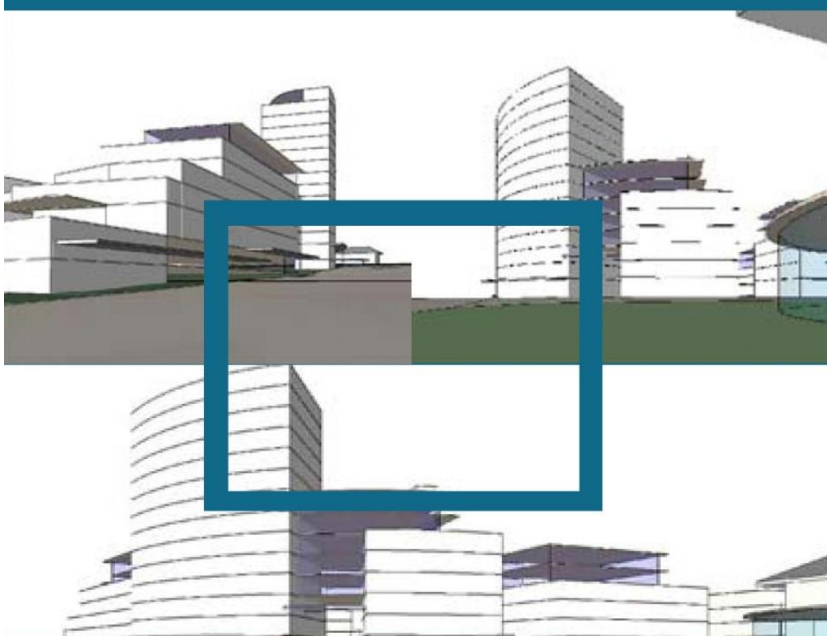


The Hills Development Control Plan (DCP) 2012

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Part D Section 14

Target Site, Corner Windsor Rd &
Seven Hills Rd, Baulkham Hills

D14

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1. INTRODUCTION

This Section of the DCP must be read in conjunction with Part A – Introduction of The Hills DCP 2011.

This Section of the DCP has been prepared to provide direction and control of the development of the Target Site at the corner of Windsor Road and Seven Hills Road, Baulkham Hills.

1.1. LAND TO WHICH THIS SECTION APPLIES

This Section of the DCP applies to all land commonly referred to as “Target Site No. 6”, and comprises the land identified in Figure 1 and legally identified as:

- Lots 2, 3 and 4 DP 216713, Nos 6 - 8 Seven Hills Road;
- Lots 21 and 22 DP 588810, Nos 2 and 4 Seven Hills Road;
- Lot 1 DP 619055, Nos 346 - 350 Windsor Road;
- Lot 18 DP 659904, No. 344 Windsor Road; and
- Lot 9 DP 28197, No. 27 Yattenden Crescent.

The site has a total area of 1.167 hectares.

1.2 OBJECTIVES OF THIS SECTION OF THE DCP

The objectives of this Section of the DCP are:

- (i) To provide detailed design and environmental standards for the development of the Target Site.
- (ii) To provide a mixed use commercial development that relates compatibly to existing and future adjoining development.
- (iii) To encourage an innovative and imaginative design with particular emphasis on the integration of commercial, retail and residential uses with a publicly accessible plaza.
- (iv) To provide a safe and attractive pedestrian environment supporting a new through site link with retail and commercial anchors.
- (v) To provide flexible buildings that can accommodate different uses in response to changing needs.
- (vi) To clearly define public and private domains;
- (vii) To create a residential neighbourhood with opportunities for local shopping, employment and a dining/ entertainment hub.
- (viii) To provide safe and convenient vehicle access to and from the site that minimises traffic impacts on local residents; and,
- (ix) To ensure that the development applies the Principals of Ecologically Sustainable Development.

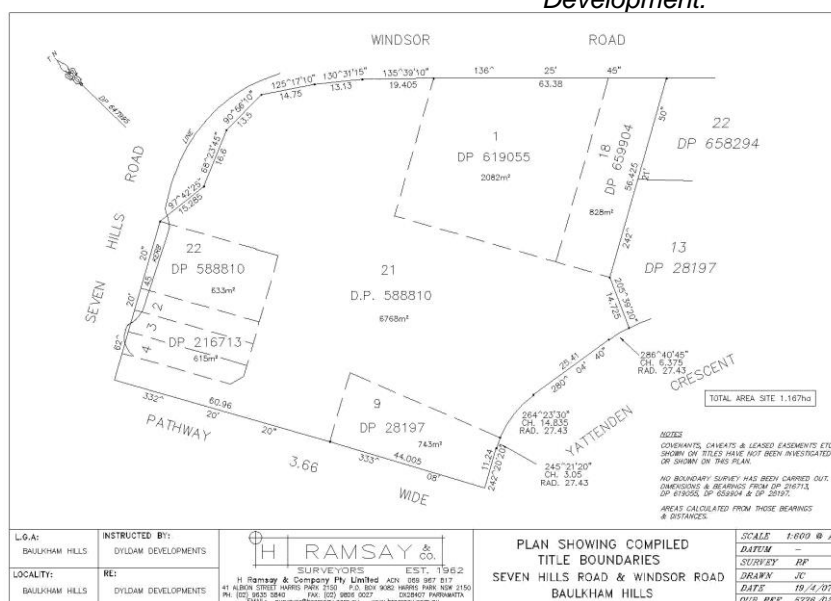


Figure 1 Target site

1.3 DESIGN EXCELLENCE

Refer to Clause 7.7 *Design excellence* of The Hills Local Environmental Plan 2012.

PROCESS

- The landowner, or an appointed agent of the landowner, is to be nominated as the 'proponent' for the purpose of the competitive process.
- The proponent is responsible for the running and the costs associated with the competition process.
- The proponent of a design competition will prepare the invited design competition brief in accordance with the Director-General's Design Excellence Guidelines.
- Council endorses an invited competition design competition brief.
- The proponent will invite a minimum shortlist of three architectural/design firms to participate in a design competition and supply them with the competition brief, endorsed by Council.

Refer to the Director General's Design Excellence Guidelines and procedures approved by the Director General from time to time.

SUBMISSION REQUIREMENT

- Competition brief for an invited design competition

2. DEVELOPMENT OVERVIEW

2.1. REGIONAL CONTEXT

The subject site is located in the Baulkham Hills Town Centre, which is identified as a Town Centre in the North West Subregional Strategy and in Council's Local Strategy (2008). It is located close to the Major Centre of Castle Hill and the Regional City of Parramatta. The Town Centre is an important public transport hub for local and regional bus networks on Strategic Bus Corridors No. 5 and 40.

2.2. STRATEGIC OPPORTUNITIES AND CONSTRAINTS OF THE BAULKHAM HILLS TOWN CENTRE STUDENT/ FINAL MASTERPLAN

Refer to Baulkham Hills Town Centre Final Draft Masterplan 2004 and DCP Part D Section 10 – Baulkham Hills Town Centre.

3. SITE OPPORTUNITIES AND CONSTRAINTS ANALYSIS

3.1. INTRODUCTION

The site analysis focuses on the opportunities and constraints for land use and development within the site and also considers the site's immediate surrounds. The following elements are analysed:

- Landforms
- Views
- Surrounding Development/Infrastructure/Uses
- Heritage
- Traffic and Access
- Landscape and Vegetation
- Drainage
- Site Hazards

Objectives of site analysis:

- (i) *To encourage a comprehensive approach to site planning, design and assessment of the development.*
- (ii) *To facilitate assessment of how future buildings relate to their immediate surroundings and each other.*

- (iii) *To facilitate development of a design that minimises the negative impacts on the amenity of adjoining development.*
- (iv) *To ensure that development is appropriate to the sites capability and suitability for the development proposed.*
- (v) *To minimise impacts of the development on the environment with regard to the principals of ESD.*

3.2. LANDFORM

The subject site is located at the crest of the hill where Windsor Road meets Seven Hills Road. The land within the site has a cross fall of approximately 13 metres from the corner of Windsor Road to the lowest point fronting Yattenden Crescent. Figure 2 shows the topography of the site and its surrounds.

Opportunities

- The hilltop is the “5 ways” focal point of Baulkham Hills Town centre and provides the opportunity for a landmark development with high exposure to both the street frontages.
- The level change from the street frontage to the rear is 13 metres. This allows a building with commercial uses on the perimeter of the site to act as an acoustic barrier to a courtyard in the centre of the site. This acoustic barrier will also shield residential units to the rear of the commercial uses.
- The level change and orientation of the allotments provides good solar access and views to the south.
- Development on the site may include more than one pedestrian access point and a through site link.
- The level change across the site allows the building to have internal “zones” of different function that are vertically separated but linked by circulation spaces and courtyards.

Constraints

- Overshadowing of adjoining residential sites due to topography and north-south orientation.

3.3. VIEWS

Direct views from the site towards the south, south-east and south-west are available from the existing at-grade car park. The group of Eucalyptus trees on the southern boundary of the site are a landscape visual asset.

Opportunities

- Council's Masterplan identifies the subject site as occupying a visually dominant position within the Baulkham Hills Town Centre and close to the majority of services offered by the centre.
- The site is suitable for a gateway / landmark building offering district views in all directions, particularly to the south.

Constraints

- Possibility of overlooking into adjacent residential dwellings.

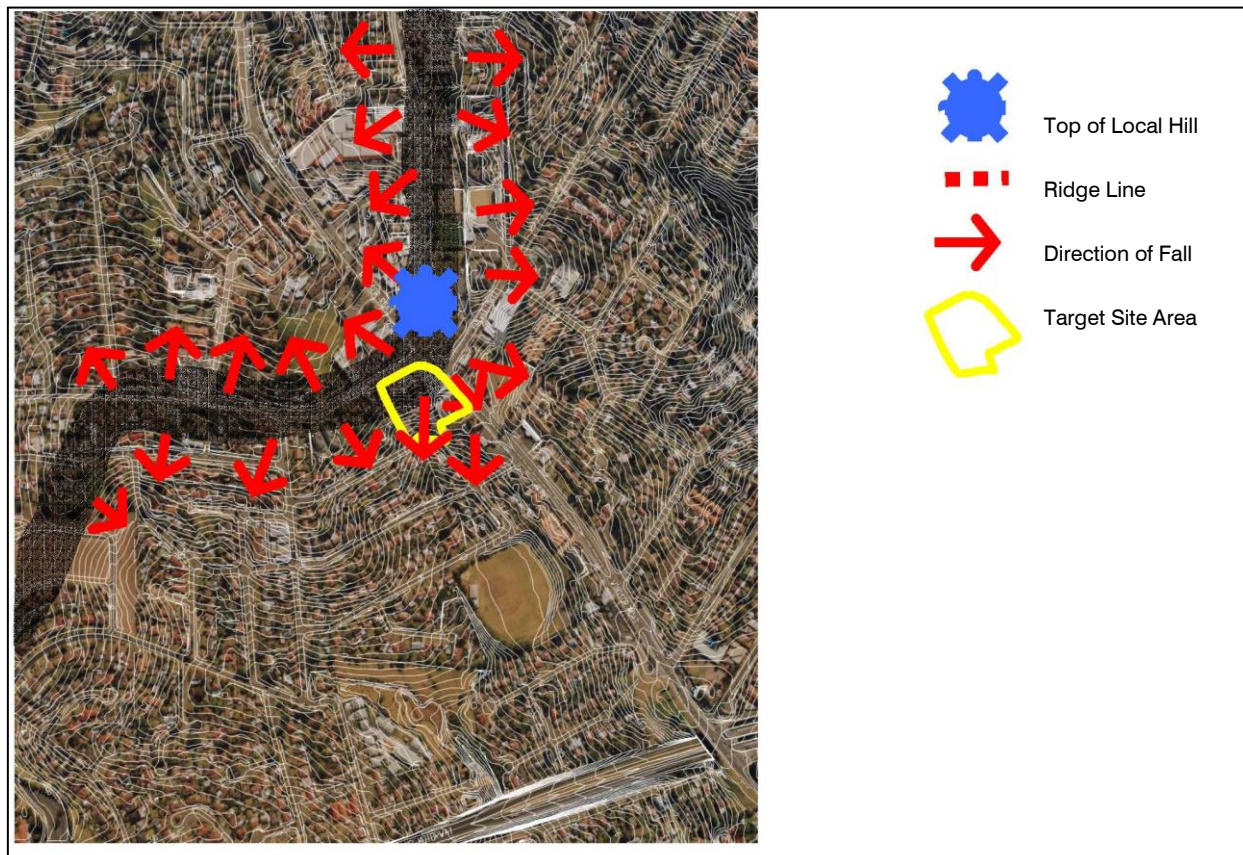


Figure 2 Site topography, context and views



1. Typical view south toward Parramatta CBD



2. View south-west along Railway St



3. View south along Old Northern Rd



4. View south along Windsor Rd

Figure 3 Visual analysis of surrounding area



Figure 4 Site frontage to Seven Hills Road



Figure 5 Site frontage to Windsor Road

3.4. SURROUNDING DEVELOPMENT, INFRASTRUCTURE AND USES

The surrounding development includes single storey dwellings, the Bull and Bush Hotel and commercial/retail uses. The adjoining residential land is zoned for residential flat buildings and represents the future built form of these areas.

The existing pattern of subdivision of land within the Baulkham Hills Town Centre is irregular due to the intersection of a number of major roads including Windsor Road, Seven Hills Road, Old Northern Road and Railway Street. Thus the context of the site presents the following opportunities and constraints:

Opportunities

- To enhance the streetscape and provide a focal point within the southern precinct of the Town Centre by replacing existing built form with a development that provides a landmark tower and activity focus.
- To provide an active street interface with Seven Hills Road and Windsor Road with well defined entry points located on existing pedestrian desire lines.

- To utilise the frontage to one local street and two arterial roads to achieve a high level of vehicle accessibility.

Constraints

- Noise from Seven Hills and Windsor Roads will influence on the distribution of uses within the building.
- Street width and car parking on Yattenden Crescent.
- Overshadowing of neighbouring properties will influence building design.
- Building massing to be sympathetic to the heritage curtilage of the Bull and Bush Hotel.

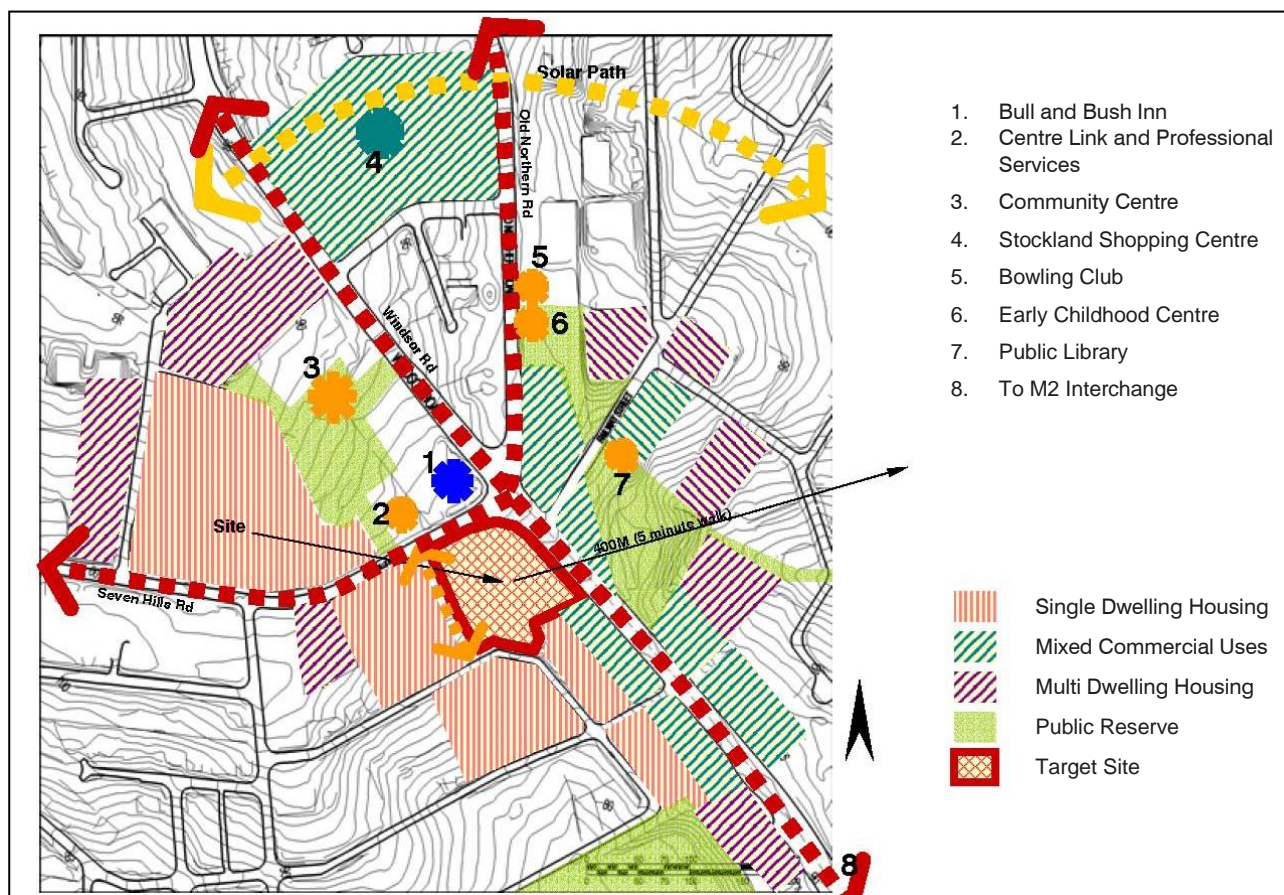


Figure 6 Context Analysis Map

3.5. HERITAGE

No existing items of environmental heritage under either The Hills LEP 2012 or the State Heritage Register are located on the site.

However, the Target Site is opposite the Bull and Bush Hotel which is located on the northern corner of Seven Hills Road and Windsor Road. A Heritage Report by David Scobie dated September 27, 2002 entitled “346-352 Windsor Road, Baulkham Hills Development within the vicinity of the Bull and Bush Hotel” provides recommendations with respect to setbacks and building height.

Opportunities

- The Bull and Bush Hotel opposite the site contributes to the visual variety and vitality of the southern part of the Town Centre. The hotel use is compatible with the mixed use nature of the development proposed by this Section of the DCP.

Constraints

- To provide a recessive roof form that minimises the visual impact of the Target Site on the setting of the Bull and Bush Hotel.



Figure 7 Bull and Bush Hotel

3.6. TRAFFIC AND ACCESS

A traffic study formed part of the research for this target site reviews and recommends the proposed access arrangements, trip distribution, traffic generation of the expected yield and parking provision. The study described the existing situation as follows:

Road Network

The site is bounded by Seven Hills Road on its northern boundary, Windsor Road on its eastern boundary and Yattenden Crescent on its southern boundary.

Seven Hills Road is a classified road providing a high capacity link between Windsor Road in the east and Old Windsor Road in the west. Most intersections along this corridor are priority controlled intersections with some intersections controlled by traffic signals. The site currently has a left in / left out driveway in Seven Hills Road.

Windsor Road is the main north – south arterial road through the area carrying large volumes of general traffic and buses. Across the frontage of the site, the road has three general traffic lanes in either direction separated by a concrete median.

Yattenden Crescent is a local street with a carriageway width of 7-9 metres. Unrestricted parallel parking is permitted on both sides of the street which requires cars to use gaps at driveways to pass another vehicle in the opposite direction. It was observed all residences have off street parking provision for more than one vehicle.

Arthur Street currently performs the role of collector road for the surrounding residents between Seven Hills Road and the M2 overpass. This road is currently used as a rat – run during peak periods. The intersection of Arthur Street / Seven Hills Road is unsignalised and traffic volume in Seven Hills Road makes it difficult to turn right out of this street.

The performance of the following intersections in the vicinity of the subject site have been analysed using the aaSIDRA intersection analysis program:

- Seven Hills Road / Arthur Street
- Arthur Street / Yattenden Crescent
- Arthur Street / Charles Street

The results show that the intersection of Seven Hills Road / Arthur Street currently operates with a poor level of service in both peak periods. All remaining intersections surrounding the site currently operate with a satisfactory level of service.

Public Transport

The site is located adjacent to one of the most heavily utilised bus stops in The Hills LGA.

Each weekday, a total of 132 southbound buses pass through the bus stops on Windsor Road south of Seven Hills Road. Of these, the vast majority (102) approach from Old Northern Road and turn left into Windsor Road. The remaining 30 services approach the intersection from Windsor Rd and pass straight through.

Overall the site is extremely well serviced by public transport and residents will have access to a wide variety of facilities without the need to use their private vehicle.

Pedestrian Facilities

Pedestrian pathways are provided on both sides of Windsor Road and Seven Hills Road across the frontage of the site. The intersection of Seven Hills Road / Windsor Road / Old Northern Road has pedestrian phases on all arms of the intersection.

3.7. LANDSCAPE AND VEGETATION

The site and the surrounding area have been developed since the 1950's for suburban use and has been cleared of all original vegetation. The diagram below indicates the vegetation on site.

Opportunities

- An existing group of well established eucalypt trees on the Yattenden Crescent frontage is a visual and screening asset.

Constraints

- Limited possibilities for street tree planting on three frontages due to likelihood of road widening by RMS.

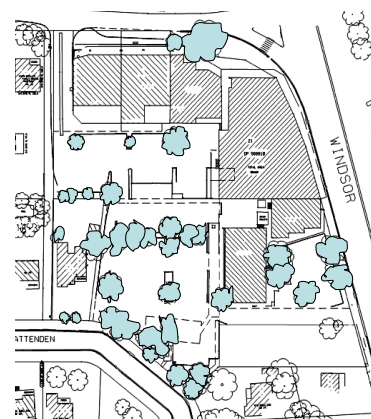


Figure 8 Existing vegetation

3.8. DRAINAGE

The site is located within the Parramatta River catchment. The site generally drains toward the south. Approximately 50% of the site is a paved, at-grade parking area. Stormwater drains are located within the site and surrounding area. Runoff from existing buildings and car park are connected to Council's stormwater drainage system.

Opportunities

- Deep soil area on site is linked to Yattenden Crescent nature strip to allow subsoil drainage.

Constraints

- An overland flow path has been identified on the western boundary of the site along a pathway owned by Council in which an existing stormwater drainage line is located.
- The redevelopment of the site will have a similar proportion of hard surface area supplemented by communal open space and soft landscaped area. Development on the site should not increase the volume and rate of offsite stormwater discharge downstream.

3.9. SITE HAZARDS

The subject site and its history of land uses are not considered to have given rise to any contaminants. The site is not known to contain any hazards, nor been used for a purpose which is likely to have given rise to contamination.

4. DEVELOPMENT FRAMEWORK

The opportunities and constraints to development as set out in section 3 were synthesised to determine the development framework by applying best practice urban design to achieve outcomes appropriate for a Target Site within the Baulkham Hills Town Centre. Council will not grant consent for development within the site unless Council is satisfied that the proposed development demonstrates that it represents a high quality urban design solution and that adequate regard has been given to the following aspects of the design.

4.1. VISUAL IMPACT

The proposed development must:

- Provide a gateway landmark by placing a strong visual element of 14 storeys generally at the apex of the corner.

4.2. URBAN STRUCTURE

The Target Site consists of Sites 1 & 2, determined on the pattern of ownership. Site 2 consists of Nos. 4 - 8 Seven Hills Road and also benefits from the right of way over No. 2 Seven Hills Road. Site 1 consists of all other land in the Target Site.

The proposed development must:

- Provide an appropriate transition in form to the future development along Yattenden Crescent and allow solar access and privacy to that development in accordance with Council's standards.
- Provide afternoon sunlight to "rear" and plaza areas of development.
- Provide efficient access to basement parking levels.
- Provide a stepped street wall along Windsor Road that reflects the slope of the topography.
- Consist of the development of Site 1 and 2 in a coordinated manner such that each can function independently of the other unless they are amalgamated prior to development.

4.3. HERITAGE

The proposed development must:

- Demonstrate that the massing and roof form of the building opposite the Bull and Bush Hotel is broken up and modulated by openings and lower scale, lighter building elements so as to respect the scale and curtilage of the Bull and Bush Hotel.

4.4. LAND USE AND DENSITY

The proposed development must:

- Ensure a mix of uses that will provide commercial and social activity throughout the day and into the evening in a manner compatible with the residential uses and complimentary to the remainder of the town centre.
- Take advantage of the site's position on the south end of the town centre to "commence" the revitalisation of the south end.
- Provide a multi unit development comprising a range of residential unit types.

- Provide a public plaza on the podium allowing for sunlight to open space and restaurant areas.
- Use buildings to provide acoustic buffering from road noise to the podium plaza public open space.
- Position residential units in the upper levels of the development away from road noise by elevation.

4.5. ACCESS

The proposed development must:

- Provide improved pedestrian access along the street frontage as well as through site links.
- Provide a logical separation of uses within the building related to street level access, basement supermarket, plaza activity, lunchtime visitors and after hours amenity of residents in upper levels.
- Provide convenient pedestrian access to shopping / restaurants for local Yattenden Crescent residents.
- Provide commercial deliveries and commercial waste collection vehicle entry to Site 1 from Windsor Road only.
- Provide vehicular access to and from Yattenden Crescent for residents and persons accessing retail and employment within the site.
- Provide vehicular access from Yattenden Crescent for vehicles collecting residential waste.
- Provide commercial and waste collection vehicle and residential vehicle entry from Seven Hills Road to Site 2 for off street collections and deliveries unless Site 2 is amalgamated with Site 1, in which case access for these vehicles must be from Windsor road.
- Provide access to site 1 for residential vehicles from Windsor Road.

4.6. LANDSCAPE AND CHARACTER

The proposed development must:

- Provide deep soil and planting appropriate for the Yattenden Crescent frontage.
- Provide landscaping to the podium that is appropriate for the public usage of the space.

5. DESIGN PRINCIPLES

The site opportunities and constraints analysis produced the development framework set out above in section 4. The development of the site within this framework requires application of the design principles illustrated below:

Design Principles

1. Lower buildings as scale transition to existing and future context;
2. Slender tower to provide landmark at intersection;
3. Scale transition and modulation to corner element;
4. Height aligned with future context;
5. Recess to articulate the tower & respond to heritage item opposite;
6. 2-3 storey breezeway access to plaza aligned with Old Northern Road;
7. Deep soil planting to Yattenden Crescent;
8. Publicly accessible plaza with active uses;
9. Provide adequate separation between buildings;
10. Landscaped rooftops and plaza;
11. Continuous built edge as noise buffer;
12. Building form steps up slope along Windsor Road;

13. Residential uses concentrated in upper levels to avoid noise and privacy issues; and
14. Development on Sites 1 and 2 is to be designed and constructed in a compatible, integrated manner including access to the plaza level, built form and materials and vehicular access from Seven Hills Road.



Figure 9 Design principles of development

6. OBJECTIVES AND DEVELOPMENT CONTROLS

The objectives and development controls for development of the Target Site are set out in the following sections.

In addition to the policies, guidelines and documents specified in Section 1.4 of Part A – Introduction, this Section is to be read in conjunction with other relevant Sections including:

- Part B Section 5 – Residential Flat Buildings
- Part B Section 6 - Business
- Part C Section 1 - Parking
- Part C Section 3 - Landscaping
- Part C Section 4 – Heritage
- Part C Section 6 – Flood Controlled Land
- Part D Section 10 - Baulkham Hills Town Centre

Where any provision of this Section of the DCP is inconsistent with provisions in other Sections of the DCP, the provisions of this Section shall prevail.

6.1. BUILDING AND CEILING HEIGHTS

OBJECTIVES

- (i) *To minimise overshadowing of adjoining properties.*
- (ii) *To create a landmark building within Baulkham Hills Town Centre.*
- (iii) *To vary the height of the building to respond to the topography of the site, and to be compatible with the height of future adjoining development.*
- (iv) *To provide adequate clearance at the ground level to all buildings to permit flexibility in the use of ground floor spaces.*

DEVELOPMENT CONTROLS

Note. Refer to Clauses 4.3 *Height of buildings*, Clause 7.7 *Design excellence* and Height of Buildings Maps of The Hills LEP 2012.

- (a) Maximum building heights above the podium level shall be in accordance with the building heights shown in Figure 10.

- (b) The height of the podium when viewed from Yattendon Crescent shall be no more than 3 storeys.
- (c) The ceiling height of the ground floor at the podium level shall be a minimum of 3.3m to promote flexibility in use.
- (d) The public plaza (podium) level of the podium will be at the level of Seven Hills Road.
- (e) The floor level of any residential room must be no lower than 1 metre below natural ground level.
- (f) On Site 1 the frontage of the building facing the western boundary should not exceed six storeys as measured above natural ground level, in accordance with Figures 13 to 22. The upper two storeys must be set back in accordance with Figures 17 and 18 (Level 3 and 4 setbacks) to reduce perceived bulk and scale.
- (g) On Site 1 the building street frontage to Yattendon Crescent, should not exceed six storeys above natural ground level. Levels above the podium are to be set back in accordance with Figures 16 and 17 (Level 2 and 3 setbacks) to reduce perceived bulk and scale.
- (h) The controls in (f) and (g) do not apply to any portion of the building that is a lift shaft, lift well or lift overrun.

SUBMISSION REQUIREMENTS

A Heritage Impact Statement addressing the impact of the development on the Bull and Bush Hotel.

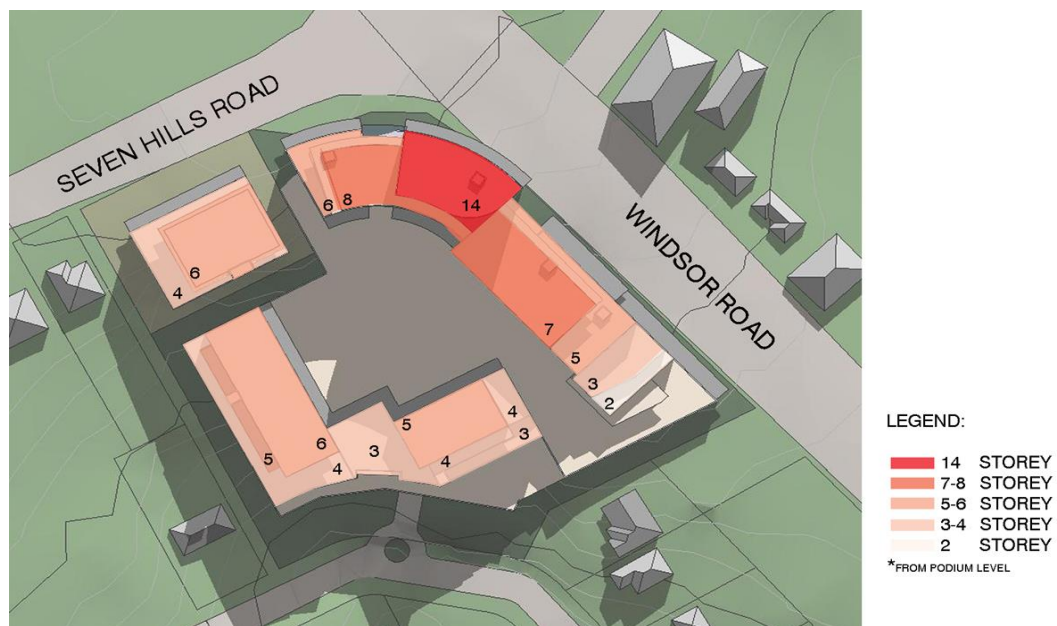


Figure 10 Proposed height in storeys

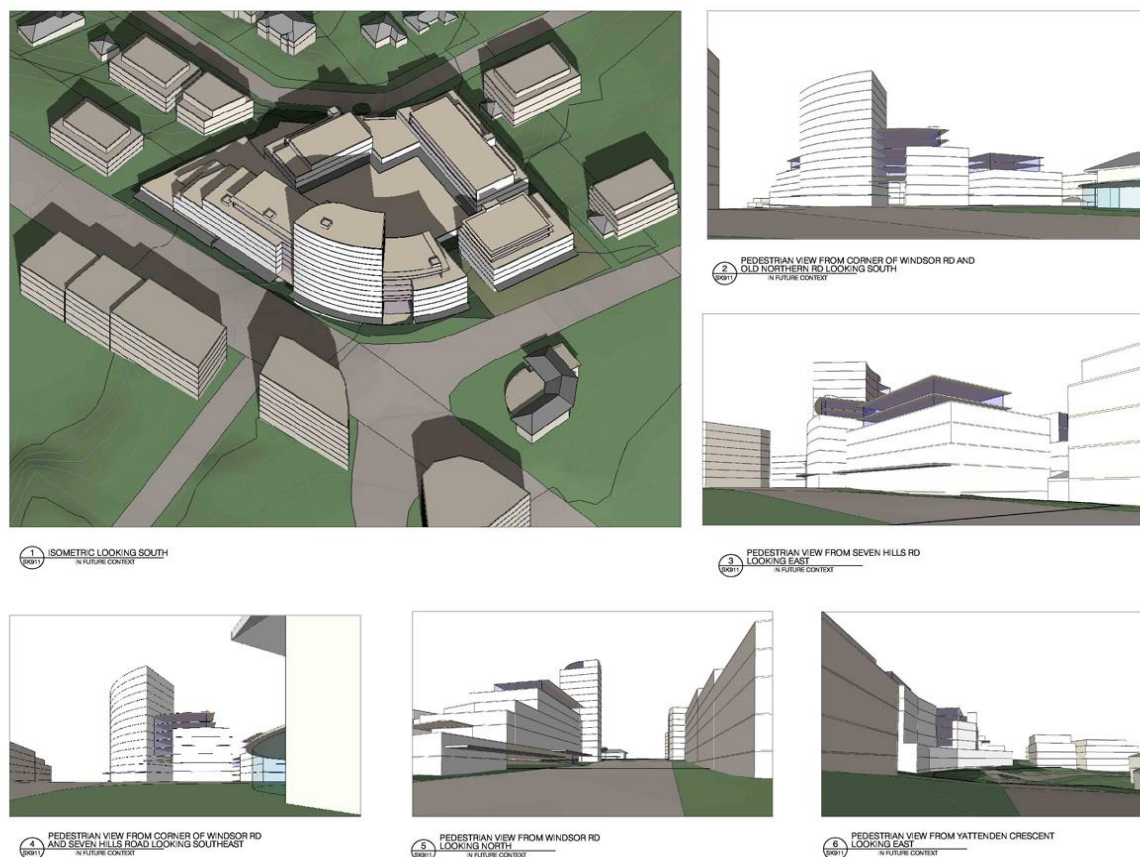


Figure 11 Indicative heights and massing

6.2. DENSITY AND FLOOR SPACE RATIO

This provision specifies yields for the entire target site regardless of ownership of the lots included in the site.

OBJECTIVES

- (i) *To provide sufficient unit density and commercial floor space to create a landmark building on the northern corner of the subject site.*
- (ii) *To provide residential apartment building development with a high level of amenity.*
- (iii) *To provide high density residential and commercial development to take advantage of proximity to Town Centre jobs, services, amenities and public transport.*

DEVELOPMENT CONTROLS

Refer to Clauses 4.4 *Floor space ratio*, Clause 7.7 *Design excellence*, and Floor Space Ratio Maps of The Hills LEP 2012.

6.3. COORDINATION OF DEVELOPMENT

OBJECTIVES

- (i) *To ensure that the site (sites 1 and 2) develop in a coordinated manner.*

DEVELOPMENT CONTROLS

- (a) Site 1 consists of Lot 21 DP 588810, No 2 Seven Hills Road, Lot 1 DP 619055, Nos 346 - 350 Windsor Road, Lot 18 DP 659904, No. 344 Windsor Road, and Lot 9 DP 28197, No. 27 Yattendon Crescent. Site 2 consists of Lots 2, 3 and 4 DP 216713, Nos 6 - 8 Seven Hills Road and

Lot 22 DP 588810, No 4 Seven Hills Road and benefits from an existing right of way.

- (b) Development on the site must demonstrate that in the development of either site, that Site 1 and 2 will be compatible in design and function, particularly with regard to the uses of the podium and vehicular and pedestrian access.
- (c) Development either site must not restrict or adversely impact upon the ability of the other site to function or develop to its envisaged potential.

SUBMISSION REQUIREMENTS

- Any application for development of Site 1 or 2 shall clearly illustrate the relationship between the two sites.

6.4. DISTRIBUTION OF USES

OBJECTIVES

- (i) *To ensure that uses within the site will be complementary, function efficiently, minimise impacts on the adjoining properties and provide amenity and convenience to residents and visitors to the Town Centre.*
- (ii) *To ensure that uses are well located within the site and contribute to an active plaza area and street frontage.*

DEVELOPMENT CONTROLS

- (a) The distribution of uses within the development shall be generally in accordance with Figure 12.
- (b) Active frontages are to be provided within the plaza and arcade areas, and ground, first and second levels fronting Windsor and Seven Hills Roads.

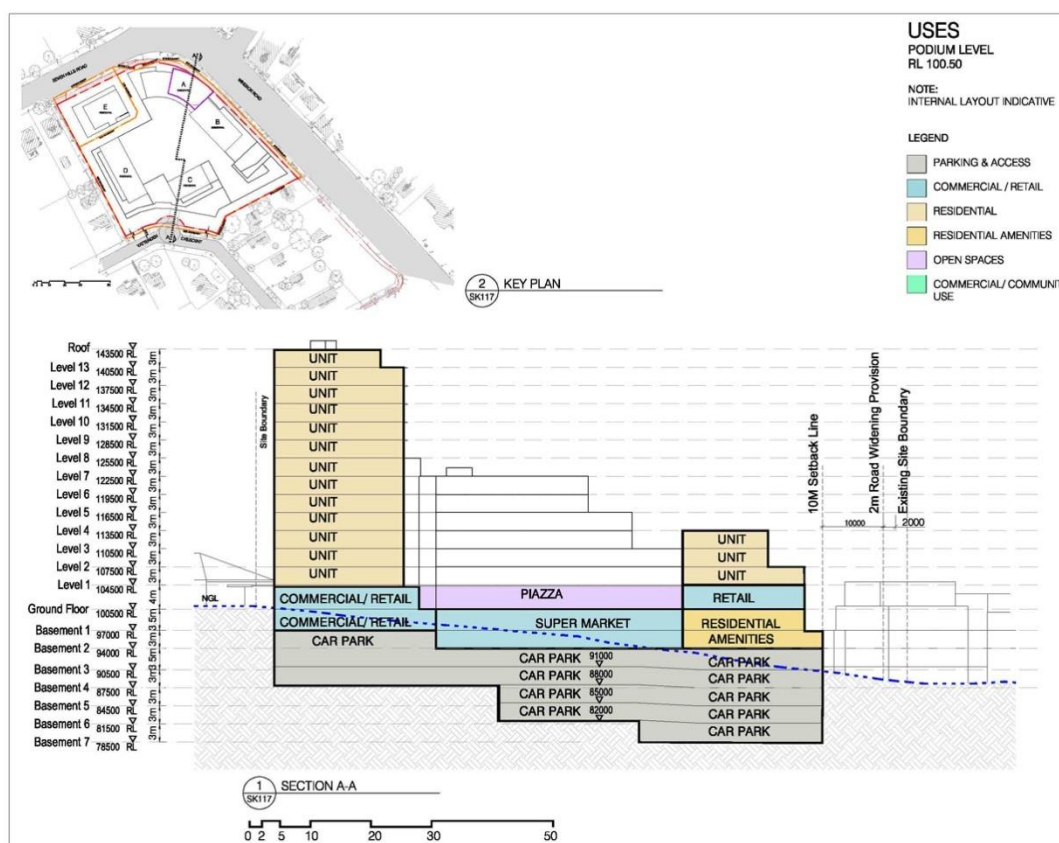


Figure 12 Proposed development land uses

- (c) A variety of uses are to be incorporated into the site to encourage an active and vibrant pedestrian plaza.
- (d) The supermarket shall be easily accessible from the plaza and basement parking areas, and designed so that it supports the activation and viability of the uses located within the plaza.
- (e) Commercial and retail uses on site shall be easily accessible from the plaza and basement parking areas.
- (f) The Yattenden Crescent frontage of the development shall be activated with residential uses and amenities and commercial / retail uses wherever possible to minimise the presentation of basement parking to the street.

Building Uses

Figure 12 shows the proposed building uses:

6.5. SETBACKS

OBJECTIVES

- (i) To provide setbacks to Windsor Road and Seven Hills Road that indicates the commercial areas of the site.
- (ii) To provide setbacks that minimise adverse impacts such as overshadowing and loss of privacy to adjacent residential development.

DEVELOPMENT CONTROLS

- (a) Building setbacks shall be in accordance with the setbacks shown in Figures 13 - 22 (over page).

Note. All setbacks are subject to finalisation of the proposed road widening by the RMS that affects the frontage of the subject site.

6.6. BUILDING SEPARATION

OBJECTIVES

- (i) To ensure privacy between buildings, particularly to living spaces and private open space.

- (ii) *To minimise the visual impact of apartment buildings by reducing their apparent bulk and scale and promoting suitable landscaping between buildings.*

DEVELOPMENT CONTROLS

- (a) The minimum separation between buildings shall comply with the requirements of SEPP65 and enable the provision of a central plaza as illustrated in Figures 13 to 22.

6.7. BUILDING DEPTH

OBJECTIVE

- (i) *To provide adequate amenity for future building occupants in terms of sun access and natural ventilation.*

DEVELOPMENT CONTROLS

- (a) Building depth shall be in accordance with setback dimensions shown on Figures 13 to 22.

6.8. BUILDING ARTICULATION

OBJECTIVES

- (i) *To produce buildings of high architectural quality that makes a positive contribution to the urban design of the Town Centre.*
- (ii) *To ensure that building elements are integrated into the overall building form and façade design.*
- (iii) *To ensure that buildings respond to environmental conditions such as noise, sun, breezes, privacy and views.*

DEVELOPMENT CONTROLS

- (a) Facades are to be designed with a minimum 500mm in depth of articulation measured either horizontally or vertically, to limit the expanse of flat surfaces.
- (b) Columns, beams, floor slabs, balconies, window openings and fenestration, doors, balustrades, roof forms and parapets, should be used to modulate the façade with a high quality

architectural resolution and use of materials and finishes.

- (c) Facades are to be composed with an appropriate scale and proportion, which respond to building use and the desired character by:
- Expressing the internal layout of the building, for example, vertical bays or its structure;
 - Articulating building entries with awnings, porticos, recesses, blade walls and projecting bays;
 - Selecting balcony types which respond to the street context, building orientation and residential amenity. Cantilevered partially recessed, or wholly recessed will all create difference façade profiles;
 - Using a variety of window types to express the various elements of new buildings; and
 - Incorporating architectural features which give human scale to the design of the building at street level. These can include entrance porches, awnings, colonnades, pergolas and fences. Recessed balconies and deep windows may be used to create articulation and define shadows, thereby adding visual depth to the façade.
- (d) Facade design is to reflect the orientation of the site using elements such as sun shading as environmental controls.
- (e) Building services such as drainage pipes, lift towers, air conditioners, vents etc are to be integrated into the design of the building to minimise their prominence.
- (f) A breezeway with extended ceiling height of 2-3 storeys shall be provided at the corner of Seven Hills Road and Windsor Road, aligned with Old Northern Road providing a direct line of sight into the plaza.



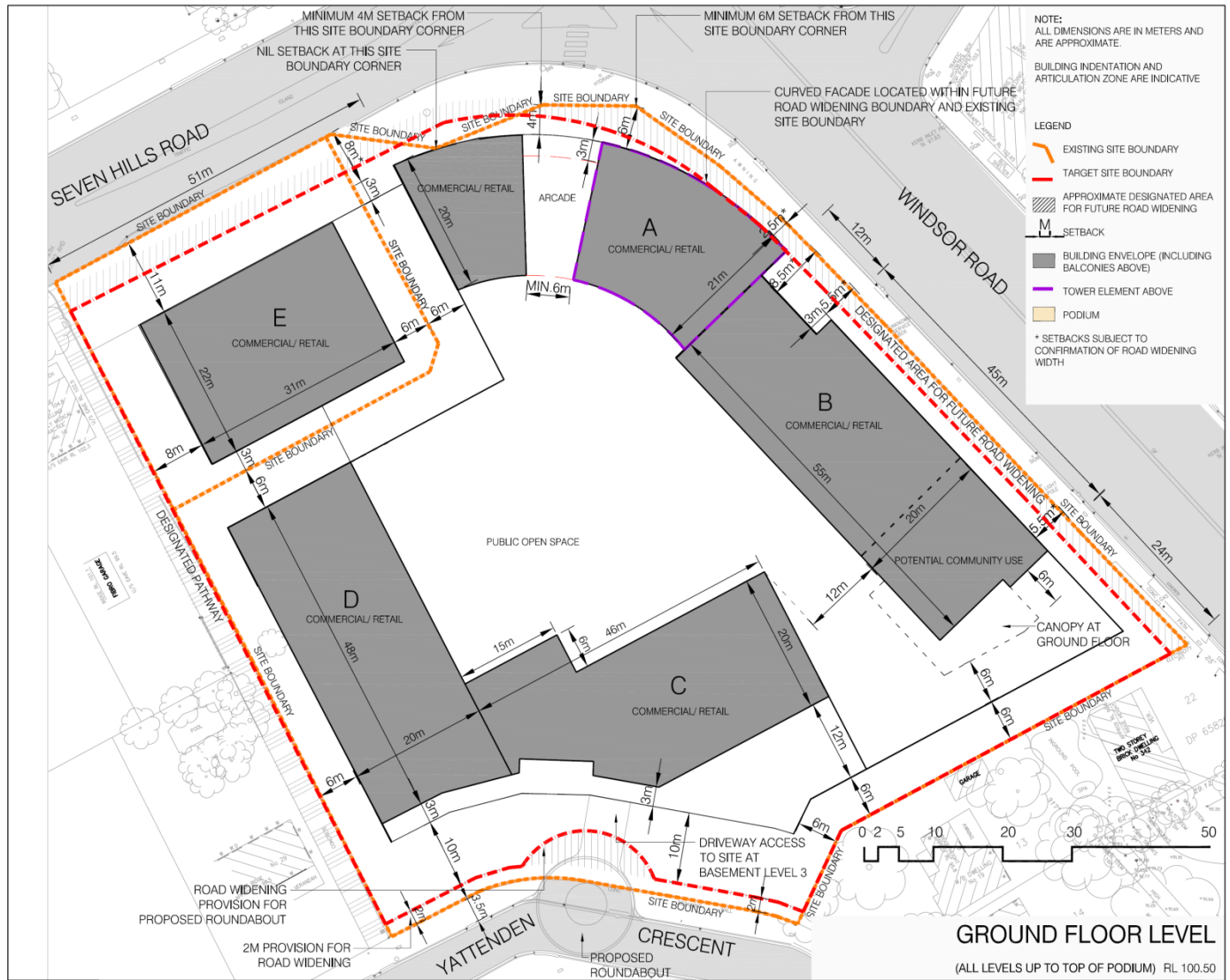
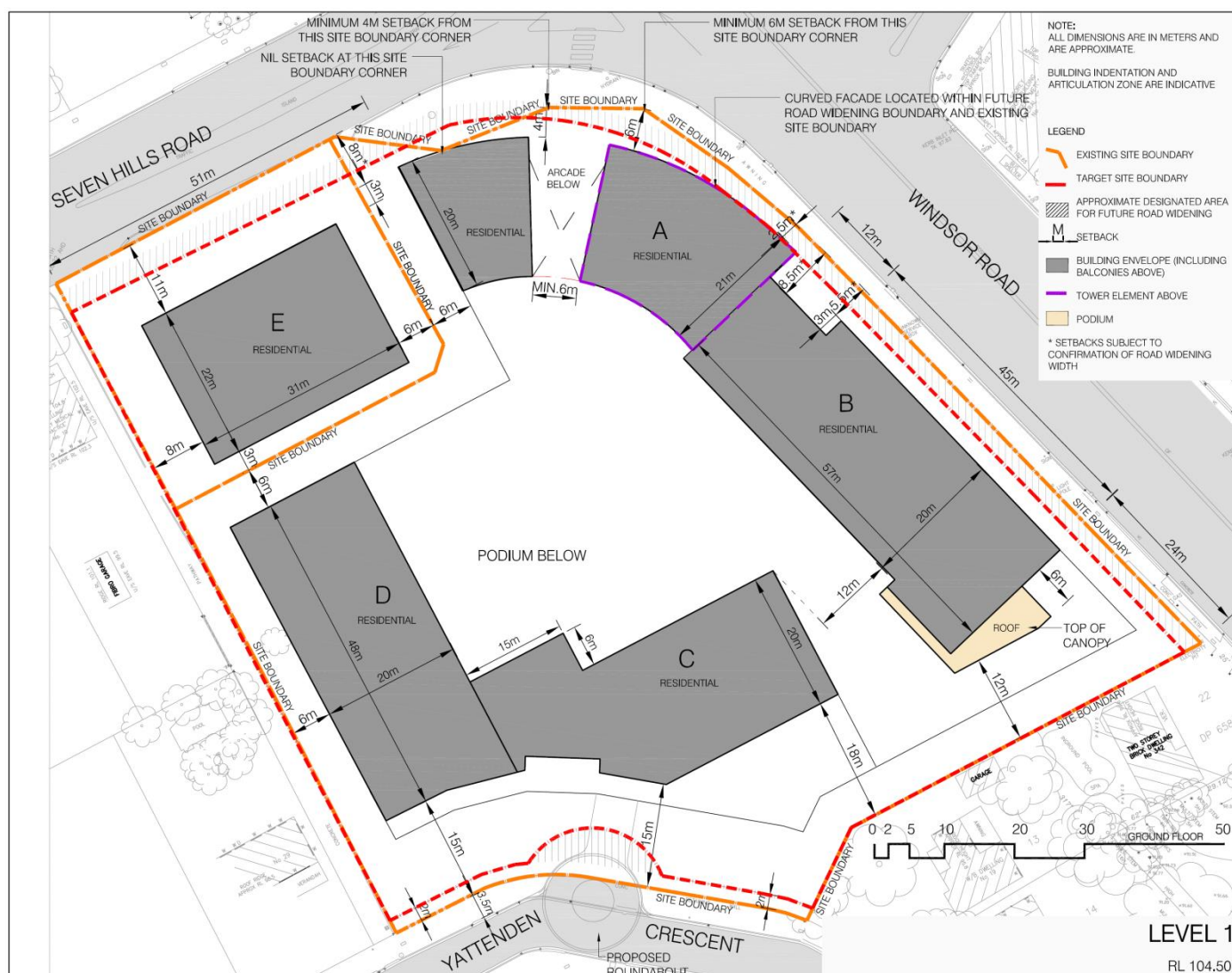


Figure 14 Ground floor setbacks



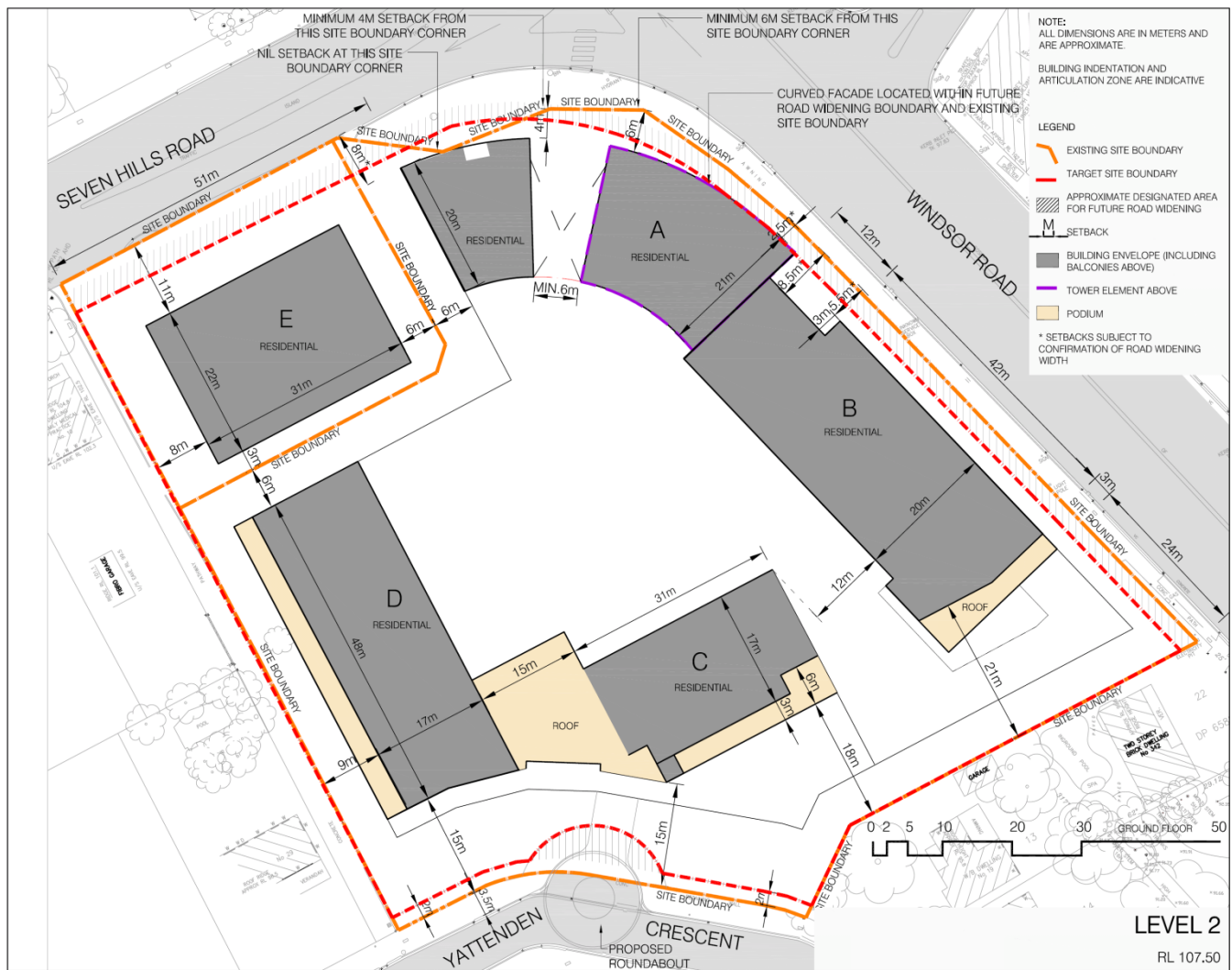


Figure 16 Level 2 setbacks

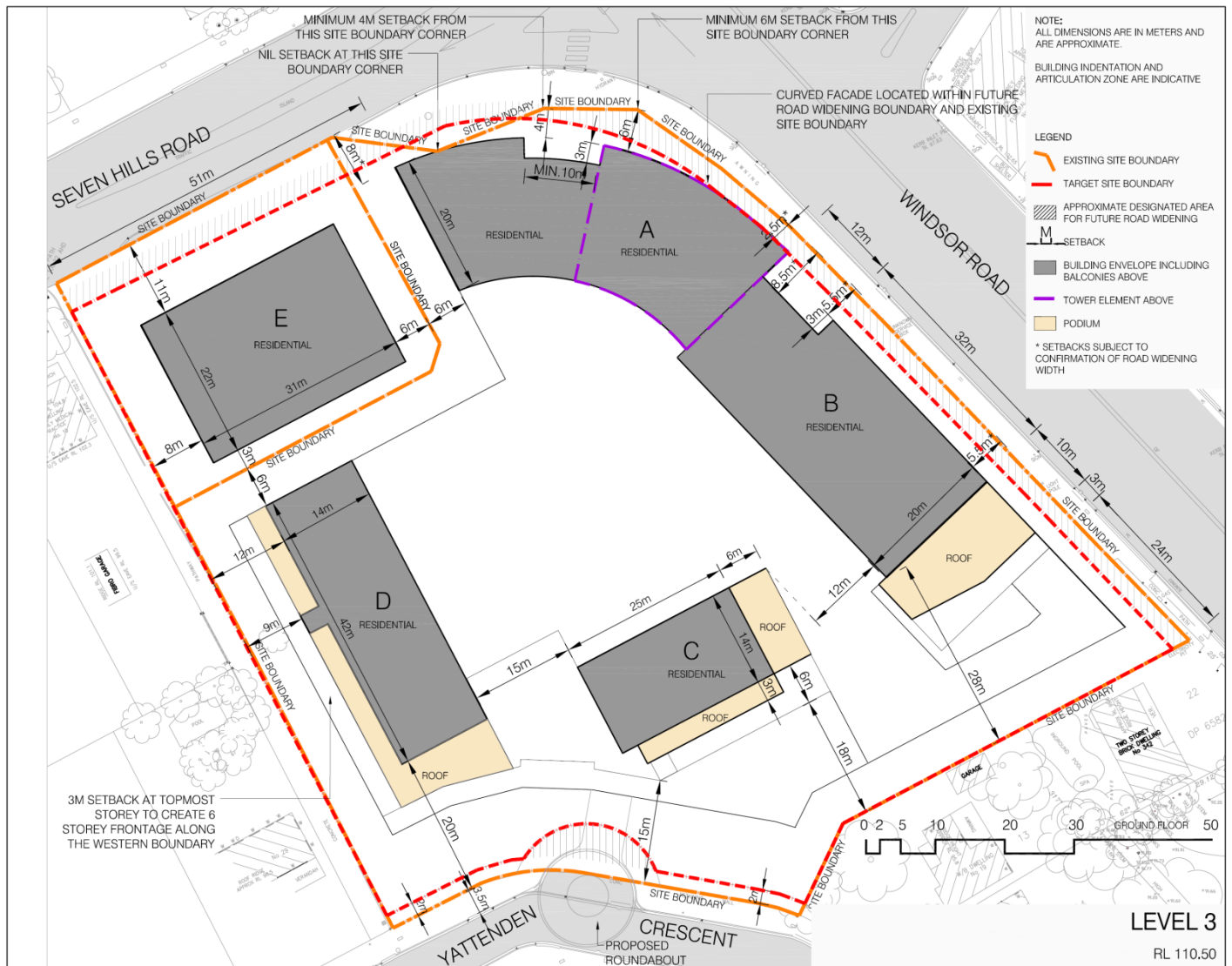


Figure 17 Level 3 setbacks



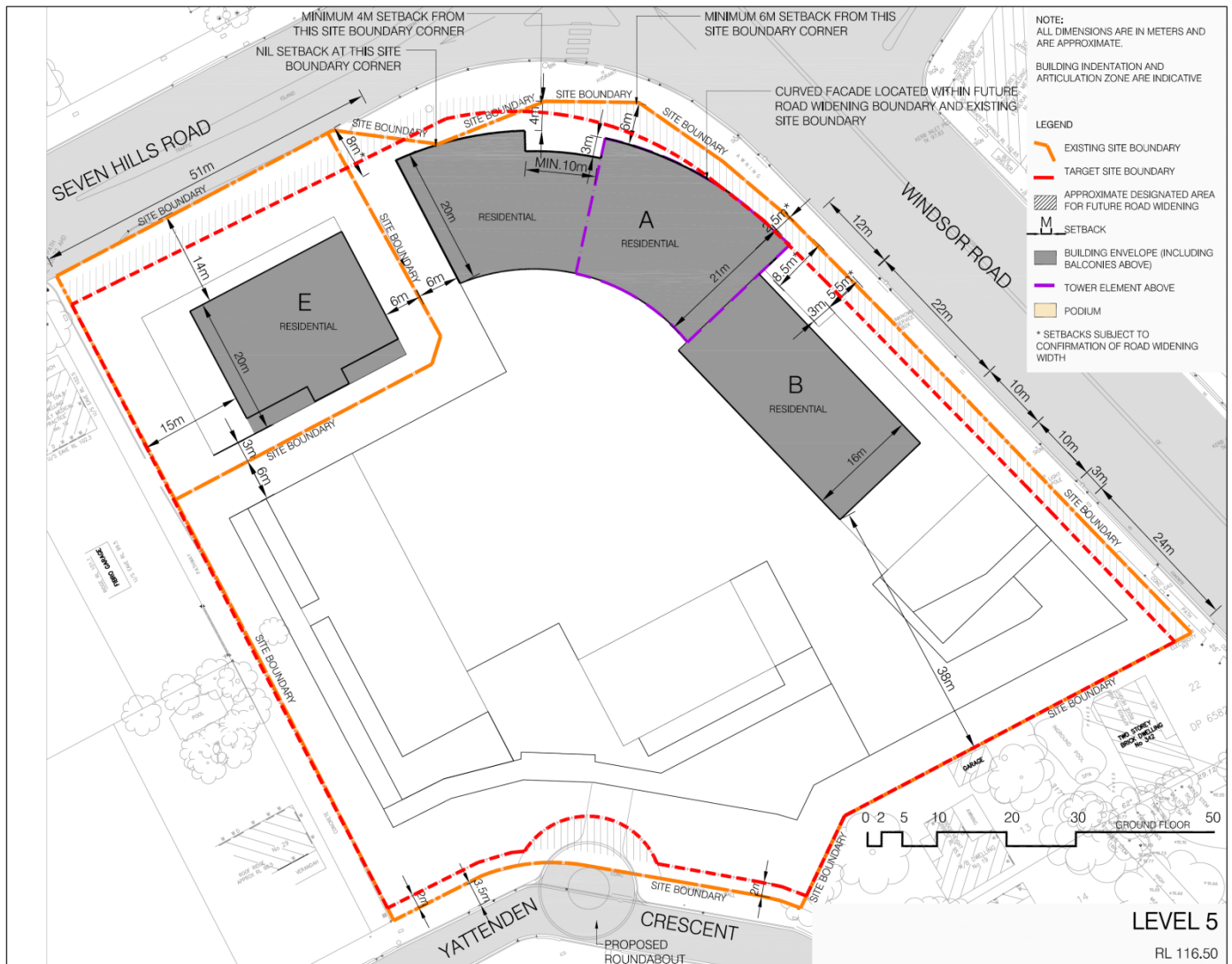


Figure 19 Level 5 setbacks

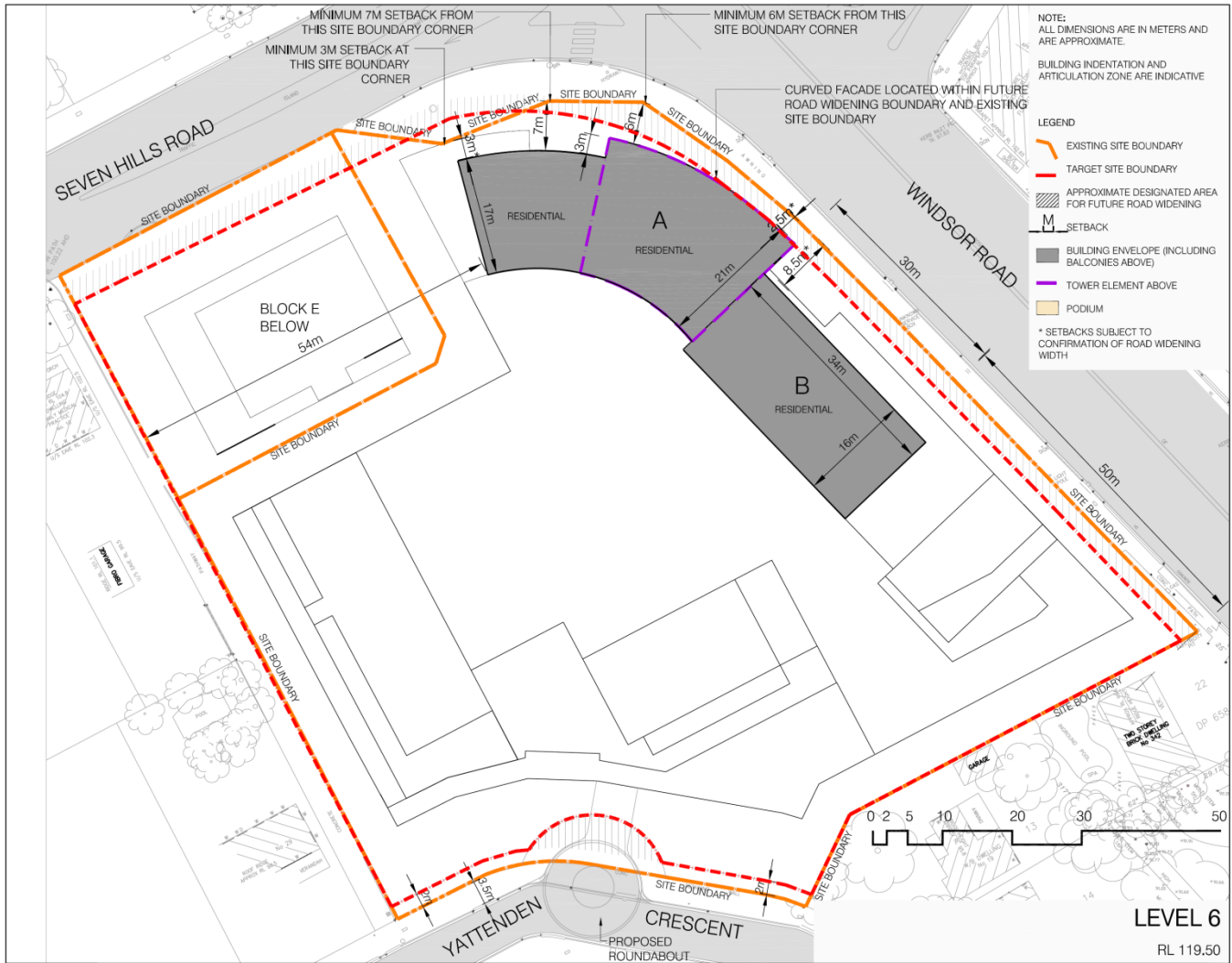


Figure 20 Level 6 setbacks

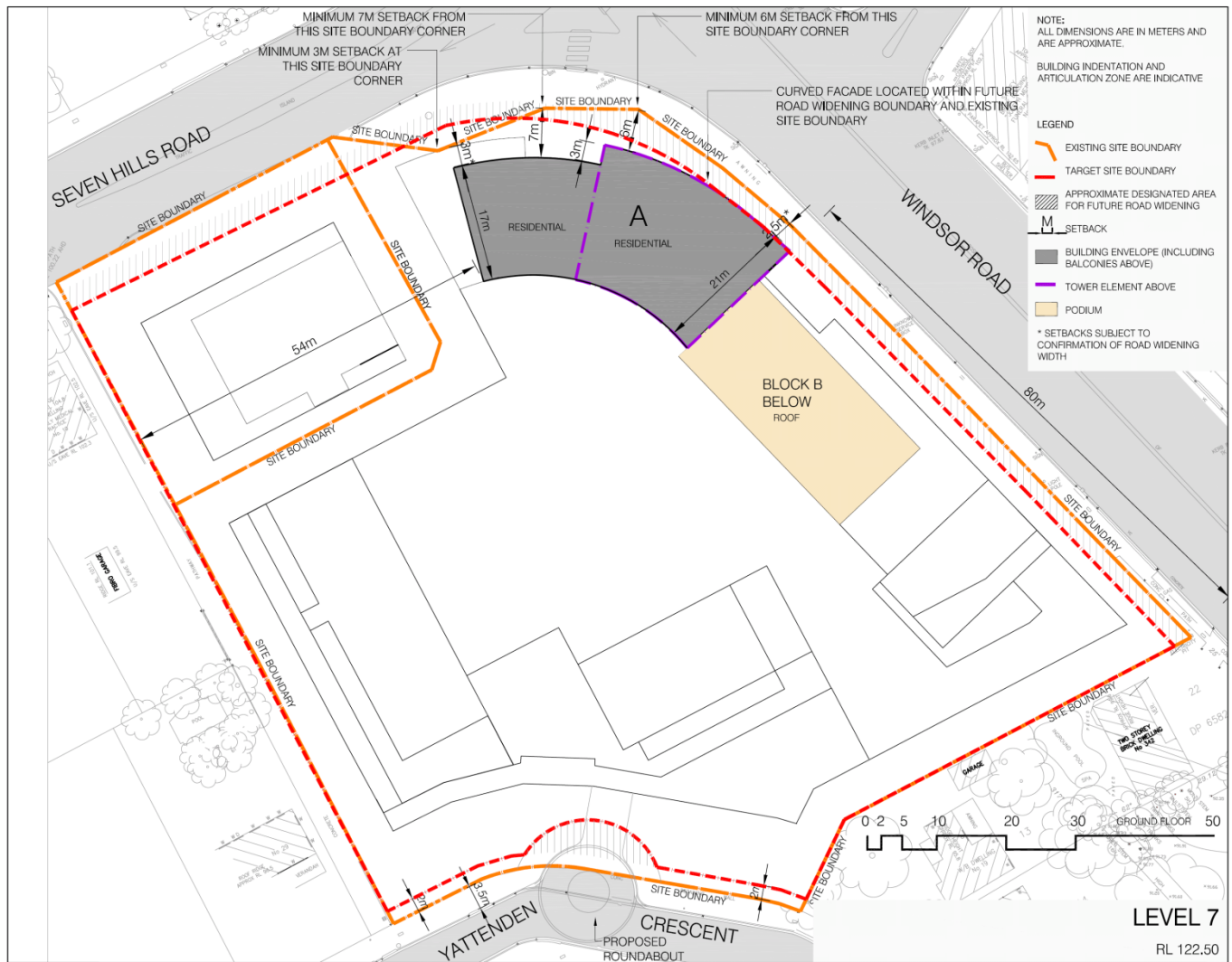


Figure 21 Level 7 tower setbacks

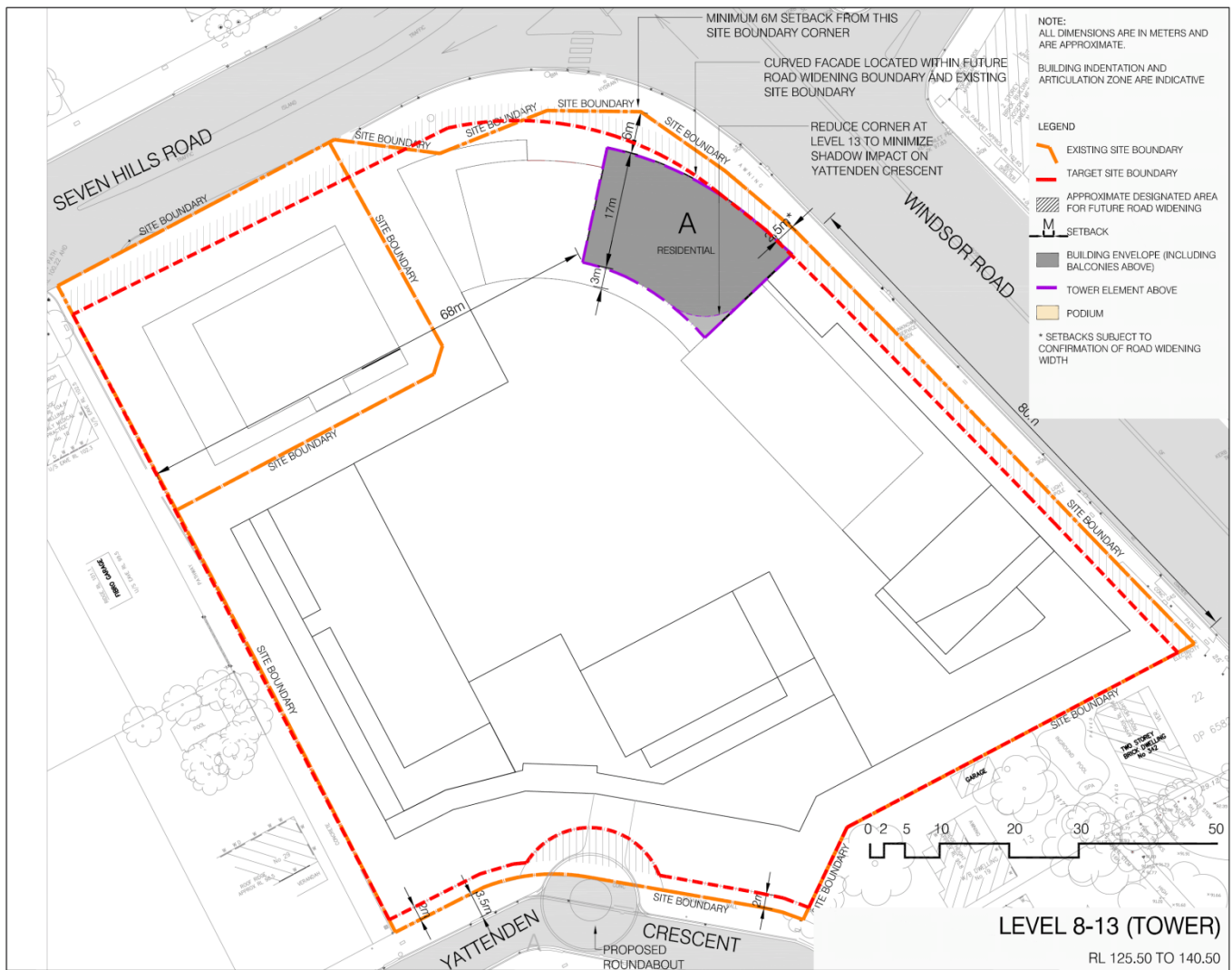


Figure 22 Level 8 tower setbacks

6.9. UNIT LAYOUT AND DESIGN

Refer to Part B Section 5 - Residential Flat Buildings.

6.10. PEDESTRIAN ACCESS

OBJECTIVES

- (i) To improve the existing pedestrian link from the corner of Seven Hills and Windsor Road to Yattenden Crescent.
- (ii) To facilitate interesting, safe and pleasant walking routes as identified by the Baulkham Hills Town Centre Masterplan.
- (iii) To ensure that residents, including disabled persons, users of strollers and wheelchairs and people with bicycles, can enter the site and apartments with minimal effort.

DEVELOPMENT CONTROLS

- (a) Pedestrian access to the site shall be provided in

Development Type	Maximum Parking Rate
1 bedroom unit	1 space per unit
2 bedroom unit (smaller sized 95-109m ²)	1.5 spaces per unit
2 bedroom unit (std size 110m ² +)	2 spaces per unit
3 bedroom unit	2 spaces per unit
Visitor Parking	1 space per 5 units
Commercial	2.2 spaces per 100m ² GLFA
Retail	4.5 spaces per 100m ² GLFA

accordance with Figure 23 including the provision of a publicly accessible link from Yattenden Crescent to Windsor Road.

- (b) Pedestrian entries to residential buildings shall be designed to be clearly differentiated from entries to public buildings.
- (c) Pedestrian entries to residential buildings shall be designed to allow safe and secure access for residents.

- (d) Convenient access from the podium to lower levels is to be provided by lift and a travelator with a light well.

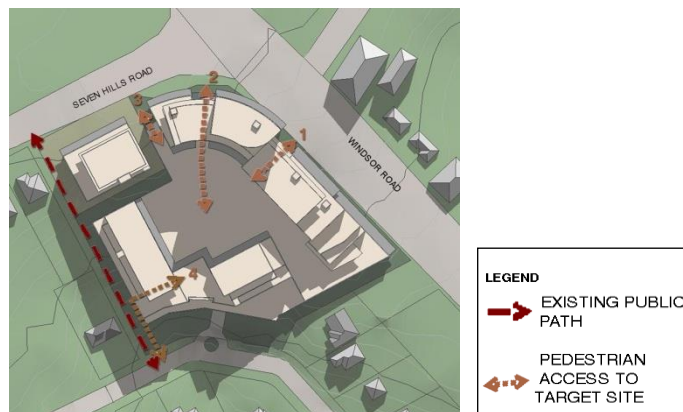


Figure 23 Pedestrian Movement Diagram

1. Arcade entry
2. Primary plaza entry
3. Secondary plaza entry
4. Pedestrian access from Yattenden Crescent (via publicly accessible pathway, lift and stairway)

6.11. VEHICULAR ACCESS AND PARKING

OBJECTIVES

- (i) To ensure that vehicular access can be gained to the site based on sound traffic management principles.
- (ii) To ensure that vehicular movement is conducted in a safe and efficient manner.
- (iii) To ensure that all car parking demands generated by the development are accommodated on the site.

DEVELOPMENT CONTROLS

- (a) Parking is to be provided in the development at the following rates:
- (b) Provide vehicular access points and traffic arrangements in accordance with the RMS requirements at the following locations:

➤ Windsor Road Access and Deceleration Lane

A deceleration lane along Windsor Road northbound is required fronting Windsor Road immediately south of the target site's southern boundary. This deceleration lane is to provide access to an 'entry only' general vehicle access

driveway which in turn would provide access to the basement parking areas.

A second driveway immediately north of the general vehicle driveway is to be provided for entry and exit access for service and commercial waste vehicles. Windsor Road is to provide the only service vehicle access for the site when it is amalgamated.

➤ *Seven Hills Road Access*

The existing left in / left out driveway is to be retained in Seven Hills Road with no right turn movements permitted out of the site. This driveway is to provide access to the basement parking areas of the target site.

➤ *Yattenden Crescent Access*

A new entry / exit driveway is to be provided in Yattenden Crescent. This access is to provide general, passenger and residential garbage vehicle access only to the basement parking areas.

➤ *Vehicle Access Generally*

Each vehicular entry to the site may allow both residential and non residential passenger vehicles.

All residential parking will be secured and segregated from non residential parking. Maximum use of any visitor spaces and the like should be considered with access to such spaces.

SUBMISSION REQUIREMENTS

- Site plan showing the number of car parking spaces, calculations and the dimensions of all parking spaces and driveway widths.
- Traffic study identifying the impact of the proposed development on arterial and local streets.

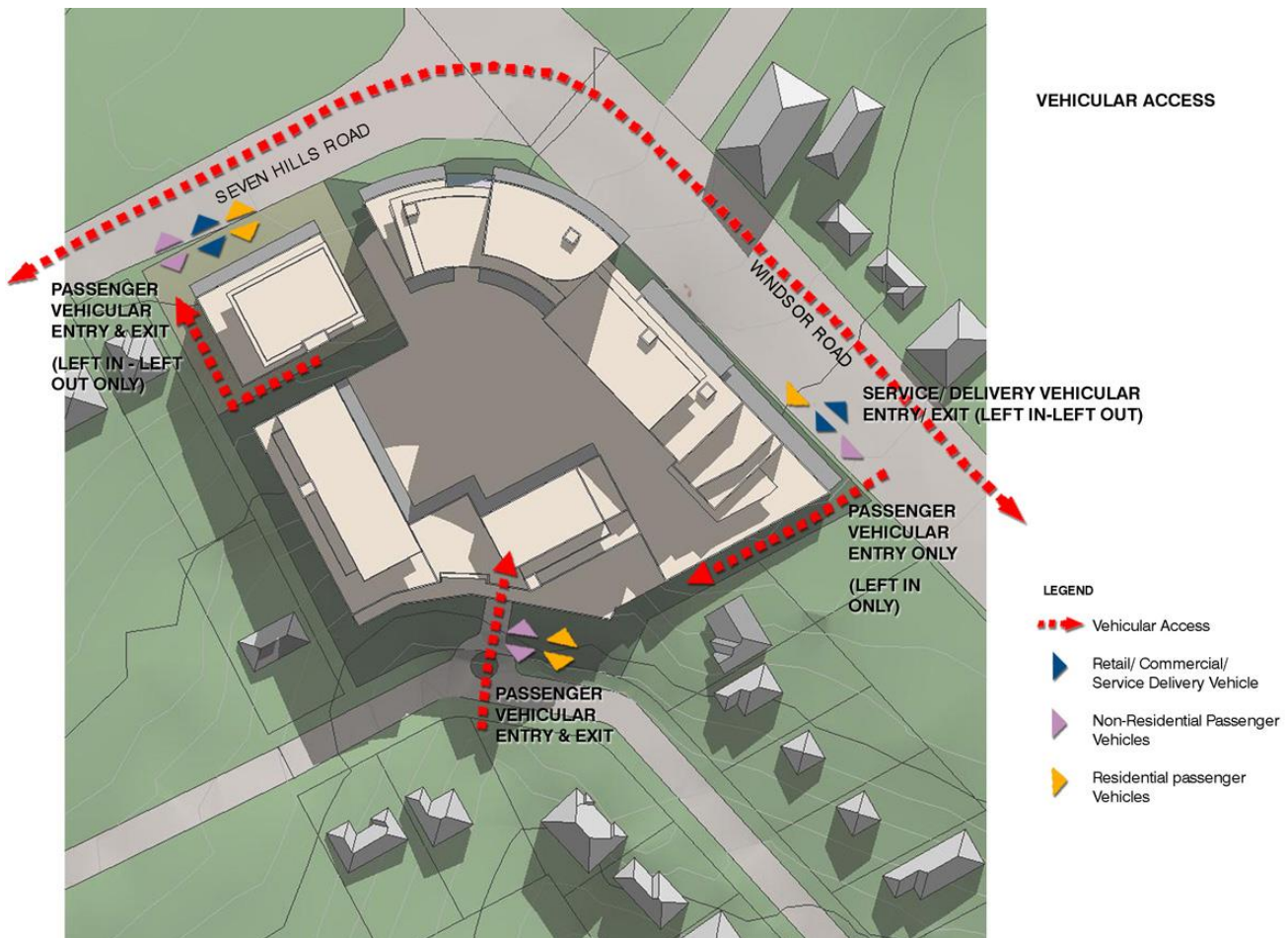


Figure 24 Vehicular access diagram

6.12. OPEN SPACE AND COMMUNAL RESIDENT FACILITIES

6.12.1. PUBLIC OPEN SPACE: PLAZA

OBJECTIVE

- (i) To provide a publicly accessible plaza that provides opportunities for entertainment, passive recreation, retailing and dining.

DEVELOPMENT CONTROLS

- (a) A publicly accessible plaza is to be provided as shown in Figure 25. The plaza shall be accessible from Seven Hills Road, Windsor Road and Yattenden Crescent.
- (b) The plaza shall be provided with suitable landscaping and be architecturally designed to create a pleasant and active environment.

6.12.2. PRIVATE OPEN SPACE & COMMUNAL FACILITIES

OBJECTIVES

- (i) To provide private open space for each unit that is an extension of the dwelling for the enjoyment of residents.
- (ii) To provide residential communal outdoor space suitable for informal and passive recreation for all residents of the development.
- (iii) To provide communal recreational facilities for the enjoyment of residents.

DEVELOPMENT CONTROLS

- (a) Private open space shall be provided for all residential units. At least one balcony or terrace

space per unit shall have a minimum area of 10m^2 and a minimum depth of 2.5m.

- (b) Residential communal outdoor open space shall be provided on rooftops generally in accordance with Figure 25. The total of such shall be equivalent to the rate of 2m^2 per dwelling.
- (c) The design and location of common open space is to ensure privacy to nearby units and adjacent properties is maintained.
- (d) The orientation and location of common open space should maximise solar access during winter and provide shade in summer.
- (e) Common open space areas must be sufficient in size to enable them to be used for passive recreational activities, or be capable of growing substantial vegetation to be provided in roof gardens designed to provide for a range of appropriate recreational uses.
- (f) All residential communal open spaces must be accessible by a residential lift.

- (g) A gym that is accessible to all residents shall be provided on the site.
- (h) The placement of any gym or swimming pool is to give priority to the minimisation of noise and disturbance to residents and neighbours.

SUBMISSION REQUIREMENTS

- Plans are to indicate those areas including dimensions of any part of the site to be used for private and common open space.

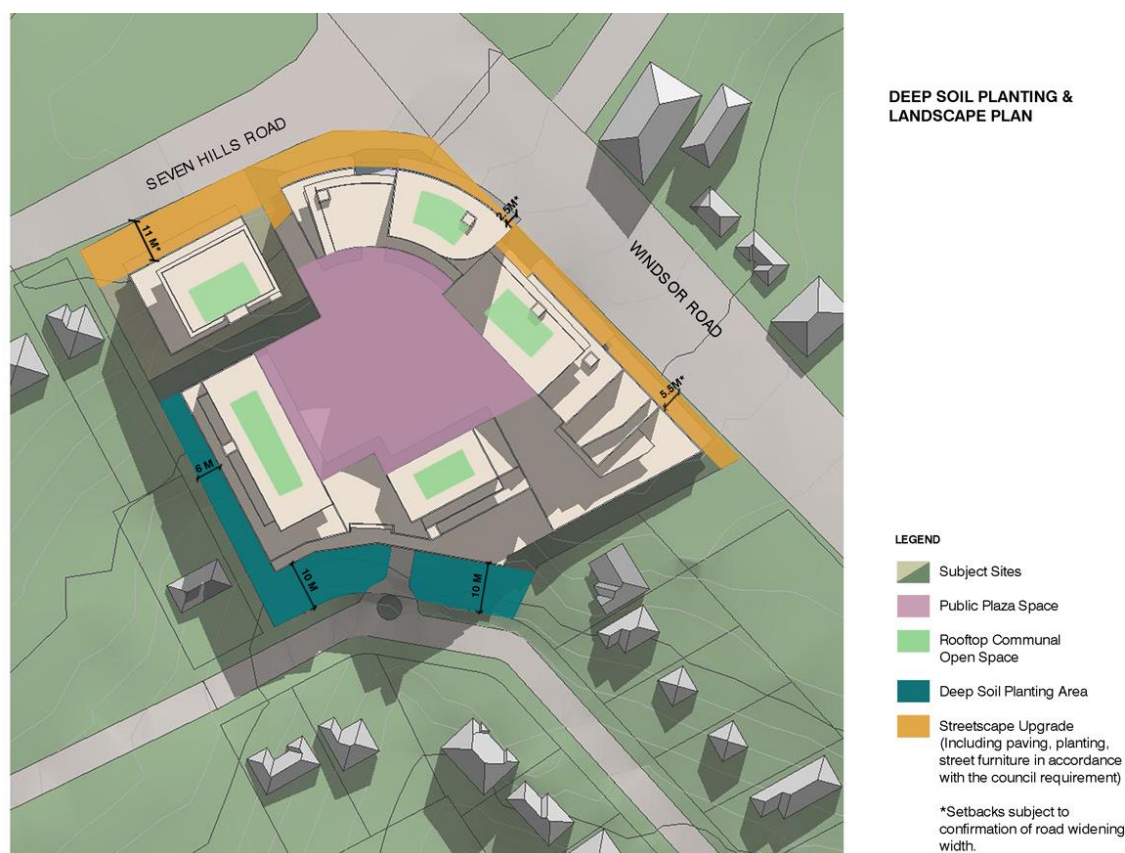


Figure 25 Deep soil planting and landscape plan

6.13. PUBLIC IMPROVEMENT ROADWORKS

OBJECTIVES

- (i) *To provide public improvement road works to contribute to the orderly development of the site and effectively manage additional traffic.*
- (ii) *A condition of development consent may be imposed if it requires the carrying out of works (whether or not being works on land to which the application relates) relating to any matter referred to in Section 79C(1) applicable to the development the subject of the consent (Section 80A(1) (f) of EP&A Act 1979)*

DEVELOPMENT CONTROLS

- (a) The following public roadwork improvements shall be provided prior to the completion and occupation of the development: -
 - Widening of the carriageway of Yattenden Crescent on the northern side (from the development site up to and including No. 45 Yattenden Crescent) by 1.7m.
 - A roundabout at the entrance to the development site on Yattenden Crescent.
 - A 1.2m wide concrete footpath from the development site to Arthur Street on the northern side of Yattenden Crescent and along the eastern side of Arthur Street to Seven Hills Road.
 - An extension of the median island in Seven Hills Road to restrict the access to left-in-left out.
- (b) The design of the development shall include the provision of a footprint for the pedestrian bridge at a location and appropriate elevation that meets the requirements of the RMS and provides convenient access for pedestrians travelling through the subject site, and from the street.

6.14 SOLAR ACCESS AND OVERSHADOWING

OBJECTIVES

- (i) *To orient the development in a way that best allows for appropriate solar access and*

shading, to ensure energy efficient outcomes in accordance with Council's ESD objective 5.

- (ii) *To maximise solar access to internal living areas and open space on the Target Site and to adjoining sites on 21 June.*
- (iii) *To enforce the provisions of SEPP 65- Residential Flat Building Design Code in relation to all adjoining developments, including the requirements for daylight access.*
- (iv) *To provide adequate shading to internal areas and private open space during summer.*

DEVELOPMENT CONTROLS

- (a) To ensure that daylight access is provided to all habitable rooms and encouraged in open spaces.
- (b) Buildings must be designed to ensure that adjoining residential buildings (including those on Yattenden Crescent), and the major part of their landscape receive at least four hours of sunlight between 9am and 3pm on 21 June.
- (c) Orient and design living areas within buildings to maximise access to direct sunlight where possible. Ideally, face the living areas up to 30 degrees east and 20 degrees west of true north.
- (d) Shading devices shall be incorporated into the design of the development including eaves, verandahs, pergolas, awnings, plantings, blade walls and louvres (horizontal for north facing and vertical for east and west facing windows).
- (e) Rooftop residential communal open space areas must receive at least four hours of sunlight between 9am and 3 pm on 21 June.
- (f) The plaza area is to receive at least three hours of sunlight between 11am and 3 pm on 21 June.

SUBMISSION REQUIREMENT

- Shadow diagrams indicating the effect of shadows at 9am, 12pm and 3pm on June 21 at a minimum.

6.15 PRIVACY – VISUAL AND ACOUSTIC

OBJECTIVES

- (i) *To site and design buildings to ensure visual privacy between dwellings and buildings in accordance with ESD objective 7.*
- (ii) *To avoid overlooking of living spaces in dwellings and private open spaces.*
- (iii) *To contain noise within dwellings and communal areas without unreasonable transmission to adjoining dwellings.*
- (iv) *To ensure that building appearance and internal amenity of public plaza is not impacted by acoustic measures.*

DEVELOPMENT CONTROLS

- (a) Minimise direct overlooking of main internal living areas and private open space of dwellings both within and between buildings through building design, window locations and sizes, landscaping and screening devices.
- (b) Consider the location of potential noise sources within the development such as common open space, the plaza, service areas, driveways and road frontages, and provide appropriate measures to protect acoustic privacy such as careful location of noise sensitive rooms (bedrooms, main living areas) and double glazed windows.
- (c) Dwellings that adjoin arterial roads are to be designed to acceptable internal noise levels, based on AS 3671- Road Traffic Noise Intrusion Guidelines.
- (d) Where acoustic treatment such as double glazing is proposed, mechanical ventilation shall be provided in accordance with the requirements of AS 1668.2: Mechanical Ventilation for Acceptable Indoor Air Quality.
- (e) Air conditioning plant and equipment is to be located and screened so as to avoid a negative visual impact on the building appearance when viewed from public space including the on-site plaza. A centralised system is required.
- (f) Conflicts between noise, outlook and views are to be resolved by using design measures such as double glazing, operable screens to balconies and privacy walls where they do not conflict with streetscape or other amenity requirements.

- (g) Developments are to be designed to minimise noise transmission between apartments by locating similar uses next to each other and by using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas and minimising the amount of party (shared) walls with other apartments.
- (h) The buildings shall be designed to minimise noise from known noise sources at any time and as far as possible minimise noise entering open windows and doors.

SUBMISSION REQUIREMENT

An Acoustic Report / Noise Impact Statement is to be submitted with a development application for:

- Commercial / shop uses that require to operate in the evening or are located within the plaza; and residential uses.
- The report is to address and make recommendations with regard to noise and vibration generated by heavy vehicles and the adjoining area using Windsor and Seven Hills Roads. The recommendations of the report are to be incorporated into the design and construction of the development through appropriate noise shielding and attenuation techniques.
- The report shall also address AS3671 – Road Traffic Noise Intrusion Guidelines and AS 1668.2 – The use of mechanical ventilation and air conditioning in buildings – mechanical ventilation for acceptable indoor air quality.

6.16 SAFETY BY DESIGN

OBJECTIVES

- (i) *To ensure principles of CPTED are incorporated into the design of the development.*
- (ii) *To ensure that the development provides a safe environment for residents, employees and visitors.*

DEVELOPMENT CONTROLS

- (a) The safety and security of the public domain/roads/open space network is enhanced by increased activity and surveillance provided by:

- Retail and commercial uses at ground level shall address the internal plaza area and Windsor and Seven Hills Roads to provide passive surveillance, encourage movement and increase safety;
- Kitchens and living rooms, frequently with balconies, shall be located at the front of the apartments, overlooking all public areas and communal courtyards to provide passive surveillance, increase safety and add amenity; and
- Provide sufficient lighting in public and community areas to enhance security and permeability.

SUBMISSION REQUIREMENT

- Applications for the redevelopment of the site shall address Council's "Designing Safer Communities: Safer by Design Guidelines".
- The application should particularly consider the safety, security, management, visibility and access to all through-site pedestrian links and the pedestrian plaza.

6.17 LANDSCAPING

OBJECTIVES

- (i) *To provide a satisfactory relationship between buildings, landscaping areas and adjoining developments.*
- (ii) *To minimise stormwater runoff and provide the opportunity for on-site groundwater recharge in accordance with Council's ESD objective 3.*
- (iii) *To ensure a high standard of environmental quality or apartment building developments and the overall visual amenity and character of the neighbourhood.*
- (iv) *To ensure that landscaped areas can be efficiently maintained.*
- (v) *To ensure that existing trees are given every opportunity to be retained on the site.*
- (vi) *To ensure that vegetation removed as a part of the land development process is replaced by suitable indigenous species in accordance with Council's ESD objective 4.*
- (vii) *To minimise bulk and scale of the development.*

DEVELOPMENT CONTROLS

- (a) Landscape design is to relate to the scale of the development and should consist of both softscape (trees, shrubs, groundcovers and grass) and hardscape elements.
- (b) Vegetation adjacent to Yattenden Crescent is to be retained and supplemented.
- (c) Landscaping shall be provided on the podium level.
- (d) Deep soil planting shall be provided to the Yattenden Crescent frontage and along the western boundary of the site as shown on Figure 25.
- (e) Street trees shall be provided in accordance with Council's guidelines.
- (f) Indigenous species are to be used to maintain a strong natural theme for the neighbourhood, owing to their low maintenance characteristics, relative fast growth, aesthetic appeal and suitability to the natural habitat.
- (g) Landscaping is to be provided in accordance with Part C Section 3 – Landscaping of this DCP.
- (h) The landscape design shall take into consideration the safety of residents and permit natural surveillance of common areas and pathways.

SUBMISSION REQUIREMENTS

- Landscape Plan

6.18 WATER SENSITIVE URBAN DESIGN

OBJECTIVES

- (i) *Ensure waterways and downstream drainage systems are protected during construction and post construction phases of development.*
- (ii) *Ensure new developments do not place an increased flood risk to private and public property, and where possible, reduce the impacts of nuisance flooding to a level acceptable to the community.*
- (iii) *Reduce potable water demand through water sensitive urban design initiatives.*

DEVELOPMENT CONTROLS

- (a) The best practice principles of WSUD are to be applied during the construction and post construction phases of development. Schemes that promote water capture, reuse initiatives and water quality management measures, as described in documents including, but not limited to the following:

- *On-site Stormwater Detention Handbook, Version 4 2005, UPRCT;*
- *Australian Runoff Quality, Engineers Australia, 2006;*
- *Water Sensitive Urban Design – Technical Guidelines for Western Sydney, May 2004, Prepared for UPRCT by URS.*

are required for all new commercial and residential development, or where the increase in impervious area over a site is greater than 150 square metres. Common open space and publicly accessible courtyard areas may be utilised for WSUD initiatives.

SHADOW DIAGRAMS

MODEL

STREETSCAPE PERSPECTIVE

ACOUSTIC REPORT / NOISE IMPACT ASSESSMENT

LANDSCAPE PLAN

EARTHWORKS PLAN

ENGINEERING DRAINAGE PLANS

- Including on-site detention

ECONOMIC ANALYSIS

WASTE MANAGEMENT PLAN

SIGNAGE PLAN

Note. Refer to Part A – Introduction section 4.0 for general lodgement requirements and detailed requirements to be included in each of the above documentation.

7. INFORMATION REQUIRED FOR A DEVELOPMENT APPLICATION

In preparing plans applicants must address submission requirements listed in section 6 of this Section of the DCP in addition to the following:

DEVELOPMENT APPLICATION

- Fees
- Consent of all owners

COMPETITION BRIEF FOR AN INVITED COMPETITION

STATEMENT OF ENVIRONMENTAL EFFECTS

SITE PLANS

SITE ANALYSIS

ARCHITECTURAL PLANS

- Internal layout & floor areas
- Elevations
- Illustrate relationship between Sites 1 & 2
- Delineate public and private spaces

HERITAGE IMPACT STATEMENT

TRAFFIC STUDY

