Adaptation Plan included in the 'Climate Resilience Assessment' (AECOM, April 2022) has been considered as part of the development

1.15 Community facilities

Desired Outcome		Prescriptive Measures	
DO1.	The precinct includes a community facility that: <ul style="list-style-type: none"> is multi-functional caters for the needs of the precinct and surrounding local community to support a liveable neighbourhood is universally accessible is located in a prominent location 	PM1.1.	A community facility is located generally in accordance with Figure 2: Key development principles with direct access from the village square
		PM1.2.	The community facility is capable of accommodating a library and multi-purpose community centre that is directly accessible from the Community Open Space at ground level
		PM1.3.	The community facility has a minimum gross floor area of 1,300sqm
		PM1.4.	The community facility is designed to visually engage with the public domain, such as through active frontages or the use of substantial areas of glass in its elevation

1.16 Public art

Desired Outcome		Prescriptive Measures	
DO1.	Public art provides for a co-ordinated experience throughout Sydney Metro Northwest places	PM1.1.	The first development application that is submitted for dwellings is to be accompanied by a Public Art Strategy for any areas in the public domain that is consistent with the Sydney Metro Northwest Places Public Art Guidelines
DO2.	Public art references the precinct's past use	PM2.1	The first development application that is submitted for dwellings is to be accompanied by a Public Art Strategy for any areas in the public domain that includes consideration of opportunities to reflect the precinct's historical use as a meeting place for Aboriginal people
DO3.	Public art responds to the Cherrybrook environmental context	PM3.1	The first development application that is submitted for dwellings is to be accompanied by a Public Art Strategy for any areas in the public domain that will: <ul style="list-style-type: none"> nominates key place-based and precinct identity opportunities nominates key public domain spaces with anticipated high patronage, or where public art inclusions can enhance patronage identifies key cultural connections to the site, existing, and enable identifies potential locations for art works to manifest

Desired Outcome		Prescriptive Measures	
			<ul style="list-style-type: none"> identifies proposed journeys through and within the site, and any potential experiential attributes articulates how proposed public art opportunities can connect with existing and proposed public art offerings in surrounding areas
DO4.	Public responds to the Cherrybrook social context	PM4.1	<p>The first development application that is submitted for dwellings is to be accompanied by a Public Art Strategy for any areas in the public domain that will:</p> <ul style="list-style-type: none"> identifies existing community and cultural resources that can be used to inform and/or enhance the public art outcomes for the site indicate existing community and cultural themes that may inform and/or enhance the public art outcomes for the site
DO5.	<p>Public art planning and delivery occurs in a co-ordinated manner, including through:</p> <ul style="list-style-type: none"> establishment of a thematic response establishment of a proposed procurement methodology establishment of quality control methodology 	PM5.1	<p>The first development application that is submitted for dwellings is to be accompanied by a Public Art Strategy for any areas in the public domain that will:</p> <ul style="list-style-type: none"> nominate and articulate potential themes for artistic intervention, to be explored through future, more detailed public art interpretation strategies for the site. nominate relevant precedents for artistic interpretation relevant to the site. create objectives that ensuing public art responses will be required to achieve or align with. create controls that the ensuing public art responses will be required to comply with.
		PM5.2	<p>The first development application that is submitted for dwellings is to be accompanied by a Public Art Strategy for any areas in the public domain that will:</p> <ul style="list-style-type: none"> nominate the procurement framework and methodology to be applied, and how it aligns with the Sydney Metro Art Masterplan indicate public art selection framework, including selection methodology, stakeholders, and process alignment with relevant existing strategies and policies

Desired Outcome		Prescriptive Measures	
			<ul style="list-style-type: none"> indicate anticipated public art budget; expressed as a percentage range of the overall development value, and articulate the rationale behind the range indicated, including reference to relevant precedents and benchmarks, and/or supporting evidence/advice from authority and/or best practice entities
		PM5.3	<p>The first development application that is submitted for dwellings is to be accompanied by a Public Art Strategy for any areas in the public domain that will:</p> <ul style="list-style-type: none"> indicate how the quality of the public art outcomes will be managed identify any existing groups, quality assurance systems, or other processes that can be included or referenced in guiding the quality of public art outcomes in the precinct articulate the anticipated framework for quality control and how it links to the procurement methodology noted above

1.17 Heritage

Desired Outcome		Prescriptive Measures	
DO1.	Development considers the setting of surrounding heritage items	PM1.1.	A detailed Statement of Heritage Impact is to be prepared for any development that may have a visual impact on listed items within the vicinity of the Cherrybrook Station Government Land State Significant Precinct.
		PM1.2.	<p>Development adjacent to Inala School (original house) (160-168 Castle Hill Road) is to:</p> <ul style="list-style-type: none"> incorporate sympathetic design considerations including use of screening vegetation, setbacks, podium and the choice of form and materials to mitigate the impact of height along Franklin Road apply finishes, materials and colours that are sympathetic to the heritage values of 'Inala School'
DO2.	Development mitigates cumulative impacts to the Aboriginal cultural landscape	PM2.1.	The open space network includes areas that reflect the past landscape and provide opportunity to celebrate the relationship between the Darug and Awabakal cultural values and traditional land-use activities

Desired Outcome		Prescriptive Measures	
		PM2.2.	A Heritage Interpretation Strategy is to be prepared as part of the first development application which interprets Aboriginal ties to country and cultural landscape values, including the potential cultural landscape value of the Blue Gum High Forest

1.18 Housing choice

Note: Consideration may be given to section 1C.2.2 Accessible Design of the Hornsby DCP 2013, where appropriate and for guidance purposes.

Desired Outcome		Prescriptive Measures	
DO1.	The precinct provides for diversity of dwelling types and sizes that is responsive to local need	PM1.1.	Development includes a mix of 1, 2 and 3 bedroom dwellings
		PM1.2.	Where development is for 10 or more dwellings, the following dwelling mix is provided: <ul style="list-style-type: none"> • 1 bedroom dwelling: 10% minimum • 2 bedroom dwelling: 10% minimum • 3 bedroom dwelling: 10% minimum
		PM1.3.	The provision of larger, integrated terrace/townhouse typologies at ground floor level is encouraged
		PM1.4.	At least 10% of dwellings are Adaptable Housing Note: Adaptable Housing is designed to meet the needs of residents as they age
		PM1.5.	At least 20% of dwellings are Universal Design housing Note: Universal Design housing meets the needs of all people at various stages of their lives, including people with a disability and senior Australians
		PM1.6.	Universal Design housing is provided in accordance with the Liveable Housing Guidelines (2012) silver level design features
		PM1.7.	Adaptable Housing and Universal Design Housing is equitably distributed through all types and sizes of dwellings
		PM1.8.	The provision of family friendly apartments is encouraged subject to market demand. Family friendly apartments are to be located at ground floor level and are to be designed to include: <ul style="list-style-type: none"> • larger bedroom sizes and storage spaces • private open space at ground floor • a study space • a minimum of two bathrooms.
DO2.	Development provides affordable housing that meets the needs of people on very low to moderate incomes	PM2.1.	5% of the residential gross floor area is to be for the purpose of affordable housing
		PM2.2.	Where affordable housing is provided, it is not visually distinguishable externally from other housing tenures ("tenure blind") and is to be of the same design quality as privately-owned dwellings

Desired Outcome		Prescriptive Measures	
		PM2.3.	The location of affordable housing considers operational efficiencies and improved management for community housing providers
		PM2.4.	Affordable housing options may include provisions for de-coupled car parking provisions.

1.19 Bushfire

Note: Consideration may be given to section 1C.3.1 Bushfire of the Hornsby DCP 2013, where appropriate and for guidance purposes.

Desired Outcome		Prescriptive Measures	
DO1.	Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause ignitions	PM1.1.	A bushfire risk assessment is to be submitted with any development application for a new building and associated landscaping addressing the bush fire protection measures in the publication Planning for Bush Fire Protection (NSW Rural Fire Service (RFS), 2019)

1.20 Wind

Desired Outcome		Prescriptive Measures	
DO1.	Development ensures wind environment does not result in uncomfortable or unsafe wind conditions for pedestrians	PM1.1.	<p>A quantitative wind effects report is to be submitted with any development application for new buildings that addresses how development satisfies the Wind Comfort Standard criteria for sitting, standing and walking relevant criteria:</p> <ul style="list-style-type: none"> walking criterion (7.5m/s with a 5% probability of exceedance) for general circulation and pedestrian thoroughfares (e.g. footpaths, private balconies/terraces, through-site links etc.) standing criterion (5.5m/s with a 5% probability of exceedance) for stationary activities generally less than an hour (e.g. waiting areas, communal terraces, main entries, café seating etc.) sitting criterion (3.5m/s with a 5% probability of exceedance) for stationary activities longer than an hour (e.g. outdoor cinemas, outdoor fine dining etc.)

1.21 Noise and vibration

Note: Consideration may be given to section 1C.2.5 Noise and Vibration of the Hornsby DCP 2013, where appropriate and for guidance purposes.

Desired Outcome		Prescriptive Measures	
DO1.	Development manages noise and vibration impacts on the occupants of residential dwellings and other noise sensitive land uses	PM1.1.	Development applications are accompanied by an acoustic report prepared by a suitably qualified acoustic consultant that demonstrates the site and building design is suitable for use in terms of acoustic amenity
		PM1.2.	Development considers the implementation of the following noise attenuation measures: <ul style="list-style-type: none"> • spatial separation between noisy activities and noise sensitive areas • utilisation of natural site features that can be used to screen noise impacts • incorporation of noise mitigation principles into their building design to ensure appropriate internal noise conditions • locating mechanical plant inside plant rooms or in enclosures with appropriate acoustic treatment
DO2.	Noise attenuation fencing does not interrupt engagement between the ground floor of buildings and the adjoining public domain	PM2.1.	Noise attenuation fencing is not provided along any road, including Castle Hill Road
DO3.	Create soundscape commensurate with the principles and objectives of the Place Strategy Note: soundscapes are important to the quality and attractiveness of publicly accessible spaces, and enhance the liveability of communities	PM3.1	Create audible connections to nature and the natural environment, including the Blue Gum High Forest area
		PM3.2	Ensure sounds emanating from vehicular uses do not negatively impact pedestrian areas
		PM3.3	Development applications are supported by a study prepared by a suitably qualified and experienced professional that: <ul style="list-style-type: none"> • identifies and describes measures proposed to improve the soundscape of pedestrian, recreational and green space areas • justifies the effectiveness of these measures in delivering a soundscape consistent with the desired amenity of these areas

1.22 Risk

Desired Outcome		Prescriptive Measures	
DO1.	Development:	PM1.1.	Development is to satisfy any conditions that apply to Ausgrid easements

Desired Outcome		Prescriptive Measures	
	<ul style="list-style-type: none"> ensures the continued effective and viable operation of high voltage transmission infrastructure minimises the risk of harm to people and property from high voltage transmission infrastructure 		Note: development in the High Voltage Transmission Line Easement will require consultation with Ausgrid
DO2.	Development does not risk the safety or performance of metro rail infrastructure	PM2.1.	Development, including construction activities, is supported by an engineering assessment of the works to demonstrate compliance with the technical requirements of the Sydney Metro Underground Corridor Protection Technical Guidelines
DO3.	Potential contamination is suitably investigated, and remediated (if necessary), to ensure that the land is suitable for its proposed use	PM3.1	Development is to consider the relevant provisions of State Environmental Planning Policy (Resilience and Hazards) 2021, in particular Chapter 4 'Remediation of land'