The Hills Development Control Plan (DCP) 2012

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THE HILLS Sydney's Garden Shire

Part D Section 3
257 Windsor Road & Russell Street
Baulkham Hills

D3

INDEX

1. INTRODUCTION

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

This Section of the DCP has been prepared to provide direction and control of the development of the Target Site at 257 Windsor Road, Baulkham Hills.

1.1. LAND TO WHICH THIS SECTION OF THE PLAN APPLIES

This Section of the DCP applies to all land commonly referred to as "Russell Street Target Site", and comprises those lots identified in Figures 1 - 2 and legally identified as:

- Lots 1 to 5, 20 to 22, DP 8214
- Lots 1, 3 to 6, DP 866897

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 "Russell Street Target Site".

(ii) To ensure the development adopts a form and style that enhances the green garden character of the Shire and neighbourhood.

(iii) To demonstrate best practice in urban and residential design to act as a model development and prototype for other target sites within the Shire.

(iv) To enhance and preserve the historic school buildings and provide for their long term preservation.

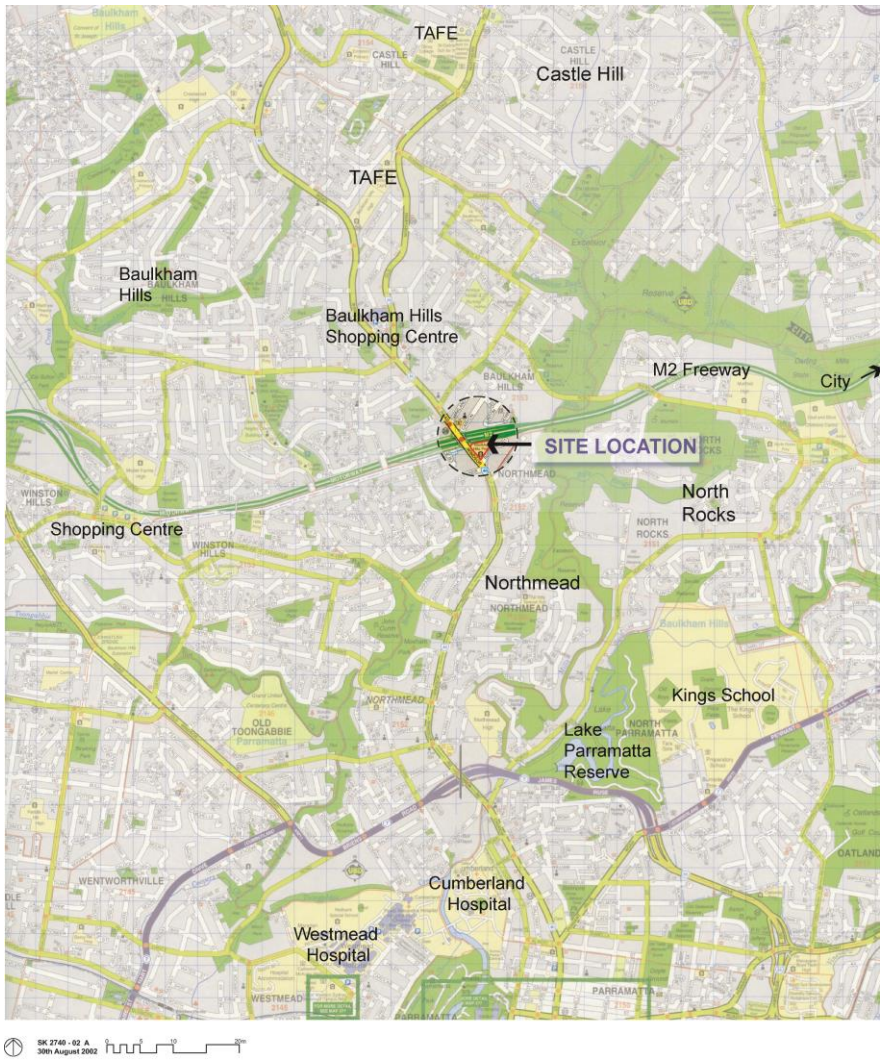

Figure 1

Figure 2

2. DEVELOPMENT OVERVIEW

2.1. TRAFFIC AND ACCESS

The triangular site is bounded by the M2 motorway along the northern boundary, Windsor Road on the west and Russell Street to the east.

A pedestrian footpath skirts the east and west boundary along Windsor Road and Russell Street.

Traffic Solutions Pty Ltd prepared a report on the potential traffic impact of the proposed re-zoning of the site to permit residential flat buildings. The statement addressed the following requirements of The Hills Shire Council:

a) Existing traffic environment

"The intersection of Windsor Road and Russell Street and Oakland Avenue and Ventura Road currently operates at an unsatisfactory level of service due to the lengthy delays for right turn vehicles.

A previous development application proposed the installation of traffic signals at this intersection as part of the proposal, however the Roads and Traffic Authority strongly objected to the concept."

b) Proposed development - traffic generation

"The development proposal of 130 units is estimated to generate approximately 52 vehicle trips in the morning and evening peak hour."

"Consequently, the proposed development with an estimated potential traffic generation of 52 vehicle trips in the peak hours will not increase the peak hour volumes beyond the RMS (300 max) or Council's suggested maximum environmental goal for Russell Street, Baulkham Hills."

c) Cumulative impact in locality and surround streets

The impacts on the surrounding network, including Oakland Avenue and Ventura Road were examined and found to be minimal.

d) Need for traffic improvements in the locality

The assessment explored the need for traffic improvements including the Windsor Road/Russell Street intersection.

e) Sight distance

"The proposed driveway locations along the Russell Street frontage of the site will provide satisfactory site lines in both directions along Russell Street."

f) Conclusion

"The good Level of Service at the intersection of Windsor Road will continue with the estimated additional traffic generation of the proposed residential development and even if the right turns were prohibited at Russell Street."

"The additional traffic demand on the intersections of Windsor Road with Oakland Avenue and Ventura Road, as a consequence of additional traffic utilizing these intersections to turn around (including the proposed development) will only alter the Degree of Saturation and Total Average Delays minutely."

The following opportunities and constraints were identified:

Opportunities

- Enhance level of service and minimise the number of accidents occurring at the Windsor Road and Russell Street intersection by controlled left turn entry and egress during peak hours only.
- Take advantage of the Russell Street pavement width and sight lines.

Constraints

- Single point of access to Windsor Road.

2.2. LANDSCAPE AND VEGETATION

A vegetation report for the site was prepared in January 2000. The report noted that there were approximately 200 trees on site of which a significant proportion were of good health and form. It was noted that very few were indigenous to the area and that none represented remnant tree species. The species range was dominated by native Australian and American trees.

The report noted that the trees were generally some 60 to 80 years old and of more recent origin than the heritage buildings. The older trees generally occurred on the south-western corner and along the western boundary. Significant numbers of planting within the site were consistent with the built framework defined by the later school buildings [now demolished] which were in the order of 20 to 25 years old.

Landscaping within the historic school boundary consists of some mature native and exotic species. Of particularly high aesthetic and historic value are the two fig trees fronting Windsor Road on the northern section of the site.

The supporting drawing clearly indicates that the report identified significant groupings of trees within courtyards formed by the school buildings. It is evident that a substantial number of trees have now been removed from the site, even though they were identified in the January 2000 report as being in good condition and of a substantial scale. This is regrettable since their retention would have contributed to the gardenesque character of the Shire and would have also added significant value to any proposed residential development. There is no evidence that the removal of significant vegetation has been approved by Council.

The vegetation drawing, Figure 4, clearly shows the remaining vegetation on site and those trees that may be impacted as a result of the proposed development outlined as part of this Section of the DCP. In addition, the drawing also shows those trees that were identified in the January 2000 report to be in good condition and which have subsequently been removed from the site, together with those trees that were identified to be in poor condition and scheduled for removal in the January 2000 report.

Opportunities

There is substantial perimeter planting which will help to mitigate the impact of development within the site. The landscape to the edges of the site represents an important element which will facilitate screening the residential development and provide a foil, particularly against the M2, Russell Street and Windsor Road frontages.

The loss of vegetation previously identified as being in fair/good/excellent condition, particularly within the previous ‘courtyards’, will need to be addressed as part of the detailed landscape proposals associated with the development of the site.

Figure 3 Access

Figure 4 Vegetation

2.3. DEVELOPMENT FRAMEWORK

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:

Visual Impact and Views

The proposed development must:

- Be compatible with the surrounding heights of the adjacent mixed height single dwellings and two storey multi dwelling housing.
- Explore built form that minimises any negative impact on the Russell Street streetscape/landscape.
- Explore a range of building forms that represent a transition between the low scale residential forms to the east and the two storey multi dwelling housing developments to the west and higher building forms within the site.
- Preserve the existing views of the historic school precinct from Windsor Road.

Heritage

Reflect and respect the significant heritage buildings and identified curtilage.

Land Use and Density

The proposed development must:

- Achieve an appropriate relationship to the topography of the site and ensure the built form does not adversely impact on the solar access and privacy of adjoining owners.
- Provide adequate communal open space.
- Respect the historic low density visual setting of the historic school curtilage.

Access

The proposed development must:

- Provide comfortable and safe pedestrian access for future residents.
- Not adversely impact on the residential ambiance of Russell Street.
- Limit vehicular access into and out of site to three locations along Russell Street.

Urban Structure

The proposed development must:

- Provide an appropriate transition between the low-rise, low-density housing skirting the east and west boundaries and higher density residential development within the site.

Landscape and Character

The proposed development must:

- Where possible retain and protect any existing mature trees within the site that have been identified for retention.
- Provide appropriate communal streetscape character of Russell Street with sympathetic landscaping treatment.
- Have regard to the physical setting of the site, including the fall from the north-east to the north-west.
- Ensure the retention and ongoing maintenance of the identified historic plantings associated with the school through the provision of generous space for spread and protection of root zones.

2.4. DESIGN PRINCIPLES

The site analysis process has lead to the identification of a number of key design principles including:

- Retention/reinforcement of perimeter landscape.
- Augmentation of internal landscape to reinforce and reinstate the gardenesque characteristics of both the site and the Shire. This will also provide the basis for a series of active passive communal recreational places within the site.
- Adaptive re-use of the heritage buildings and curtilage for communal active functions.
- 10 metre building setback from historic school buildings.
- Low rise development (to maximum two storeys plus attic) within the zone contiguous with curtilage and heritage buildings and generally paralleling Windsor Road.
- Primary vehicular access to the site from Russell Street located to take advantage of site slopes and thus giving vehicular entry to basements associated with individual building complexes.
- Pedestrian entry zones identified to provide for a range of alternate access points from both Windsor Road and Russell Street.
- Three storeys plus attic buildings located behind perimeter landscaping to Russell Street. Facades to be articulated.
- Six storey residential flat building located in the centre of the site with a northern aspect. Siting

designed to maximise panoramic views and minimise external impacts.

- Maximum development capacity of 130 dwellings consistent with the recommendations in the Traffic Report.
- Internal roads and vehicular access/visitor parking to be lightly incised into the site.

Figure 5 Opportunities & constraints

Figure 6 Design principles

3. OBJECTIVES AND DEVELOPMENT CONTROLS

The objectives, performance criteria and development controls for development within the Windsor Road & Russell Street 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 4 – Multi dwelling housing
- Part B Section 5 – Residential flat buildings
- Part C Section 4 – Heritage
- Part C Section 6 – Flood Controlled Land

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.

3.1. SITE PLANNING

OBJECTIVES

(i) To achieve coherent site planning and development that relates to the natural contours of the site and contributes to the character of the area.

(ii) To protect, contribute and enhance the existing residential character and amenity.

PERFORMANCE CRITERIA

There are no performance criteria that apply to the control and assessment of land use.

DEVELOPMENT CONTROLS

(a) Future development to be located generally in accordance with Figure 6.

(b) The site coverage shall be a maximum 50% of the site area.

3.2. BUILDING SETBACKS

OBJECTIVES

(i) To provide setbacks that compliment the surrounding setting and allow flexibility.

(ii) Front setback to be provided to enhance the existing character and streetscape quality of Russell Street and provide opportunity for visually significant as well as functional landscape.

PERFORMANCE CRITERIA

a) Setbacks are to complement the existing and future desired streetscape of the area.

b) Setbacks are to provide sufficient area for landscaping to compliment building form.

c) Front setbacks for the proposed development are to minimise negative impact on the existing landscape.

d) Side and rear setbacks of the proposed development are to minimise any adverse impacts such as overshadowing and privacy between the proposed and existing developments.

DEVELOPMENT CONTROLS

Development setbacks shall be in accordance with Figure 7.

Residential flat buildings	
Front Setback - (Windsor Road)	10.0 metres
Front Setback - (Russell Street)	10.0 metres
Rear Setback - (M2 Motorway)	6.0 metres
Multi dwelling housing (two storeys + attic):	
Front Setback - (Windsor Road)	10.0 metres
Front Setback - (Russell Street)	10.0 metres
Rear Setback - (M2 Motorway) - Single storey or more	6.0 metres

Figure 7 Setbacks

3.3. BUILDING HEIGHT AND FORM

OBJECTIVES

(i) To ensure that the scale and bulk of new buildings have regard to the natural topography and retained vegetation within the site.

(ii) To ensure that new buildings are compatible in bulk and scale with the surrounding developments.

(iii) To ensure that the new buildings have minimum impact on the neighbouring properties in terms of overshadowing, privacy and views.

(iv) To ensure that new buildings within the two storey zone are compatible in height, bulk and scale with the remaining heritage buildings.

PERFORMANCE CRITERIA

(a) The height of new buildings shall be related to the topography of the site.

(b) The height of new building shall not exceed the bulk and scale of buildings on adjoining lands.

(c) Building height and bulk shall be located on the site to ensure that there is no significant loss of amenity to adjacent dwellings and the public domain.

(d) The design of the units adjacent to Russell Street properties should provide for articulation of built form and fenestration to provide visual interest and diversity.

DEVELOPMENT CONTROLS

(a) The maximum height of any two storey building and attic abutting the M2 Motorway, Windsor Road or Russell Street shall not exceed 7.2 metres (height to eaves).

(b) The maximum height of any three storey building and attic or part of a building addressing Russell Street shall not exceed 12 metres to the eaves or 14 metres to the ridge.

(c) The maximum height of any building abutting the M2 Motorway along the northern boundary shall not exceed more than six residential storeys (18 metres height to eaves or 20 metres maximum ridge height).

(d) The attic level in any unit may contain a maximum of one bedroom (with associated wardrobe and ensuite). The maximum total useable floor area permitted in the attic is 25m^2, (including the area of the ensuite and wardrobe). No additional floor space will be permitted in the attic area.

(Refer to Figure 6 for building storey heights and Figures 8 and 9 - Indicative sections and elevations.)

Figure 8 Indicative Russell Street elevation

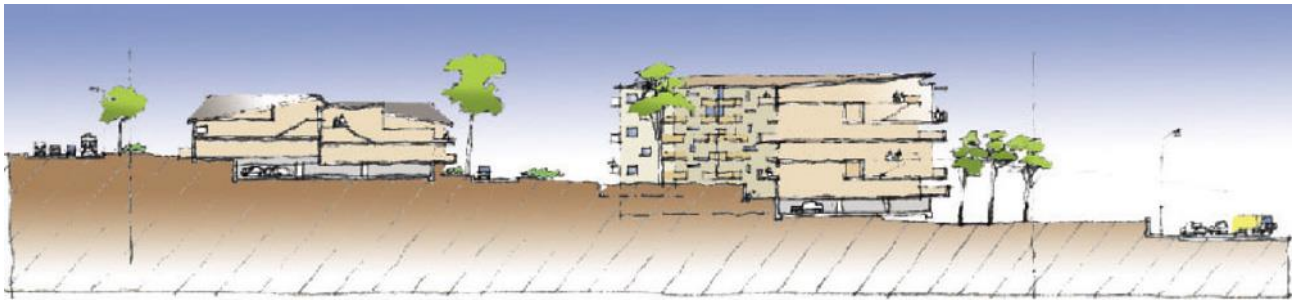

Figure 9 Indicative cross-section

3.4. CAR PARKING AND VEHICULAR ACCESS

OBJECTIVES

(i) To provide sufficient and convenient on site parking for residents and visitors and hence maintain the amenity of adjoining properties and the efficiency of the road network.

(ii) To ensure that vehicular access to and from the development is simple, safe and direct.

PERFORMANCE CRITERIA

a) Car parking shall be located underground where practicable, to minimise the height of buildings above the natural ground level.

b) Driveway design shall provide safe and efficient ingress/egress to the site.

c) The design of driveways and parking areas shall minimise the visual impact of hard paved areas.

d) The driveway design shall make provision for service vehicles where practicable.

DEVELOPMENT CONTROLS

Public Roads

(a) Line marking and curb treatment to delineate left and right turns for vehicles exiting Russell Street is to be provided to Council's requirements.

Car parking

(b) Refer to Part C Section 1 – Parking.

(c) All car parking areas and spaces shall be designed in accordance with Part C Section 1 – Parking.

(d) Tandem car parking may be considered depending upon the merits of the proposal having regard to overall car parking provision.

Figure 10 Car parking & vehicular access

(e) A carwash bay must be provided in accordance with Part C Section 1 – Parking.

(f) Car parking design to be generally in accordance with Figure 10.

Pedestrian Access

(g) Separate pedestrian access shall be provided from the street independent of vehicular access.

(h) Pedestrian access shall be legible, inviting, safe and provide visible interest.

(i) Pedestrian access to be in accordance with Figure 6.

(j) Given the existing width of Russell Street the opportunity to establish perpendicular to the kerb car parking zones for visitors, together with associated landscaping should be explored with the Council during the DA design phase. The introduced landscape should be no less than one mature street tree for every four car parking spaces.

Driveways

(k) Vehicular access to the site should reflect the principles shown in Figure 10.

(l) The design and configuration of access ways and driveways shall be in accordance with Part C Section 1 - Parking.

3.5. OVERLOOKING AND VISUAL/ACOUSTIC PRIVACY

OBJECTIVES

(i) To limit views into private open space areas and internal living room areas within the development as well as adjacent dwellings.

(ii) To protect residents from external noise.

(iii) To contain noise within a dwelling without unreasonable transmission to adjoining dwellings.

PERFORMANCE CRITERIA

a) Private open space areas and habitable rooms of proposed and adjacent existing dwellings shall be reasonably protected from overlooking by considering, but not being limited to:

- Building layout.
- Location, size and design of windows & balconies.
- Screening devices.
- Landscaping.

b) Private open space areas and habitable rooms shall be reasonably protected from uncomfortable levels of external noise by considering, but not being limited to:

- Use of noise resistant wall, ceiling, floor and roofing materials.
- Site planning.
- Location of habitable rooms placing them away from the noise source.
- Use of double glazing.
- Use of fencing, porches, walls and landscaping as noise buffers.

DEVELOPMENT CONTROLS

(a) Windows of living rooms with direct outlook to any living room window of any proposed, or and/or existing adjoining dwelling living rooms within 9.0 metres shall be:

- offset a minimum of 1.0 metre from the edge of one window to the edge of the other.
- screened by permanently fixed structures made of durable but aesthetically pleasing materials.

(b) Dividing walls and floors between dwellings shall be constructed to limit noise transmission to 45 STC (Sound Transmission Class) in accordance with Part F(5) of the Building Code of Australia.

(c) Submission of an acoustic report prepared by a suitably qualified person that addresses internal noise levels of dwellings based on AS 3671 - Road Traffic Noise Intrusion Guidelines".

3.6. SOLAR ACCESS AND OVERSHADOWING

OBJECTIVES

(i) To ensure reasonable access of sunlight to living areas within buildings and open space areas around buildings in winter and minimize the need for artificial heating.

(ii) To ensure adjacent open space/areas, living areas of adjacent dwellings, and communal areas are not deprived of reasonable solar access.

(iii) To minimise the need for artificial lighting in dwellings during the day.

(iv) To provide adequate shading to internal areas and private open space in summer to minimise the need for artificial cooling.

PERFORMANCE CRITERIA

a) Sunlight is to be available to the majority of living areas and private and communal open space areas of the proposed dwellings, and to any adjoining dwellings having regard but not limited to:
   - Preferred living area orientation between 20 degrees east and 30 degrees west.
   - Larger windows to the north and smaller to east, west and north.
   - Pergolas, eaves and fencing.
   - Building height.
   - Window shading devices.

b) Locate the private open space areas to achieve 4 hours sunlight between 9.00am and 3.00pm on 21 June.

DEVELOPMENT CONTROL

(a) A target of 70% of units to achieve solar access to living areas.

Figure 11 Shadow Diagram June 21 0900

Figure 12 Shadow Diagram June 21 1200

Figure 13 Shadow Diagram June 21 1500

Figure 14 Shadow Diagram December 21 0900

Figure 15 Shadow Diagram December 21 1200

Figure 16 Shadow Diagram December 21 1500

3.7. PRIVATE AND COMMUNAL OPEN SPACE

OBJECTIVES

(i) To provide private open space for outdoor living areas for use by the future residents.

(ii) To provide communal open space.

(iii) To enhance the quality of the built environment by providing opportunities for adequate vegetation and landscaping.

(iv) To fully integrate the proposed landscape as part of the overall design of the site.

PERFORMANCE CRITERIA

a) Private and communal open space areas to be located to receive adequate sunlight and shading, maintain privacy and minimise noise.

b) Each dwelling shall provide an area of useable private open space, or private courtyard area, which has direct private access from the dwelling.

c) Area(s) of communal open space shall be provided for the recreational needs of the future residents.

d) The location of all open space areas shall have regard to such requirements as solar access, outlook, noise minimisation, privacy and location of adjoining dwellings.

e) Ground floor dwellings shall be provided with courtyards.

DEVELOPMENT CONTROLS

Private Open Space

(a) Private open space areas shall be directly accessible from living areas of all dwellings.

(b) For dwellings with ground level access private open space to be provided by way of courtyard shall be:

- A minimum width of 4.0 metres and a depth of 3.0 metres.
- A maximum gradient of 1 in 15.
- Provided with enclosing screen walls of other forms of screening designed to ensure visual privacy, both from communal open space area access ways and between the adjoining other dwellings and their courtyards.

(c) For Above Ground Level Dwellings

- A balcony or roof top area conveniently accessible from a main living area of the dwelling, having a minimum area of $10m^2$, with a minimum depth of 2.5 metres.
- The balcony shall be recessed into the façade of the building to a minimum depth of 1.5 metres.

Communal Open Space

(d) To provide for the recreational needs of the residents, communal open space is to be provided in the locations as shown in Figure 7.

(e) Such open space area is to include equipment such as seats, shade structures, barbecues and children's play equipment for passive recreational use.

(f) Access to and through the common open space area shall be secured for use by residents of the development only.

(g) The area provided shall be equivalent to the rate of $20m^2$ per dwelling.

3.8. SITE FACILITIES & SERVICES

OBJECTIVES

(i) To Provide site facilities that are adequate and conveniently located for fulfilling the resident's needs.

(ii) To ensure that the site facilities are practical, attractive and easily maintained.

PERFORMANCE CRITERIA

a) Rubbish and recycling bin enclosures, letter boxes, clothes drying areas and other site facilities should be adequate in size, made of durable, weatherproof materials, and to be visually integrated with the development. They need to be located having regard to the protection of residential amenity, vehicle serviced access, visual impact and residents access.

DEVELOPMENT CONTROLS

(a) A minimum of $10m^2$ of dedicated storage space shall be provided to each dwelling with a minimum clearance height of 2.1 metres from floor level. This can be provided in a way of an enclosure and as an extension of the dedicated car park for each unit.

(b) An internal laundry shall be provided to each dwelling.

(c) Letter boxes shall be provided in accordance with the delivery requirements of Australia Post.

(d) A communal rubbish storage area shall be provided within the site. The storage area shall:

- Be of a construction material that is the same as the construction material of the development and of a similar style and colour.
- Include a bin wash down facility.
- Have sufficient capacity in accordance with Council's requirement.

3.9. LANDSCAPE AND VEGETATION

OBJECTIVES

(i) To integrate the landscape design with the design of the future residential development.

(ii) To protect and enhance the gardenesque character of the Shire.

PERFORMANCE CRITERIA

a) Landscaping is to be appropriately scaled and located relative to both the building bulk, incorporating existing vegetation where possible.

DEVELOPMENT CONTROLS

(a) The landscape area shall be a minimum 50% of the area of the site, exclusive of access driveways and parking.

(b) Areas less than 2.0 metres in width will be excluded from the landscaped area calculation.

(c) A minimum of 25% of the landscaping area shall permit deep soil planting.

(d) Landscape plans shall clearly demonstrate that an additional quantum of mature landscaping will be provided and located in a form that reflects as closely as possible the landscape that existed as at January 2000 (refer Figure 4).

(e) A 7500mm wide deep soil planting landscape medium island is to be provided at the entry to the central driveway off Russell Street which provides access to the six storey building basement.

(f) Mature landscaping is to be provided on Russell Street to supplement existing trees and enhance screening of the future development from Russell Street.

3.10. ECOLOGICALLY SUSTAINABLE DEVELOPMENT

OBJECTIVE

(i) To actively encourage and promote urban design and urban housing developments to minimize consumption of energy from non-renewable sources, improve the comfort of dwellings, preserve the environment and reduce the greenhouse emissions.

PERFORMANCE CRITERIA

a) All dwellings shall be sited and designed to maximise natural cross-ventilation and solar access to all living area by:

- Maximising orientation of living areas to the north with access to the winter sun and provision for summer shade.
- Shading large glass openings located on the northern side from the higher summer sun by providing roof eaves, verandahs, balconies, hoods and/or external screens. Conversely these design elements shall be flexible to permit exposure of living areas to the lower winter sun.
- Location of windows and doors to permit cross ventilation.

b) Landscaping shall assist microclimate management by the strategic location of deciduous trees to permit winter sunlight access to living areas and provide summer shade to north exposed windows and other glass openings.

c) The building shall adopt :

- Water recycling.
- Energy and water efficient fittings.
- Stormwater runoff detention and treatment.

DEVELOPMENT CONTROLS

(a) The building shall achieve, as minimum, a 3.5 star rating by natHERS in respect to energy efficiency and a greenhouse score of 4. Details of the rating are to be submitted with the Development Application.

Elements include:

- Passive solar design strategies.
- Reduction of energy requirements by incorporating low energy appliances and lighting, supplementary systems and active solar design strategies like:
  - A hot water system, suitable for each dwelling, with a greenhouse score of 4 or greater;
  - Water efficient fittings and fixture; and
  - Rubbish recycling space within the refuse area.

3.11. HERITAGE

OBJECTIVES

(i) To retain the former school building, teacher's residence and heritage curtilage within the development of the subject site for the benefit of future residents.

(ii) To enhance and preserve the fabric of the remaining heritage structures and provide for their long-term preservation.

(iii) Utilise the heritage curtilage of heritage buildings for communal open space and recreation.

PERFORMANCE CRITERIA

a) Future use of the former school building to provide a communal function for use by future residents of the subject site.

b) Future use of the former teacher's residence as a caretaker's residence and meeting room for the development.

c) The preservation and maintenance of historic school buildings and landscape plantings within the historic boundary of the former Baulkham Hills Public School.

DEVELOPMENT CONTROLS

(a) The former school and teacher's residence are to be used solely for the benefit of the residents of the subject development for uses such as a gymnasium, pool change room, caretaker's residence and meeting room.

(b) The historic buildings and curtilage are to be retained upon the same title as the subject site and maintained by the strata body corporate.

(c) A Conservation Management Plan is to be prepared by a suitably qualified conservation architect and is to be submitted with a development application for the redevelopment of the subject site.

(d) The historic buildings and curtilage are to be the subject of restoration works in accordance with a Conservation Management Plan and are to occur concurrent with the redevelopment of any part of the subject site and be completed prior to the issue of an occupation certificate and/or subdivision certificate.

(e) Future development shall ensure the ongoing preservation and maintenance of the historic fig trees at the northern end of the historic school site.

(f) The Plan shall have regard to the following documentation:

- Preliminary Heritage Assessment 1999 - Clive Lucas, Stapleton and Partners Pty Ltd.
- Heritage Management Plan 2004 - Clive Lucas, Stapleton and Partners Pty Ltd.

4. COLOURS AND MATERIALS

4.1. BUILDING MATERIALS

OBJECTIVE

(i) To achieve development that respects and makes a positive contribution to the heritage character of the remaining school buildings.

PERFORMANCE CRITERIA

a) Compatibility of style and character of the proposed development with that of the predominant style and character of surrounding residential or heritage buildings shall be demonstrated within the development application.

DEVELOPMENT CONTROL

(a) Building materials and colours selected and utilised on the site are to be coordinated throughout the site and be compatible with the remaining heritage structures.