

The Hills Development Control Plan (DCP) 2012

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THE
HILLS
Sydney's Garden Shire



Part D Section 24

Mackillop Drive, Norwest

D24

In Force 6 May 2022

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1 Introduction

This Section of the DCP has been prepared to guide future residential development on the site at Lots 214-218 Mackillop Drive, Norwest.

1.1 Land to which this Section applies

This Section of the DCP applies to the area outlined in red, being Lots 214-218 DP 1239622 and 34 Salamander Grove, Baulkham Hills, Lot 574 DP 713531 as shown in Figure 1 – Land to which this Section applies.



Figure 1: Land to which this Section applies

1.2 Purpose of this Section

The purpose of this section of the DCP is to outline the desired character, land use and built form outcomes for the subject land. It seeks to ensure development is attractive, functional and sustainable within a high quality urban design outcome.

1.3 Relationship to other Sections of the DCP

This section forms part of The Hills Development Control Plan (DCP 2012). Development on the site shall have regard to this section of the DCP as well as other relevant sections within DCP 2012, including:

- Part B Section 2 – Residential
- Part B Section 4 – Multi Dwelling Housing
- Part B Section 5 – Residential Flat Buildings
- Part B Section 9 – Small Lot Housing (Integrated Housing)

- Part B Section 10 – Medium Density Residential (Terraces)
- Part C Section 1 – Parking
- Part C Section 3 – Landscaping
- Part C Section 4 – Heritage

In the event of any inconsistency between this section and other sections of DCP 2012, this section will prevail to the extent of the inconsistency.

2 Urban Context

The site has a total area of 8.7 hectares and is located on the periphery of the Norwest Business Park and Norwest Metro Station Precinct. The site has primary frontages to Barina Downs Road and Mackillop Drive, as well as an established internal road layout comprising Irongum Terrace, Firewheel Place and Banyan Avenue.

Located to the east of the site is the St Joseph's Novitiate Bungalow, which is identified as a heritage item of local significance under The Hills Local Environmental Plan 2019. To the west of the site is the Sisters of Saint Joseph's Conference/Retreat Centre, associated facilities and the former priest's house. The southern, eastern and northern boundaries of the site adjoin predominantly existing detached low density residential dwellings, with some multi dwelling housing and residential flat building development to the north. The site is approximately 1.1km walking distance from the Norwest Metro Station.

The topography of the site is characterised by moderate to steeper slopes with a central ridgeline that is oriented along an east-west direction. Slopes on the northern side of the ridgeline range from 5% to 14% and range from 10% to 25% on the southern side. The sloping land presents challenges for future dwelling design and construction.

The dominant central ridgeline allows panoramic views on both the northern and southern aspect. Views from the northern aspect of the central ridge are local views over the Norwest Business Park and distant views to the mountains to the west. Views from the south side of the ridge are primarily over the established residential areas.

Due to construction works being completed in relation to development of the site under the existing Master Plan consent (DA 6/2012/JP), small remnants of native vegetation, including the Cumberland Plain Woodland, remain on the site. Figure 2 below provides the urban context of the site.

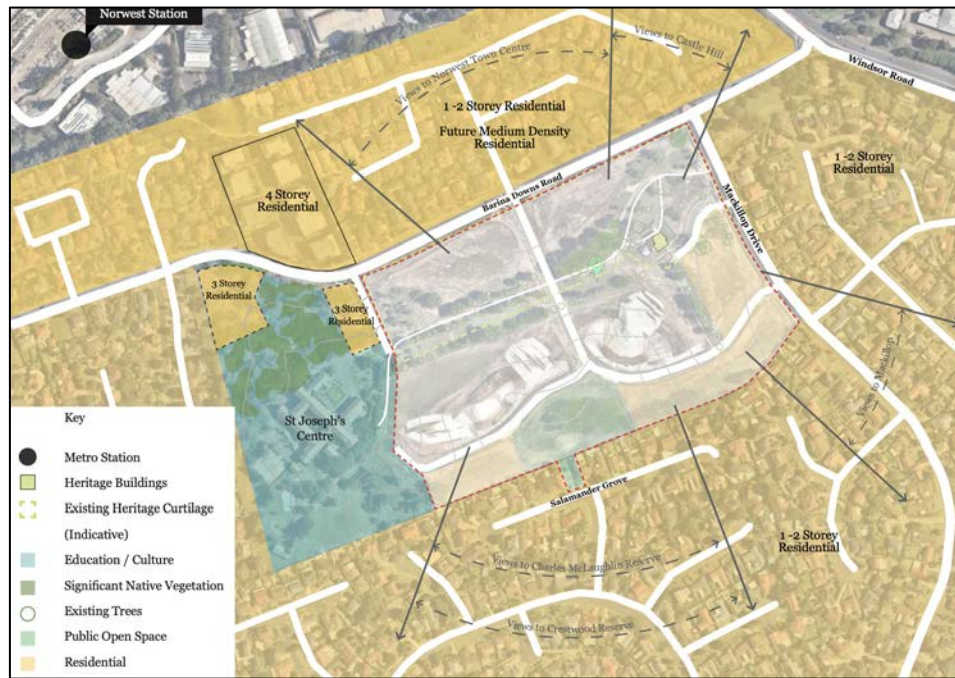


Figure 2: Urban Context

3 Desired Future Character and Principles

The following principles outline the desired future character for the site:

- The site will accommodate a range of medium and high density residential development that will contribute to meeting the Shire's housing targets within an attractive public domain.
- Future development will be transit oriented by reducing car dependency and encouraging walking and cycling to and from the nearby Norwest Metro station.
- Future development will be sensitively designed to respond to the site's topography, location on the periphery of the Norwest Precinct and interface with surrounding established low density neighbourhoods.
- Future development on the site will provide significant landscaping along Barina Downs Road to appropriately soften visual impact of high density development to adjoining low density housing.
- Built form will comprise 4-6 storey apartments on the north western portion of the site and a range of small lot housing and terrace style development on the remainder of the site.
- A publicly accessible ridge top park will be provided along the central ridgeline of the site, linking pedestrian connectivity between future dwellings and the Norwest Metro Station.
- Stormwater infrastructure, a public park and playground and through-site links will be provided on the southern portion of the site.
- The public park and pedestrian through-site link will be accessible, attractive and activated, and will connect residential properties south of the site to the Norwest Business Park and Metro, increasing the overall permeability of Norwest.

4 General Controls

4.1 Site Planning and Setbacks

Objectives

- a. To achieve coherent site planning and development that relates to the natural topography of the site.
- b. To provide an attractive streetscape comprising substantial areas for landscaping and screen planting that contribute to a positive public domain.
- c. To minimise any adverse impacts such as overshadowing and privacy on adjacent and adjoining dwellings.
- d. To reduce visual dominance of future development along Barina Downs Road and Mackillop Drive.

Controls

1. Development shall generally be sited in accordance with the Master Plan provided in Figure 3.
2. Development shall not exceed a maximum of 160 apartment dwellings.



Figure 3: Master Plan

3. Minimum building setbacks are to be provided in accordance with the setbacks illustrated in Figure 4.

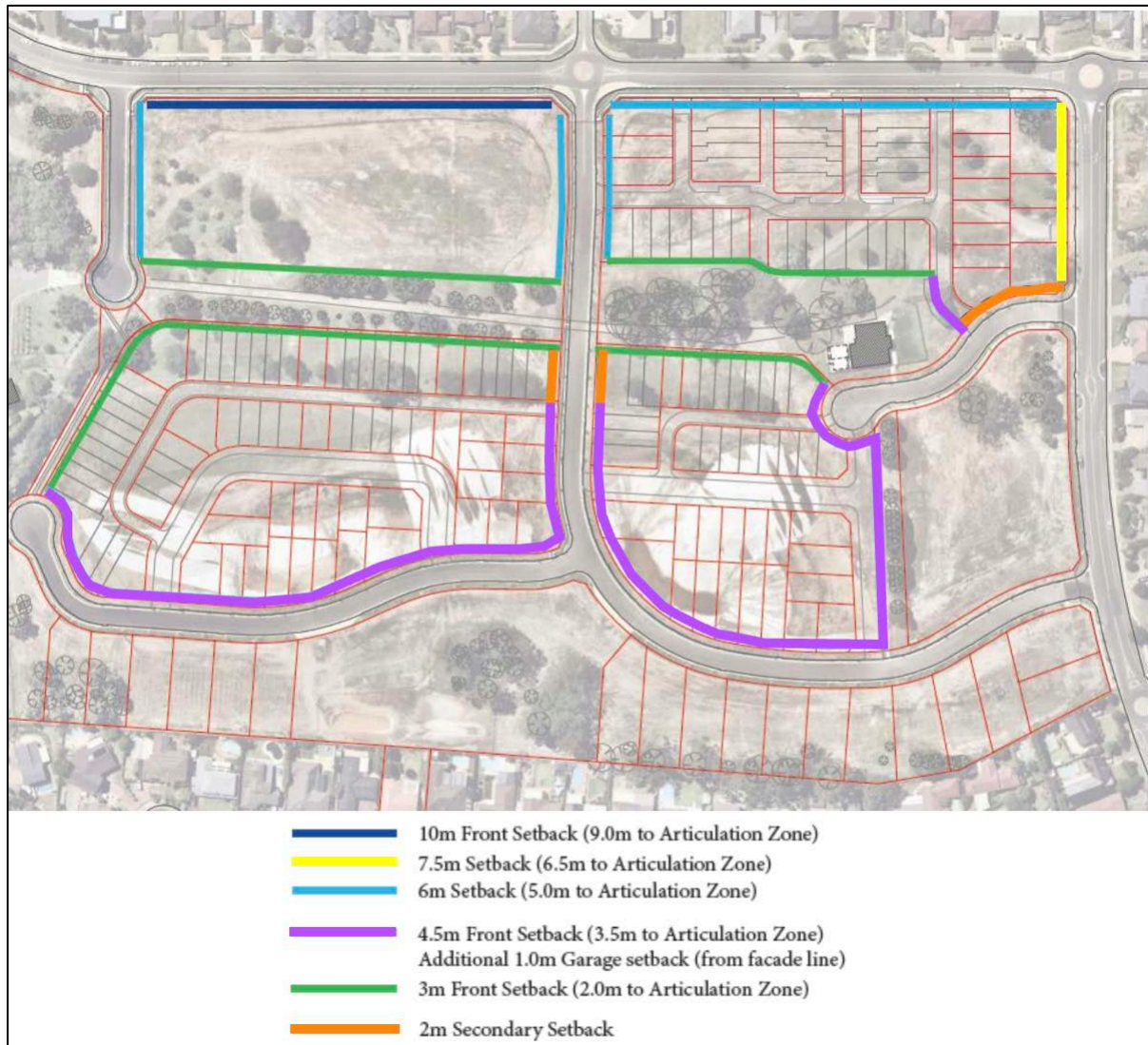


Figure 4: Required setbacks

4.2 Heritage

Objectives

- To ensure that the subdivision of land on which a heritage building is located does not isolate the heritage building from its setting or context or adversely affect its amenity or privacy.
- To ensure that development of the land in the vicinity of the heritage items is undertaken in a manner that complements the heritage significance of the site.
- To ensure that development of the site respects the curtilage established by the original garden associated with the heritage item.

Controls

- The heritage curtilage is to be consistent with the area outlined in yellow in Figure 5 below.
- Future development applications on the land must be accompanied by a Heritage Impact Statement having regard to the requirements of Part C Section 4 – Heritage.

3. Original or significant landscaping must be retained and enhanced in the immediate vicinity of the heritage item.



Figure 5: Required heritage curtilage in yellow

4.3 Design and Built Form

Objectives

- a. To ensure appropriate siting of building massing and heights across the site.
- b. To provide high quality architectural design and internal amenity for future residents of the site.
- c. To provide a diverse range of housing typologies that match the future needs of the Shire's demographic.

Controls

1. Medium density development is required to demonstrate compliance with The Hills DCP 2012 Part B Section 9 – Small Lot Housing (Integrated Housing) and Part B Section 10 – Medium Density Residential (Terraces).
2. High density apartment development is required to demonstrate compliance with The Hills DCP 2012 Part B Section 5 – Residential Flat Buildings.
3. Apartment buildings shall not exceed 6 storeys in height.
4. High density apartment development is required to be provided in accordance with the following requirements:
 - No more than 25% of the total number of apartment dwellings are to be studio or 1 bedroom dwellings, or both, and
 - At least 20% of the total number of apartment dwellings are to be 3 or more bedroom dwellings, and
 - At least 40% of all 2 bedroom apartment dwellings will have a minimum internal floor area of

- 110 square metres, and
 - At least 40% of all 3 bedroom apartment dwellings will have a minimum internal floor area of 135 square metres.
5. Dwellings are to be constructed using high quality building materials. The use of timber is encouraged to enhance architectural features.

4.4 Car Parking and Access

Objectives

- a. To minimise adverse traffic impacts and improve the flow and function of the local road network.
- b. To provide sufficient parking spaces for development while encouraging public transport use.
- c. To ensure that car parking is appropriately located within the site and allows for increased landscaping opportunities.

Controls

- 1. Access to parking areas shall be established in accordance with the requirements set out in Part C Section 1 – Parking of The Hills Development Control Plan 2012.
- 2. For apartment development, car parking shall be provided in accordance with the following rates:
 - 1 space per dwelling, and
 - 1 additional space per 5 dwellings.
- 3. For apartment development, on-site car parking is to be provided in a basement form only.
- 4. Basement car parking shall not be provided forward of the building line to Barina Downs Road, to ensure deep soil planting can be accommodated within the front setback.
- 5. Basement car parking is to protrude above ground level for ventilation purposes only to a maximum of 1.2 metres and is not to reduce the potential for deep rooted planting and effective landscaping on the site.
- 6. Carpark ventilation point must not be directed towards adjoining residential dwellings.
- 7. Carpark access should not adversely affect pedestrian movement or the visual amenity of the public domain along Barina Downs Road, Mackillop Drive or within the internal street layout.

4.5 Public Domain, Landscaping and Pedestrian Amenity

Objectives

- a. To provide a highly permeable site that is accessible to all users.
- b. To improve accessibility through the site and to the Metro Station for existing and future residents, and enhance opportunities for connections to the existing pedestrian and cycling network.
- c. To provide for the public open space needs of existing and future residents through the provision of a public park.
- d. To soften the visual impact of future development on the site.
- e. To ensure existing vegetation on the site is appropriately retained and managed.

- f. To encourage the provision of new landscaped areas within the site.

Controls

1. The development must provide a substantially landscaped corridor along Barina Downs Road to appropriately screen apartment development from existing low density dwellings.
2. A street tree master plan is required to be submitted to Council in support of future development applications to identify appropriate species selection for new landscaping.
3. A vegetation management plan is required to be submitted to Council in support of future development applications to ensure appropriate retention and management of existing vegetation on the site. Biodiversity credits can be retired as required.
4. The development must provide a pedestrian site-through linkages in accordance with Figure 6 below.

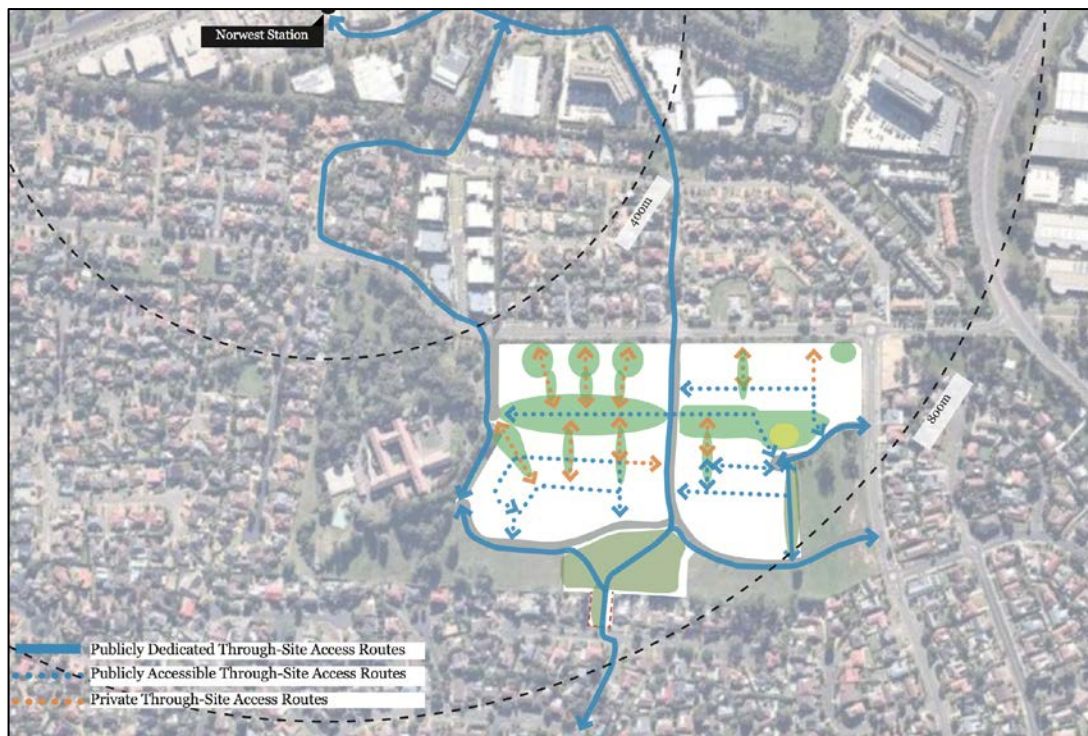


Figure 3: Location of publicly accessible and private through site links

5. The development shall provide opportunities for casual surveillance, enhancing safety of pedestrians moving within the site and must be provided with adequate lighting to improve safety.
6. Signage and wayfinding is to be incorporated within the public domain where possible.
7. A public park, including playground equipment, picnic area, pathways, landscaping and plantings is required to be provided at Lot 214 DP 1239622 and 34 Salamander Grove (Lot 574 DP 713531) in accordance with the requirements of the Voluntary Planning Agreements applicable to the site and as depicted in Figures 7 and 8 below.

