

#### 8.1.4 Box Hill Inn Village *(Council's Required Post-Exhibition Amendments Indicated in Red)*

##### OBJECTIVES

- To create a vibrant, mixed use village that provides a range of small-scale retail, business and community uses which serve the needs of people who live and work in the surrounding area.
- To provide local services for the Business Park and surrounding area.
- To ensure that the detailed design of the village is undertaken in a co-ordinated manner in order to achieve a high quality urban design outcome.



**Figure 68** Indicative layout plan of Windsor Road Village

##### CONTROLS

- The village is to be located generally in accordance with **Figure 2** (above).
- The village is to be consistent with the indicative layout shown in **Figure 68** and the following principles.

##### FUNCTION AND USES

- Provide for a supermarket as part of a maximum of 7,000 m<sup>2</sup> GFA for retail premises within the village to cater for the needs of the local area.
- Incorporate a range of local retail, and community uses to serve the needs of the Business Park and local community.

##### BUILT FORM

- Maximum building height is four storeys stepping back to three storeys in the vicinity of Windsor Road Village.
- ~~Buildings are to define the entry to the Business Park area surrounding the village and are to be generally built to the boundary.~~
- Avoid blank walls visible from surrounding streets and the public domain.
- Residential and mixed use development is to be consistent with the guidelines and principles outlined in SEPP No. 65 – Residential Flat Development and the Residential Flat Design Code (Urban Design Advisory Service and Planning NSW 2002).
- Establish a high quality built form and energy efficient architectural design that promotes a 'sense of place' and modern character for the village.
- ~~Environmental conservation land is to act as a focal point for the village and transparent materials and voids should be used to strengthen the relationship (visual and otherwise) with environmental conservation land to the west.~~
- ~~Common areas (such as food courts and circulation spaces) within the village are to maximise outlook towards environmental conservation land to the west unobstructed by site servicing and loading facilities, waste storage and other infrastructure.~~

##### PARKING AND ACCESS

- Access to parking, loading docks and waste collection areas must not be provided from Windsor Road.
- Parking is to be provided in accordance with Part D, Section 1 of Baulkham Hills Development Control Plan 2007. Opportunities for shared parking provision for complementary uses within the village are to be provided.
- On-street parking is to be provided within the village and designed in accordance with AS 2890.5-1993.

## **PUBLIC DOMAIN**

15. ~~Provide street tree and open space planting that establishes generous shade for pedestrians.~~ Landscaping is to be used to define the entry to the Business Park surrounding the village centre.
16. Incorporate the principles of Crime Prevention through Environmental Design (CPTED) and Safer by Design (NSW Police) into all development within the village.
17. Site servicing and loading facilities, waste storage and other infrastructure are to be designed to minimise visual impact on the public domain and impacts on neighbours.

