

PART E

SPECIFIC AREAS

CHAPTER 5

MACQUARIE & BRIDGE STREETS

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5.1 INTRODUCTION

This chapter aims to provide guidelines and identify the requirements for the Development, as defined under the EPA Act 1979, of land generally bounded by Bridge, Macquarie, Ross Streets and South Creek, as shown in Figure 5. 1.



Whilst the DCP is to guide future development of the site, it is to be read in conjunction with the Hawkesbury Local Environmental Plan 1989 and discussed with Council staff prior to embarking on any development proposals for the sites encompassed by the chapter.

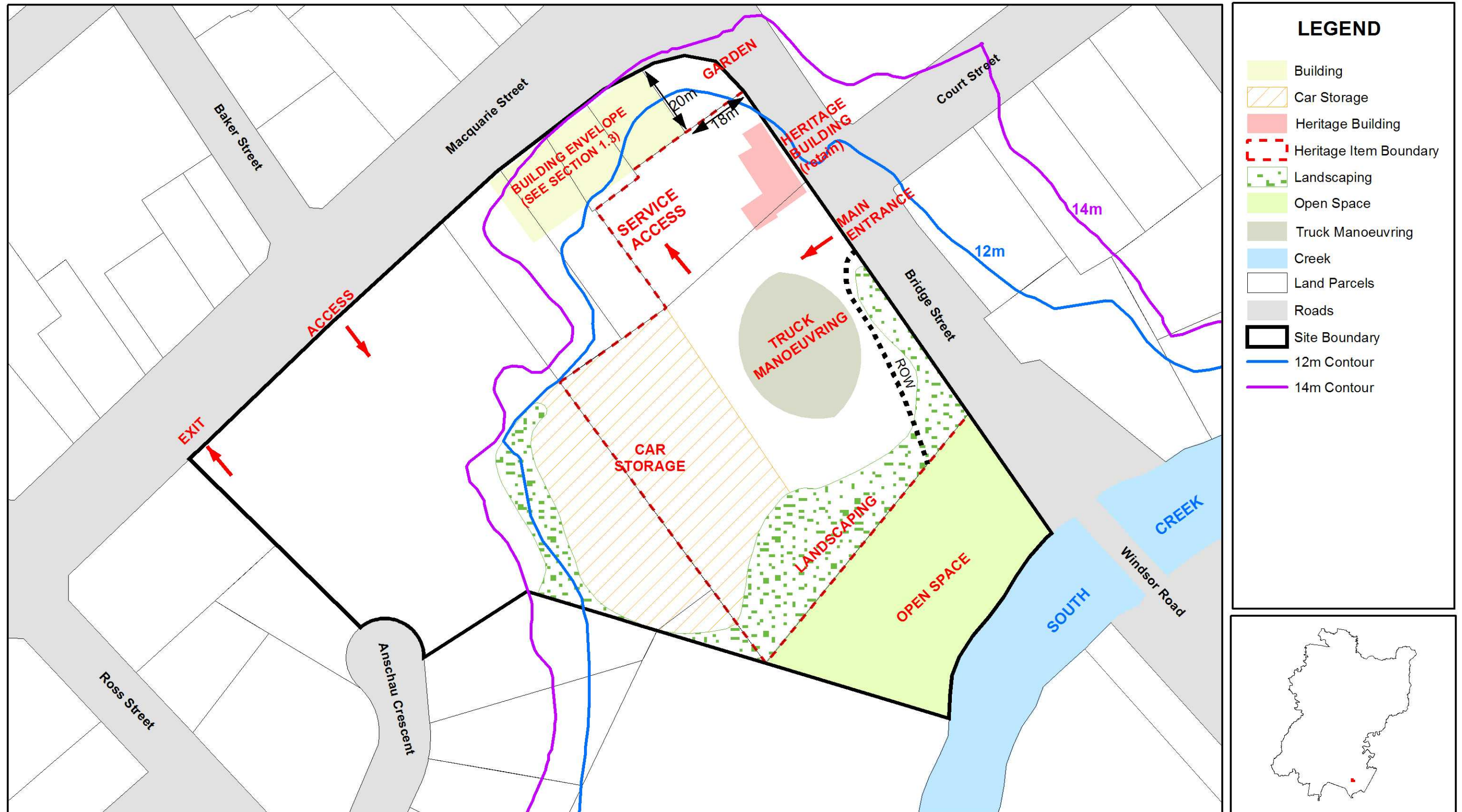
The chapter is presented in the form of written planning document together with sketches, diagrams and photographs of both existing and potential future development options. Whilst there is no single correct way to develop the site, it is important to set reasonable parameters to ensure the future built environment and uses reflect urban design principles including associated landscaping, traffic, parking, etc. Additionally, it is an important part of the DCP to maintain and improve public access along South Creek including a link under Windsor Road. In this way the historic buildings 'Jolly Frog' and 'Windsor Toll House' can be part of an adaptive re-use program befitting their heritage importance.

5.2 GENERAL PRINCIPLES

The general principles in relationship to development in this precinct are:

- to ensure that development of the land (as shown in Figure 5. 1) is sympathetic to the heritage nature of the site, the locality and Windsor generally;
- to conserve existing fabric and setting associated with the item of environmental heritage 'Windsor Tavern' (The Jolly Frog Hotel), and ensure that future development maintains an appropriate curtilage around the item;
- to ensure that known or potential archaeological sites and places of Aboriginal history are conserved and/or historically documented as appropriate;
- to ensure that the distribution of uses across the site conforms with the uses shown on the map attached to this chapter;
- to ensure that development of the land maintains or enhances existing residential amenity of other land in the locality; and
- to identify and protect the riparian zone along South Creek.

HAWKESBURY CITY COUNCIL



LEGEND

- Building
- Car Storage
- Heritage Building
- Heritage Item Boundary
- Landscaping
- Open Space
- Truck Manoeuvring
- Creek
- Land Parcels
- Roads
- Site Boundary
- 12m Contour
- 14m Contour



0 20 40 80
Metres

Bridge & Macquarie Streets, Windsor
Figure 5.1

Date: 28/03/2006

Filename: Bridge_macquarie_streets03_06.mxd

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5.3 NEW BUILDINGS

5.3.1 Aims

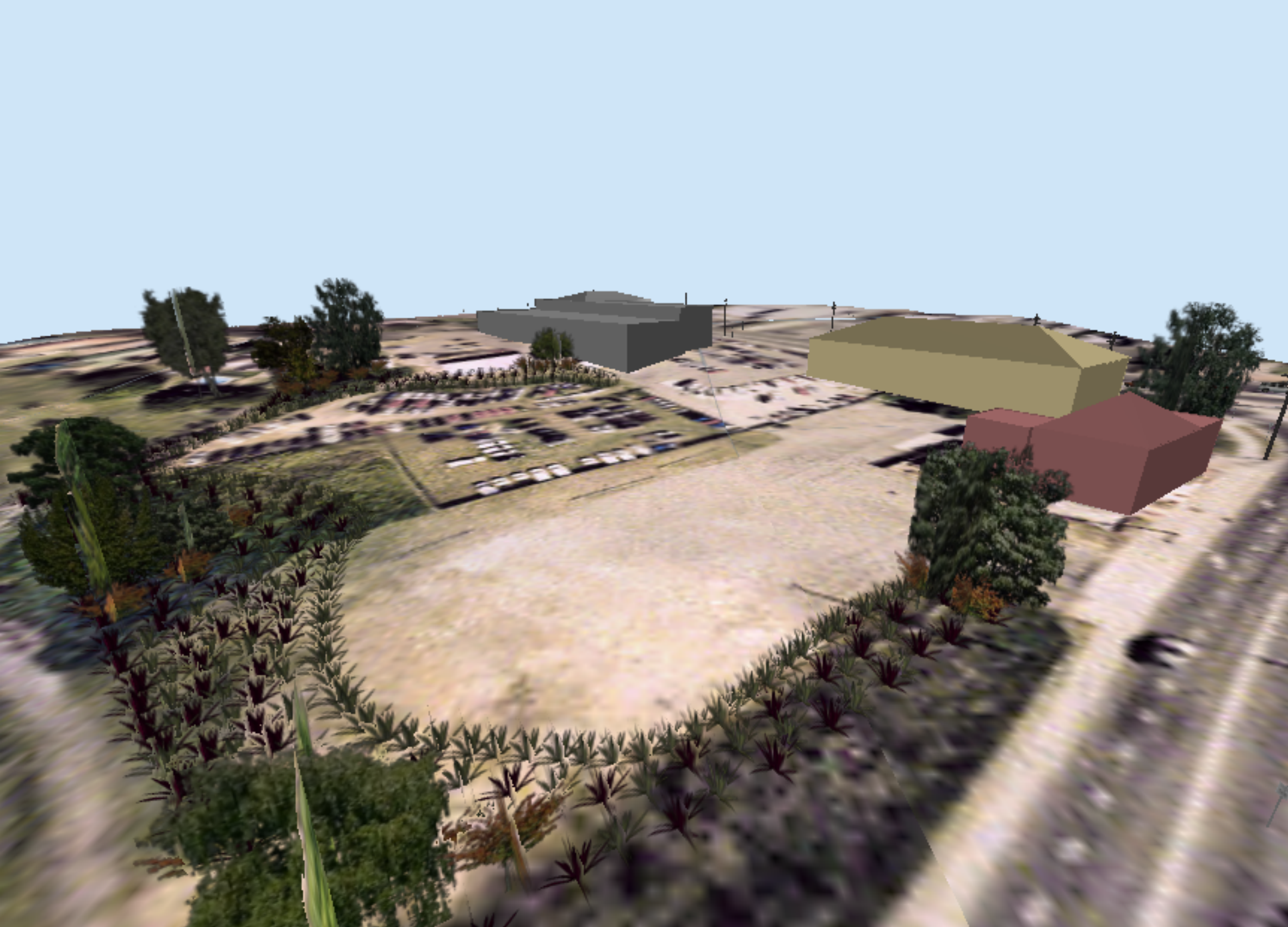
- To ensure that new buildings are sympathetic to the heritage nature of the site, whilst at the same time creating a new sense of arrival and enclosure for the beginning of Macquarie Street.



5.3.2 Rules

- a) new buildings shall be constructed in the location shown on Figure 5. 1;
- b) shall be a maximum of 2 (two) storeys along Macquarie Street frontage;
- c) have a maximum 3 metre front setback for building on Macquarie Street;
- d) the building envelope may be split into 2 (two), or more buildings to achieve traditional scale;
- e) the roofs must have a minimum of 30 degree pitch and roof forms to be a mixture of hip and gable;
- f) buildings must have minimal eaves that are consistent with the heritage character of the locality and parapet treatments acceptable;
- g) the roof ridges must be parallel to Macquarie Street;
- h) georgian/Victorian windows proportions will be used on the second floors, with traditional window/door trims and detail;
- i) the first (ground) floor shop/display windows may be set back as colonnade or under awning;
- j) there will be boulevard trees along Macquarie Street frontage, these maybe provided by bank guarantee;
- k) the buildings or extensions behind the front buildings must not exceed the height of frontage buildings, nor visually break the new built skyline of those buildings as seen from the bridge across South Creek;
- l) the external finishes of the new buildings need to complement the heritage character of the locality; and
- m) the plant and equipment facilities should not be visible from the main roads.

NB: *The following images help illustrate the relationship between the existing and proposed building on the site.*



5.4 HERITAGE

5.4.1 Aims

- to restore the ‘Jolly Frog’ building, also known as the Windsor Hotel to its appearance in the 1900’s;
- to use the curtilage of this building as shown in the map, as an access for heavy vehicle and storage of cars;
- to provide vehicle access and parking to the new building and the Windsor Hotel; and,
- to ensure that known or potential places of Aboriginal history are conserved and/or historically documented as appropriate.

5.4.2 Rules

- a) the Windsor Hotel shall be restored as close as possible to its appearance as shown in the attached Photograph 1;



Photograph 1 - Podesta's Hotel, Bridge Street, Windsor in 1956

- b) The restoration can be achieved by at least the:
 - i. re-instatement of 2-storey verandahs;
 - ii. replacement of windows to match original; and
 - iii. the introduction of traditional street furniture to provide safety along Bridge Street frontage e.g. bollards and chairs.
- c) the non-sympathetic additions at the rear of the building as shown in Photograph 2, shall be removed;
- d) a Conservation Plan will submitted with any development of the site;
- e) the adopted Conservation Plan will set out a timetable of the restoration of the "Jolly Frog" building;



Photograph 2 - Rear of the Jolly Frog Hotel in Bridge Street, Windsor in 2005

- f) the building can be adapted to a new use, provided it meets the requirements of the Hawkesbury Local Environmental Plan 1989, and the adopted Conservation Plan;
- g) a storage of motor vehicle within the area shown in Figure 5.1 that is also zoned 6(c) Open Space - Private Recreation can only occur subject to the restoration of the Jolly Frog;
- h) any structure over the storage area whether it is lightweight or rigid shall have a roof form that compliments the heritage forms in the area unless it is used for landscaping;
- i) prior to the commencement of any construction work or activity that may disturb the soil on Lot 1 DP 87858, Lot 2 DP 713080 and Lot 3 DP 515413 an Aboriginal cultural heritage assessment is to be undertaken; and
- j) a 'right of way' is to be given in favour of Hawkesbury City Council, to gain access to the creek bank from Bridge Street for the purpose of maintenance of the Open Space land along the South Creek.

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5.5 LAND USE

5.5.1 Aims

- To ensure that the distribution of land uses shown in the map, is implemented.

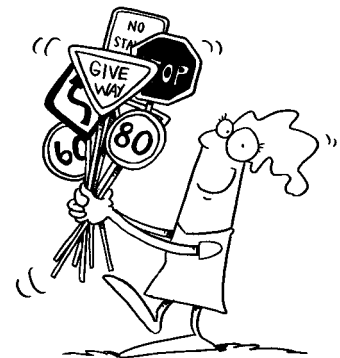
5.5.2 Rules

- a) all new commercial buildings shall have commercial floor space at or above 14.3m AHD;
- b) the lower levels shown to the northern boundary of the heritage item can be used for access and parking requirements;
- c) all other commercial buildings will be located at levels above 14.3 in AHD;
- d) the pattern of land use shall generally comply with these shown in Figure 5. 1;
- e) all dependent uses such as commercial buildings and their carpark, or commercial use and their stock storage shall be consolidated into one land parcel or have appropriate legal access established; and
- f) There shall be no filling of the site below the 14.3m level unless it is with approval.

5.6 TRAFFIC

5.6.1 Aims

- To allow the commercial use of the site to proceed whilst removing the heavy traffic flows of the adjacent roads.



5.6.2 Rules

- a) all vehicle entry and exit to the site shall be limited to those shown in Figure 5. 1;
- b) all heavy vehicle entry and exit shall be off Bridge Street, as shown on Figure 5. 1;
- c) sufficient room shall be maintained to manoeuvre all forms of heavy vehicles using the site, so they can enter and leave whilst travelling in a forward direction;
- d) the surface of the manoeuvring area shall be treated in a surface that can withstand its use whilst not causing erosion of the site and consistent with the heritage nature of the locality; and
- e) the manoeuvring area shall be constructed in accordance with the AUSROADS standards.

5.7 LANDSCAPING

5.7.1 Aims

- to protect and enhance the views to the site from the main roads;
- to ensure that South Creek's banks are stabilised and re-planted; and
- to provide a backdrop and setting for the development of the site.

5.7.2 Rules

- a) A landscape plan prepared in accordance with the Landscaping Chapter shall be submitted to accompany any application to develop the site;
- b) The areas shown as 'landscaping' on the map shall be planted in accordance with an approved plan which will:
 - i) provide a backdrop and setting for the development;
 - ii) will ensure the stabilisation of the site's steeper levels to prevent erosion;
 - iii) compliment the restoration of the banks of South Creek;
- c) the area's shown as 'open space' shall be transferred to Council's ownership;
- d) the 'garden' corner of Bridge and Macquarie Streets, shall be landscaped to compliment the adjacent heritage building and any new building;
- e) an assessment of existing flora and fauna attributes of the riparian zone is to be provided with an appropriate protective zone identified; and
- f) A proposed restoration plan for the riparian zone is to be provided. Restoration plans will need to consider weed management issues particularly for any noxious weeds. If W1 Noxious Weeds are to be removed for destruction a permit is required from DPI.

5.8 FLOODING

5.8.1 Aims

- To ensure the site can withstand flooding whilst retaining the integrity of the buildings and landscaping.

5.8.2 Rules

- a) A flood management plan shall be prepared that ensures that all users and vehicles are removed from the low lying area before they are inundated, and that:
 - i) there is an 'off-site' storage area available for use in times of flooding;
 - ii) there is sufficient time after a flood warning is given to evacuate the site; and
 - iii) that any new buildings are designed to be inundated and withstand the forces of floodwater that will be applied to them.

PART E

Notes:

- b) Any works that may impact on fish passage or harm of marine vegetation should be referred to DPI Fisheries for advice. The DPI encourages the maintenance of riparian vegetation for fisheries habitat and for reducing nutrients and sediment entering waterways.