



Hornsby Public Domain Guidelines

Study Areas

- Asquith
- Beecroft
- Waitara
- Thornleigh
- West Pennant Hills

Adopted 14 July 2021
Excludes adoption of Part E - Key Projects, Beecroft found in pages 122-131, which shall remain draft until Council has considered the outcome of further discussions with the stakeholders.



PART E – Key Projects

Beecroft

Study Area

Located between Beecroft Station and Beecroft Road, Beecroft town centre is an excellent example of Hornsby's heritage. Anchored to the north by its main street of Hannah Street, the heritage town centre is an example of Sydney North Shore style villages with fine-grain architecture and a strong community feel. These distinct heritage qualities need to be retained and celebrated. There is an opportunity to create a vibrant pedestrian focused heritage town centre which prioritises pedestrian movement over vehicular, and provides an urban civic heart which allows for the expression of the local cultural heritage through public art, and space for community gatherings. Beyond the Hannah Street precinct, pedestrian and bike routes are to connect to the greater Hornsby network.

Copeland Road splits the precinct running between the heritage urban town centre to the north and Beecroft Village Green to the south. The Village Green is a vital community green open space, offering areas and infrastructure for large gatherings, family barbecues and play. It is a visually prominent corridor of open space running alongside Beecroft Road. It offers a green space that is important to setting the character of the suburb but is constrained by limited safe access from the north and south and the barrier of the railway to the east and a busy road to the west. Upgrading the park aims to make this parkland more attractive to visit and improve accessibility.

Key projects to be undertaken to achieve the vision of Beecroft include:

- 1 Upgrading of Hannah Street to partial share zone;
- 2 Development of Beecroft civic heart plaza on private land;
- 3 Wongala Crescent upgrade;
- 4 Upgrading of Beecroft Village Green.

Considerations

- Consideration of existing heritage elements/ items needs to be taken in any future development
- Consider precinct wide through site pedestrian connections in village centre
- Consideration of traffic management elements and pedestrian flows to prioritise pedestrian movement on Hannah Street
- Consider community needs of open space facilities in Beecroft Village Green
- Consider the relationship between tree canopy and open space in the Village Green to optimise solar access and understorey plant growth
- Integration of WSUD elements

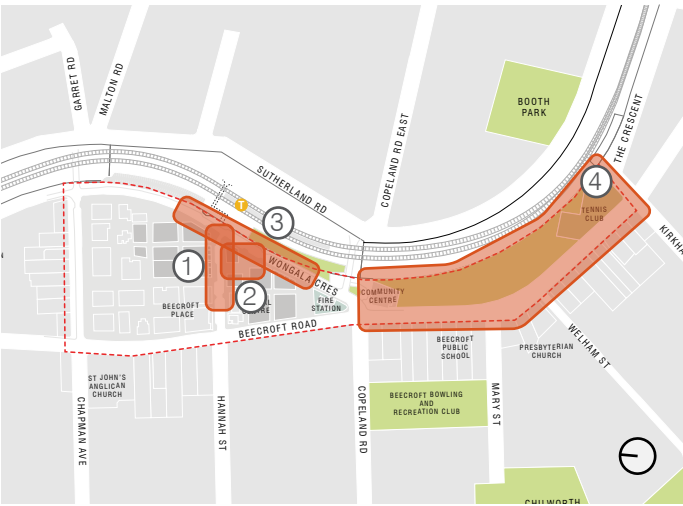


Figure E.21 Beecroft Heritage Town Centre

Objectives

- Protect and celebrate the heritage character of the Town Centre and retain community identity
- Pacify Hannah Street to prioritise pedestrian movement over vehicles
- Public domain frontages should maximise activity facing all streets, walkways and piazzas by siting lower storeys with minimal setback from boundaries
- Provide a central public plaza or square for public use
- Encourage new mid-block pedestrian connections with active frontages, solar access and protection from traffic noise
- Encourage community use of Beecroft Village Green and Beecroft Station Gardens for organised and impromptu events

Design Controls

- An absolute minimum central civic plaza of 500m² (excluding setback areas around the primary building envelope) is required. This shall include; a high quality soft landscape area, public seating and street furniture and public art.
- Plaza to comprise of minimum 50% softscape of turf and mass planting
- Hardscape to provide 2.5m clear accessible path of travel to active frontages and entry points to plaza
- 3m wide outdoor dining seat to comply with Council's Outdoor dining code

1

Amended text: The Beecroft Station Gardens is an important setting, significantly contributing to the character of Beecroft Village. The Station Gardens contain the War Memorials and Cenotaph, heritage listed trees, a railway themed playground and open space for passive recreation, events and community gatherings.

Proposed Amendment Explained:

The current statement relies upon the creation of a new 'urban civic heart' plaza being developed on private land. The amendment is required to clarify that this additional plaza will not be achieved. The amendment also references the valuable contribution to community life made by the Beecroft Station Gardens.

2

Text deleted

Proposed Amendment Explained:

Conversion of Hannah Street to a partial one-way vehicular circulation and share zone is not supported. Major traffic changes would be required to support any change in circulation via Hannah Street. TfNSW are not currently supportive of any additional sets of traffic lights being situated along the Beecroft Road corridor.

3

Text deleted

Proposed Amendment Explained:

The proposed 'civic heart plaza' will not be achieved to the scale proposed in the draft PDG. Subsequent Approval for a mixed use redevelopment at No. 5 Wongala Crescent provides a public path with stair and lift access plus a retail unit addressing the adjoining site fronting Hannah Street, where a small plaza or arcade remains an opportunity (see Key Amendments document for proposed revised concept plan).

4

Amended text: Provide additional safe crossing options on Hannah Street

Proposed Amendment Explained:

Since a one-way circulation and share zone is not supported, pedestrianisation will be limited to improving safe crossing options with two-way vehicle movements retained.

5

Amended text: Provide a New plaza or arcade with frontage to Hannah Street

Proposed Amendment Explained: Refer Point No. 3 above

6

Text deleted

Proposed Amendment Explained:

The Objectives/ Design Controls relate to a 'civic plaza' which will not be achieved on private land so this content is proposed to be deleted. There is potential for a small plaza or arcade with some development above and linkages to adjoining development, which may be achieved in liaison with property owners. Zoning controls permit residential and commercial mixed use in the precinct.

Verge Treatments, Tree planting and WSUD



Figure E.22 Beecroft verge treatments, tree planting and WSUD 1

Key WSUD Elements:

- 1 Bioretention system or bio-tree pit upstream of existing stormwater pit;

2 Daylight existing stormwater pipe to new bioretention system;

3 New trees to Hannah St to be in pits to capture street runoff;

4 Bioretention system to treat Beecroft Rd catchment. Outlet to connect into existing stormwater pit near Copeland St/Wongala Cres intersection;

5 Permeable paving and regrading to green spaces and tree pits with subsoil drainage;

6 Planted beds to reduce overland flow/runoff;

7 Planted area set down with sandy loam planting media and formal drainage connection to existing stormwater network.

- Notes:
- Refer Hornsby Shire Council Water Sensitive Reference Guidelines for technical specifications.
 - Refer Street Tree Masterplan for trees species.
 - Mass planting design and species to be approved by Hornsby Shire Council prior to installation.

Legend

- Urban Footpath
- 1.2m Footpath
- 1.8m Footpath
- 2.5m Shared path
- Existing Trees
- Proposed Trees
- Open Space
- WSUD
- Plaza
- Future Development
- Existing Building
- Train Station
- Heritage Building

PROPOSED AMENDMENTS P.123

- 1 Figure E.22 to be amended to reflect changes as noted for large civic plaza not being achieved on private land and Hannah Street remaining 2-way.

2 **Text deleted** Proposed amendment explained:

Key WSUD Element 5 is situated on private land in association with the civic plaza proposal that will not be able to be delivered on the private land with frontage on Hannah Street. The principle for the use of permeable paving is retained but the plaza to which this note applies will not be achieved so the note and cross-reference on the plan is to be deleted.

Beecroft WSUD Study Area Analysis

3 Insert text

Integration of WSUD into the Beecroft precinct is opportunistic due to the limited availability of space for installation of stormwater treatment assets in the commercial domain. The strategy for this precinct seeks to support the development of the heritage portion of the site with streetscape bioretention systems and tree pits that will enhance Hannah Street with well supported vegetation and street trees. Fewer WSUD interventions are planned for the Village Green which has well established canopy cover – management of overland flows and local drainage within the green space are the focus in this portion of the precinct.

A section of Beecroft Road catchment is targeted for treatment in a single bioretention system (4) positioned near the junction of Copeland Road, and will utilise the fall in grade to drain to the existing stormwater drainage network. This location has the potential to drain and treat runoff from the adjacent carpark in addition to road runoff.

Development of land to the west of Hannah Street provides the opportunity to daylight the existing stormwater pipe that drains the upper portion of the precinct's catchment of Chapman Avenue. This 1 ha catchment would drain to a bioretention system located adjacent to Wongala Crescent (2).

Adjustments to the roadway of Hannah Street are to incorporate passive irrigation modifications to the kerb and gutter where possible. Street trees that line Hannah Street can receive runoff through a combination of road grading and kerb openings to direct stormwater flows into tree/planter beds for irrigation. Constructed tree pits with stratavault storage have the capacity to capture, store and make use of larger volumes of runoff and should be installed in locations that maximise the catchment area (i.e. upstream of existing stormwater pits).

Beecroft Village Green is a well-established green space with great coverage of tree canopy. Construction of large WSUD assets are not recommended in this location to avoid tree loss or impact on their root zone (with construction of stormwater diversion pipes). Addressing local park drainage is a part of the overall stormwater management strategy for Beecroft that will encourage infiltration and reduce the impact of ponding that can reduce utility and enjoyment of open, green spaces. A planted, infiltration bed is proposed at the low point of the park, parallel to the adjacent train line (7 on Figure E.22). The infiltration bed is to be set down and sandy loam planting media will assist in draining the local area . This infiltration bed would connect to the existing stormwater infrastructure to ensure discharge from the site.

PROPOSED AMENDMENTS P.124

3 Insert text

Subject to future detailed design, the implementation of Water Sensitive Urban Design (WSUD) initiatives is to be promoted throughout the public domain and in association with all new developments. This section provides some ideas for how to retrofit WSUD initiatives within Beecroft Village.

Study Areas



Figure E.23 1

Beecroft Study Areas

- ① Beecroft Heritage Commercial Area
- ② Beecroft Village Green

Legend

- Heritage Brick Paving
- Town Centre Plaza Paving
- Passive Open Space
- Existing Trees
- Proposed Trees
- Existing Playground
- Study Area
- Future Development
- Existing Building
- Train Station
- Heritage Building

1 Figure E.23 plans to be amended to reflect changes as noted for large civic plaza not being achieved on private land and Hannah Street remaining 2-way.

Beecroft Town Centre Heritage Commercial Area Public Domain Upgrades



1 Figure E.24 Beecroft Heritage Commercial Area plan

The two key projects identified within the Beecroft heritage commercial area aim to provide a high quality community heart. Upgrades to Hannah Street prioritise pedestrian movement north south activating the public domain with outdoor dining. A new civic plaza creates a key community passive space.

Key Moves

- Expand pedestrian circulation opportunities
- Use of heritage herringbone brick paving along activity strips

2 ■ Green plaza to Wongala Avenue to celebrate heritage setbacks

- Integration of regional shared path network

3 ■ New civic heart and through site link to Wongala Crescent

- Extend pedestrian links from the northern precinct developments through built form into the southern precinct
- Increase street tree canopy cover on Hannah Street
- Blister footpaths at key pedestrian crossings
- Integrate broken kerbs and bio-retention capture elements where possible
- WSUD Roof run-off capture and re-use

Key Projects

- 1 Hannah Street upgrade
- 2 Beecroft Civic plaza
- 3 Wongala Crescent upgrade
- A/B Refer next page for sections

Legend

- Heritage Brick Paving
- Town Centre Plaza Paving
- Custom Seating
- Passive Open Space
- Existing Trees
- Proposed Trees
- Active Frontages
- WSUD
- Traffic Direction
- Key Projects
- Future Development
- Existing Building
- Train Station
- Heritage Building

1 Figure E.24 plans to be amended to reflect changes as noted for large plaza not being achieved on private land and for Hannah Street remaining 2-way.

2 [Text deleted]

Proposed Amendment Explained:

As noted, the large 'civic plaza' for No. 5 Wongala Crescent will not be achieved on the private land. Approved development for No.5 Wongala Crescent provides landscape setback and reduced building mass at the property frontage.

3 Amended text: Plaza or Arcade with potential development above

Proposed Amendment Explained:

Refer Point No.5 below

4 Amended text: Hannah Street upgrade including opportunities for planting and safe crossings

Proposed Amendment Explained:

As noted elsewhere, conversion of Hannah Street to a partial one-way vehicular circulation and share zone is not supported. All relevant plans will be required to be amended to reflect retention of 2-way vehicular circulation on Hannah Street.

5 Amended text: Plaza / walkway with frontage to Hannah Street

Proposed Amendment Explained:

As noted, a proposed plaza will not be achieved to the scale proposed in the draft PDG. The plan will be required to be amended to reflect the potential for a plaza or arcade being developed with retail premises within.

In accordance with controls, development above a plaza or arcade is permissible for mixed use developments and would be subject to assessment and in liaison with property owners. A pathway link will be provided to the adjoining property at No. 5 Wongala Crescent via any redevelopment of the property with frontage to Hannah Street.

Public Domain Street Upgrades



Figure E.25 Chapman Avenue public domain upgrade – Section A



Figure E.26 Wongala Crescent public domain upgrade – Section B

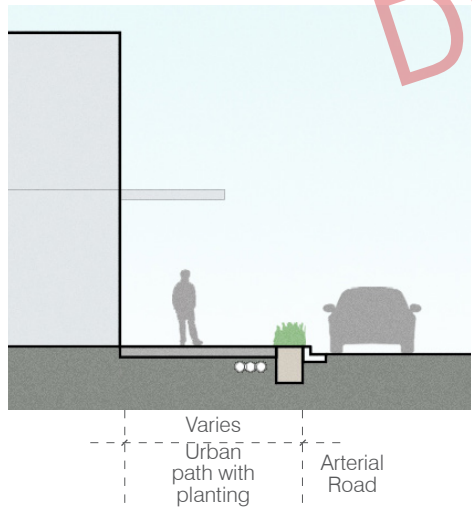


Figure E.27 Beecroft Road public domain upgrade – Section C

Public domain upgrades to Chapman Avenue are to include the planting of street trees in turf and implement the upgraded footpath network to include 1.8m wide footpaths.

Wongala Crescent is a vital vehicle and active transport road. Upgrades to the public domain include the 2.5m wide shared path from Chapman Avenue to Copeland Road using the heritage brick paving to highlight the Beecroft Town Centre. Footpaths on the southern side outside of the urban-footpath area to be 1.8m wide brick paving with new street tree plantings.

As an arterial TfNSW-route Beecroft Road experiences high vehicular traffic volumes whilst forming the western boundary to the Beecroft heritage-precinct. As a prominent urban interface the public domain should be upgraded to promote the heritage nature of the area and provide a high quality pedestrian experience.

Future developments are to underground powerlines. The footpath is to be heritage brick paving from kerb to boundary or from planting to boundary were possible. Mass planting should be provided where possible to act as a soft barrier between vehicles and pedestrians.

Key Project #1 – Hannah Street Upgrade

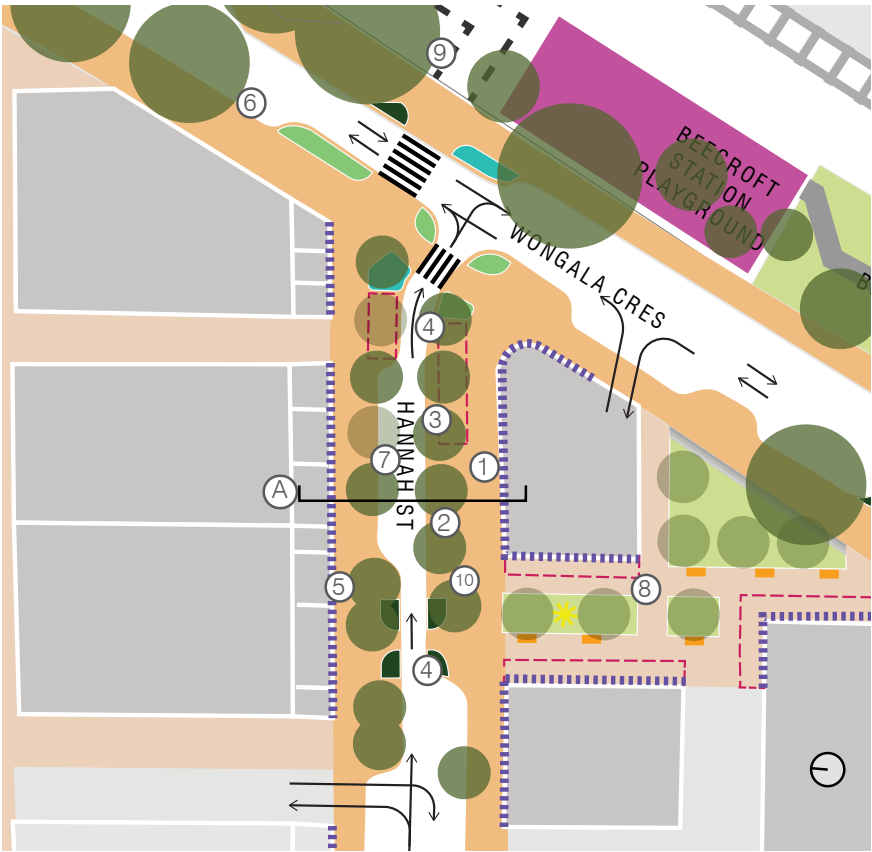


Figure E.29 Hannah Street upgrade plan

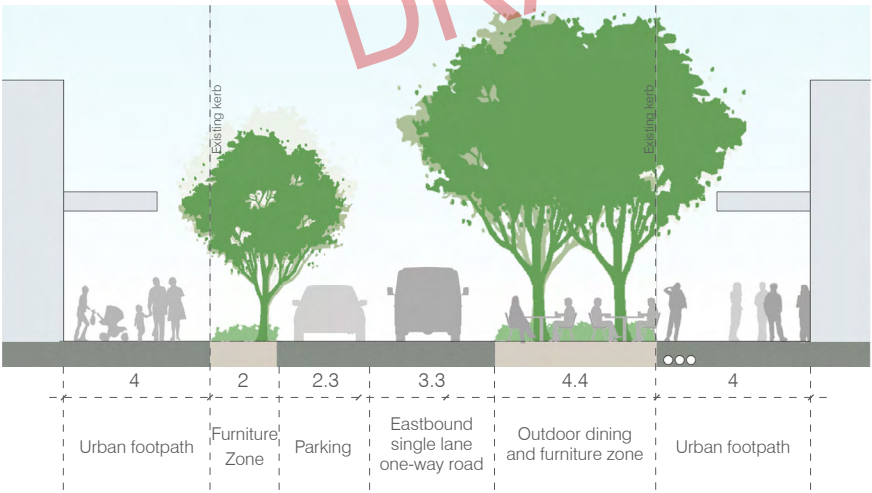


Figure E.28 Hannah Street upgrade – Section A

Centrally located in the heritage precinct, Hannah Street is a landmark connector between the train station and key community destinations. The upgrades require the exploration of a shareway, reducing speed and frequency of vehicular movements and encouraging outdoor dining in the adjacent plaza spaces. Future developments should explore opportunities for outdoor dining. Future detailed design shall investigate the direction of one-way traffic on Hannah Street, implications of the Hannah Street development on local bus routes and the inclusion of a scatter crossing pedestrian management device at the intersection of Hannah Street and Wongala Crescent.

- Legend
- Heritage Brick Paving
 - Town Centre Plaza Paving
 - Custom Seating
 - Passive Open Space
 - WSUD
 - Existing Trees
 - Proposed Trees
 - Existing Playground
 - Upgraded Planted Blister
 - New Planted Blister
 - 3m Outdoor Dining Space
 - Active Frontages
 - Public Art
 - Traffic Direction

- Key Elements and Design Controls
- Min. 2.5m clear path of pedestrian travel*
 - Outdoor dining min. 600mm offset from kerb*
 - New street trees in extension zone, refer Fig C.1 maintaining clear path of travel
 - Narrow Hannah Street to prioritise pedestrians, reduce traffic volume and slow vehicular movement
 - Enhance existing active frontages to Hannah Street
 - Re-locate taxi rank to Wongala Crescent
 - Timed parallel parking
 - Beecroft Civic Plaza key project, refer Figure E.31
 - Station entry upgrade by TfNSW
 - Attenuate cross falls to create level areas for outdoor dining

- Review all text and Design Controls to account for 2-way circulation being retained on Hannah Street (including no change to the existing taxi rank), and removing references to the ‘civic plaza’ concept which, as noted, will not be achieved as envisaged on private land.
- Revise plan and section to account for 2-way circulation being retained and for a revised plaza/ arcade with frontage to Hannah Street and connection through to Wongala Crescent (also refer to Key Amendments Plan).

Key Project #2 – Beecroft Civic Plaza

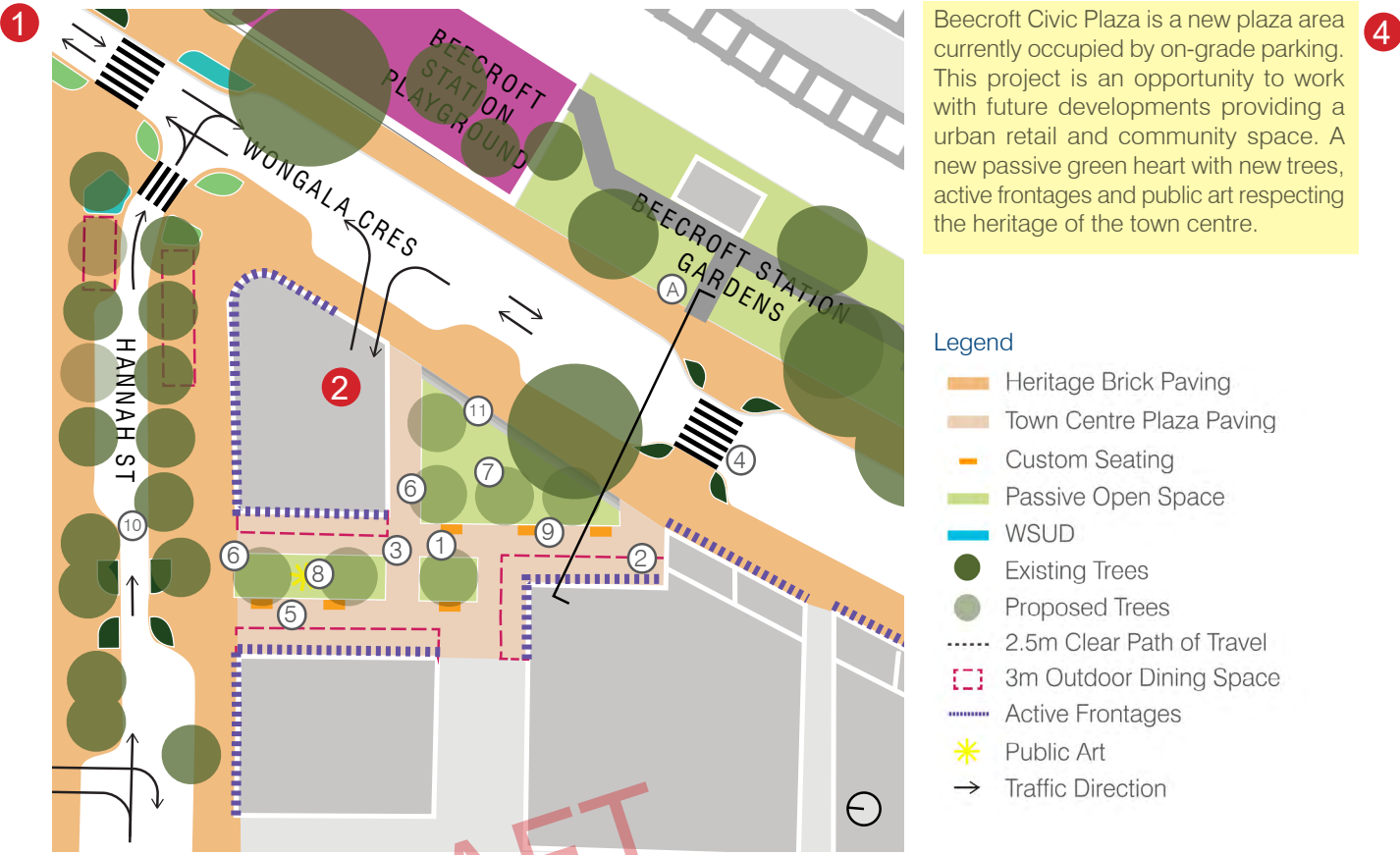


Figure E.31 Beecroft Civic Plaza concept plan

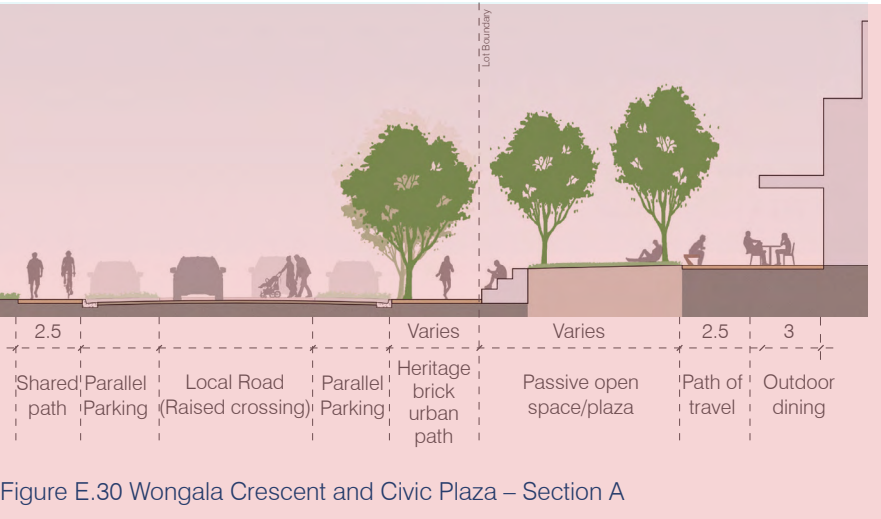


Figure E.30 Wongala Crescent and Civic Plaza – Section A

Key Elements and Design Controls


- Civic Plaza min. total area to be 500m²
- Min. 3m wide outdoor dining area to active retail frontages
- Provide clear path of travel from Hannah Street to Wongala Crescent pedestrian crossing
- Explore options for pedestrian crossing or refuge island
- High quality town centre plaza paving
- Trees species to provide shade protection and visual interest
- Provide passive green open space
- Landmark public art
- Custom public seating
- Hannah Street pacification upgrade, refer Figure E.29
- Terracing/bleacher transition down to Wongala crescent grade

1 Figure E.31 for Key Project #2 – Beecroft Civic Plaza will be required to be amended to reflect changes associated with Approval of the mixed use development at No. 5 Wongala Crescent. As noted elsewhere, the proposed ‘Beecroft Civic Plaza’ will not be achieved across several private landholdings as proposed in the draft PDG.

The plan will be required to reflect the potential for a small plaza or arcade being developed with frontage to Hannah Street, activated with retail and potentially having some development above, as is permitted for this precinct under relevant planning controls.

The plan for Hannah Street will also require amendment retaining 2-way vehicular circulation being retained.

2 It is noted that basement egress from the development at No. 5 has been agreed to be provided to any future redevelopment of adjoining sites which have frontage with Hannah Street. Accordingly, no additional basement ingress will be required from Wongala Crescent to the corner site or adjoining sites on Hannah Street. The arrow lines on Figure E.31 indicating traffic flow and vehicle ingress from Wongala Crescent to the corner site will be deleted.

3  Figure E.30 - Section A to be deleted.

Proposed Amendment Explained:

Approval of mixed use development at No. 5 Wongala Crescent is not conditioned to deliver the large civic plaza sought in the current draft PDG for Beecroft. As noted elsewhere, the provision of a large plaza on private land is not achievable, including the illustrated open space and terracing shown not being achievable. The approved development at No. 5 will deliver a public access path, stair and lift connection from Wongala Crescent to the adjoining sites on Hannah Street. Council and private landowners will liaise for achieving continuous connection and an accessible plaza or arcade on the adjoining sites with frontage to Hannah Street.

4 Review/ amend all text to account for 2-way circulation being retained on Hannah Street.

Review/ amend all text concerning the ‘Beecroft Civic Plaza’ concept to account for a revised plaza/ arcade with frontage to Hannah Street, including connection through to Wongala Crescent via the adjoining site (also refer to Key Amendments Plan).

Retain general controls which remain relevant, delete specific controls relating to development of the ‘Beecroft Civic Plaza’ on private land which will not be able to be implemented.

Key Project #3 – Wongala Crescent Upgrade

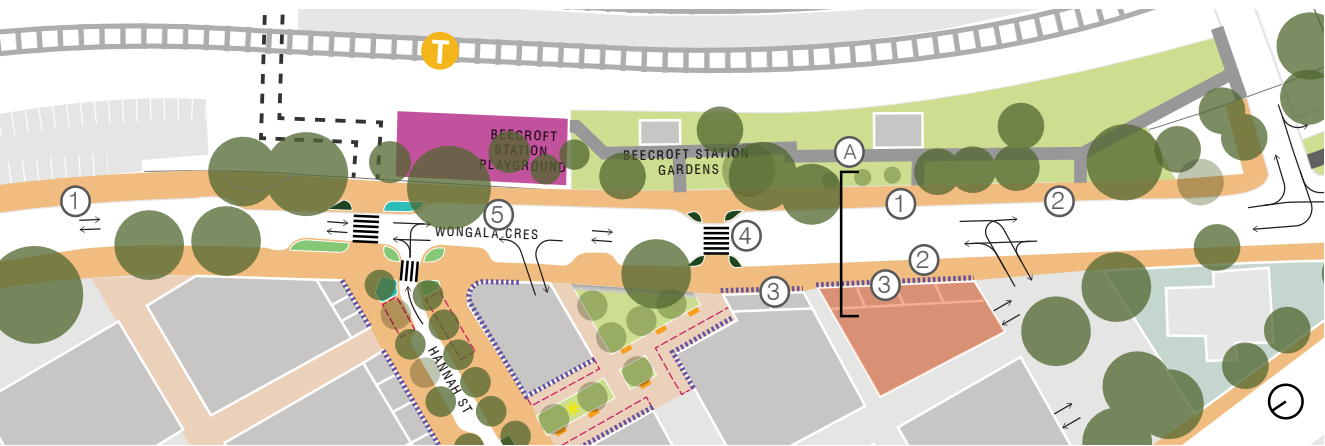


Figure E.32 Wongala Crescent Upgrade 1

Wongala Crescent plays an important role in Beecroft acting as a key pedestrian link between the heritage town centre and Beecroft Village Green. Upgrades to Crescent are to reinforce it as an active transport connector linking into the regional cycle path network.

Pedestrian comfort is to be prioritised, adjustment to kerb alignment and height are required to ensure sufficient path widths and compliant path crossfalls.

Key Elements and Design Controls

- 1 Min. 2.5m wide shared path to provide sufficient path of travel for cyclists and pedestrians connecting to the wider cycle path network, consider kerb adjustments to ensure sufficient widths
- 2 Parallel parking to remain
- 3 Zero setback shop frontages
- 4 Explore options for pedestrian crossing or refuge island
- 5 Provide sufficient space for bus stop as required by TfNSW

Legend

- Heritage Brick Paving
- Town Centre Plaza Paving
- 1.8m Footpath
- Custom Seating
- Passive Open Space
- WSUD
- Existing Playground
- Existing Trees
- Proposed Trees
- Upgraded Planted Blister
- New Planted Blister
- 2.5m Clear Path of Travel
- 3m Outdoor Dining Space
- Active Frontages
- Public Art
- Traffic Direction
- Heritage Building

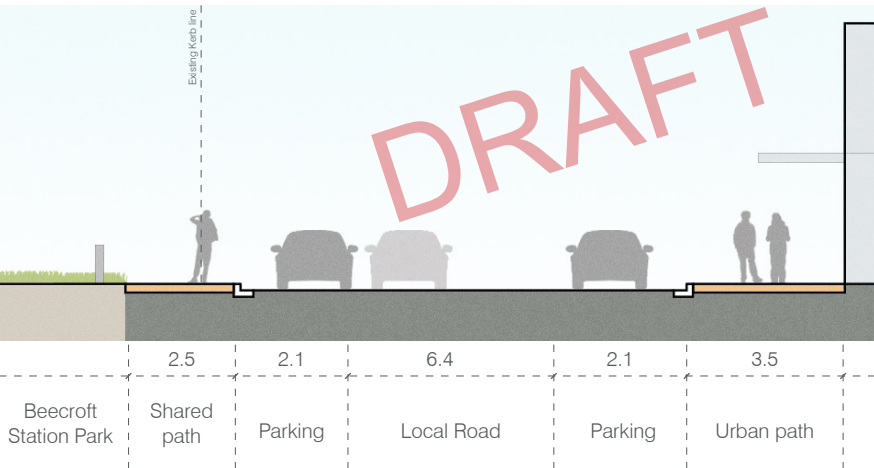


Figure E.33 Wongala Crescent Upgrade – Section A

Beecroft Village Green – Key Project #1 – Park Upgrades



Figure E.34 Beecroft Village Green plan

Beecroft Village Green is a linear green link and community open space bookended by the Community Centre and tennis club providing a strong visual reference for the suburb and for people driving past. Upgrades to the Green's infrastructure are required including the internal footpath network, playground, shelters and toilets block.

Improvements to the Green's blue green infrastructure should focus on WSUD and tree quality. The tree canopy density should be managed to increase solar access and promote the growth of turf.

Key Elements and Design Controls

- 1 Upgrade existing north south footpath to 2.5m wide shared path connecting to walking and cycle network
- 2 Mass planting to enhance Village Green Environmental performance and visual character
- 3 Beecroft Rd footpath widened to min. 1.8m
- 4 Provide formal WSUD sub-surface drainage connecting to existing stormwater network to improve drainage in park low point, consider WSUD raingarden planting
- 5 Arborist review of existing tree canopy for opportunities to increase solar access into park

- 6 Planted beds to reduce overland flow/runoff
- 7 New tree planting to screen rail infrastructure

Legend

- 1.8m Footpath
- 3m Shared Path
- Passive Open Space
- WSUD
- Proposed Mass Planting
- Existing Trees
- Proposed Trees
- Traffic Direction
- Existing Playground

1 Figure E.32 for Key Project # 3 – Wongala Crescent Upgrade will be amended to reflect changes associated with Approval of the development at No. 5 Wongala Crescent. As noted elsewhere, the proposed 'Beecroft Civic Plaza' will not be achieved as proposed in the draft PDG. The change will also involve relocation of a third pedestrian crossing to align the public path from No. 5 Wongala Crescent with the Beecroft Station Gardens main entrance (also refer to Key Amendments Plan).