ATTACHMENT H

The Hills Development Control Plan (DCP) 2012

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THE HILLS Sydney's Garden Shire

Part D Section 8
Norwest Town Centre
Residential Development

D8

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1. INTRODUCTION

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

1.1. LAND TO WHICH THIS SECTION OF THE DCP APPLIES

This Section of the plan applies to ~~Lot 21 DP 1034506, Solent Circuit, Baulkham Hills and Lot 301 DP 819129, Fairway Drive, Kellyville~~ properties at Peninsula Way, Central Park Avenue, Lakeside Crescent and 36-40 Solent Circuit, Baulkham Hills. It constitutes the residential component of the Norwest Business Park Town Centre, and is referred to in this Section as the Norwest Town Centre Residential Development. Figure 1 on the following page shows the location of the site.

1.2. AIMS AND OBJECTIVES OF THIS SECTION OF THE DCP

The aim of this Section is to identify the built form parameters for a mix of housing styles.

Council's primary objectives for residential development along Solent Circuit, in the Norwest Business Park are to:

(i) Encourage a high standard, aesthetically pleasing, and functional residential estate of various densities that sympathetically relates to existing and future adjoining development.

(ii) Encourage innovative and imaginative designs with particular emphasis on the integration of buildings, landscaped areas and community recreational uses.

(iii) Ensure residential development incorporates the principles of Ecological Sustainable Development.

1.3. NORWEST PLANNING AND DESIGN REVIEW PANEL

The site comes under the provisions of the Norwest Master Scheme dated 2nd September 1992 which requires all land owners to consult with the Norwest Planning and Design Review Panel and obtain approval from the Body Corporate of the Norwest Association Limited prior to lodgement of a development application.

Council has in place a design review panel for development within the Norwest Business Park. The Norwest Planning and Design Review Panel consists of Senior The Hills Shire Planners, Mulpha Norwest Limited representatives and external expert advisors.

Applicants should provide evidence that consent has been granted by the Norwest Association Limited for submission of the development application.

2. NORWEST TOWN CENTRE RESIDENTIAL PRECINCT

Site Vision Statement

The Norwest Town Centre Residential Development aims to provide a choice of housing to meet the needs of different people and to cater for a variety of lifestyle expectations.

It is also strives to offer alternative dwelling types to those currently available at Norwest.

In keeping with the extensive structured open space network of the Business Park, the new residential area is to be designed as a collection of buildings within a parkland setting.

Views from buildings within the site to adjacent open spaces including Norwest Lake are to be maximised.

Buildings are to incorporate a palette of materials and construction techniques that not only respond to existing buildings adjacent to the site, but also create a unique identity for this residential community.

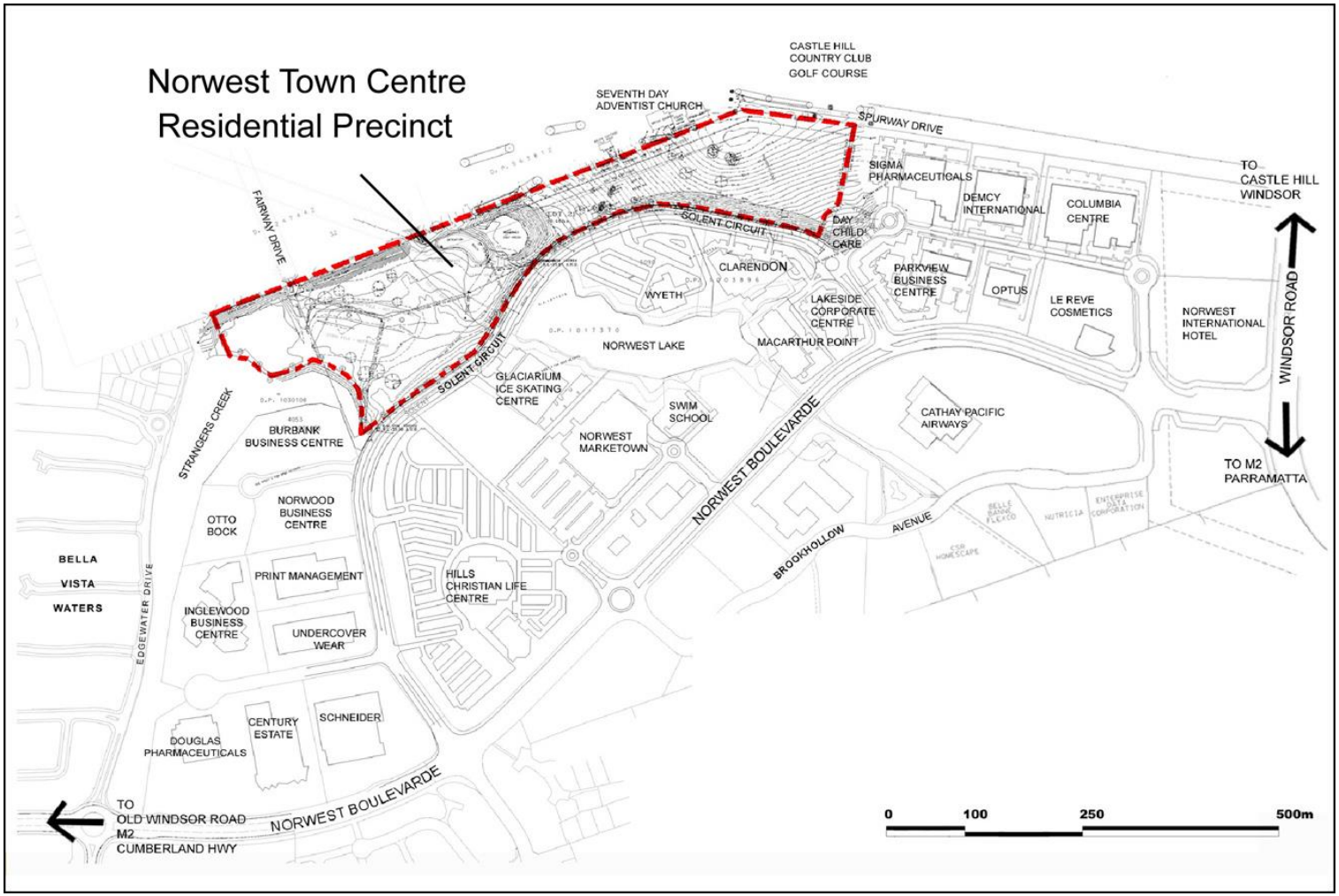


Figure 1 – Location of subject site

The existing and proposed buildings of the Town Centre, in association with Norwest Lake, provide a central focus and landmark for the Business Park and create a strong identity for the Town Centre.

The Norwest Town Centre Residential Development must respect and respond to the scale and character of the commercial buildings in the Town Centre whilst providing a continuity of building forms which is sympathetic to the adjacent residential areas (existing and proposed).

The new residential buildings are to illustrate a subtle transformation of architectural types from the large scale, simple, modern Town Centre commercial buildings to the eclectic detached dwellings within Bella Vista Waters.

Residential buildings adjacent to the commercial buildings of the Town Centre are to be large scale to complement the existing buildings but are to be articulated to create smaller scale components. They are to possess a level of detail and warmth that provides a high quality residential appearance and promotes a sense of ownership by residents.

3. OBJECTIVES AND DEVELOPMENT CONTROLS

The site has been divided into three precincts by the existing wetland detention basin and the Fairway Drive Road reservation that will connect into the Balmoral Release Area.

Figure 2 on the next page shows the three precincts. The three precincts are:-

- East Precinct
- Central Precinct
- West Precinct

In addition to those policies, guidelines and documents specified in Section 1.4 of Part A – Introduction, this Norwest Town Centre Residential Development 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 1 – Parking.
- Part C Section 3 – Landscaping.
- Part C Section 6 – Flood Controlled Land
- Part D Section 5 – Kellyville/Rouse Hill Release Area; and
- Norwest Master Scheme dated 2nd September, 1992.

In the event of any inconsistency between this Section of the DCP and any other Section, the provisions of this Section shall prevail to the extent of the inconsistency.

3.1. DENSITY CONTROLS

The maximum ~~population~~dwelling density permitted for the site is ~~175~~ 216 ~~persons~~dwellings per hectare ~~with a desirable range between 150-175 persons per hectare~~. This density should be distributed with 168 dwellings per hectare in East Precinct area A and 226 dwellings per hectare in East Precinct area B as shown in Figure 3 in Appendix 1. The density is based upon the occupancy rates in Table 1~~.0~~ below.

Table 1 Occupancy rates

Dwelling Type	Occupancy rate (Persons)
1 bedroom unit/dwelling	1.3
2 bedroom unit/dwelling	2.1
3 bedroom unit/dwelling	2.7
4 bedroom unit/dwelling	3.5

~~Table 1 – OCCUPANCY RATES~~

The overall maximum site density should not be considered as a desired yield for each precinct. The yield /density of each precinct will be dependent on the desired future character of each Precinct and the requirement to provide a range of densities over the entire site. This allows a transition of scale and density from the lower scale and less dense West Precinct to the higher scale and denser East Precinct.

Densities will therefore range from being generally lower than the allowable overall maximum site density in the West Precinct and higher in the East Precinct.

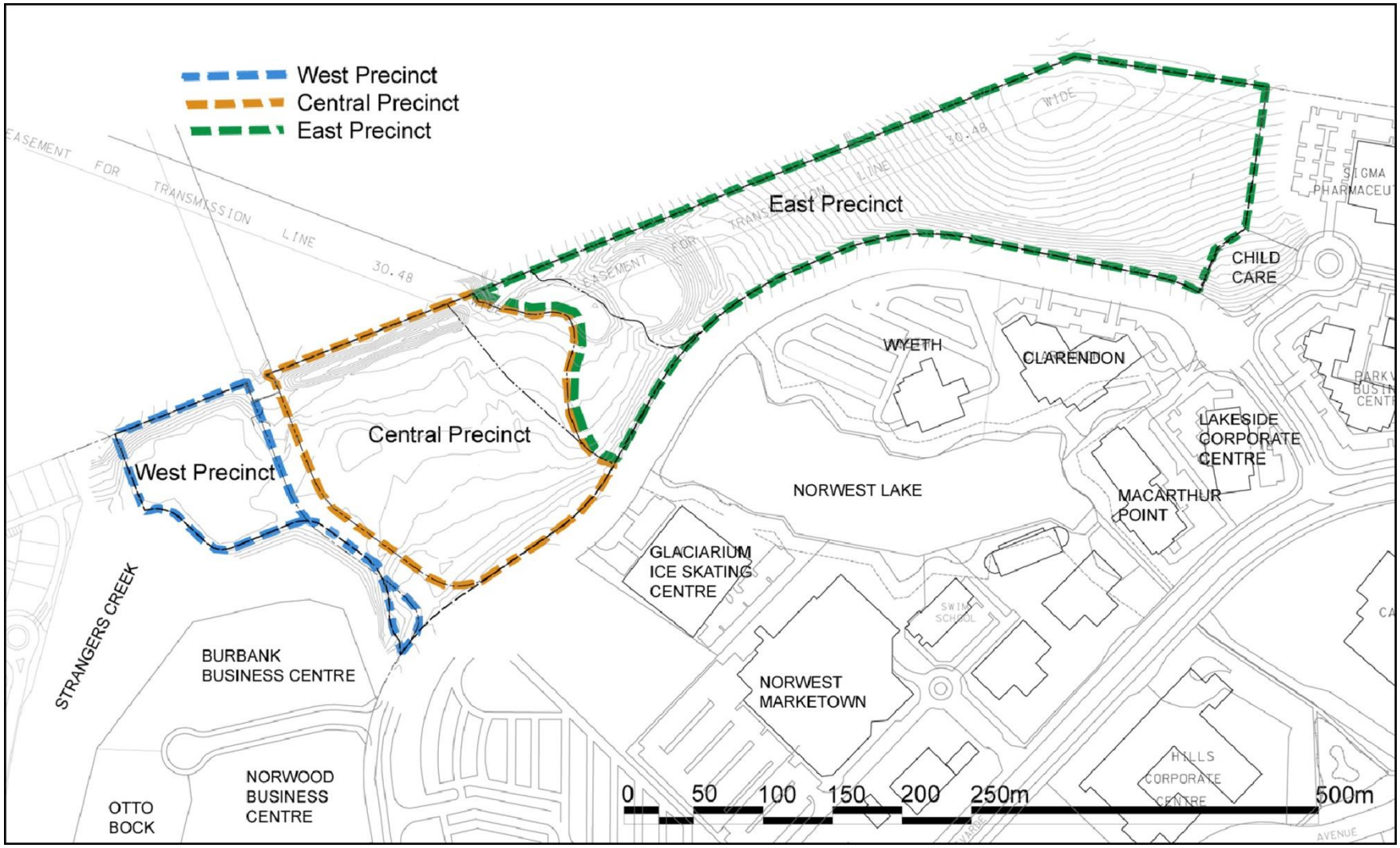


Figure 2 – Location of subject site precincts

3.2. EAST PRECINCT

3.2.1. DESIRED FUTURE CHARACTER STATEMENT

The East Precinct is to provide residential flat buildings in a landscaped parkland setting. The density of residential flat buildings is to reflect the scale of the commercial buildings located in the Norwest Business Park adjoining Solent Circuit.

Setbacks are to complement the Norwest Business Park setting and contribute to the landscaped character while allowing flexibility in the siting of buildings. The setbacks of proposed buildings are to minimise adverse impacts such as overshadowing and privacy on adjacent and adjoining properties.

Residential flat building heights are to ensure that buildings reflect the scale and height of the adjoining business park development appropriate for a Specialised Centre with a railway station. Residential flat buildings have been sited to minimise overshadowing of adjoining properties and communal open space areas. Residential flat buildings have been placed (following the topography of the site) to provide transition in building scale and to provide natural ventilation, solar access, outlook to residential flat buildings and year round sunlight to communal open spaces.

Communal open space for residents is to be provided in a parkland setting in addition to private open space being an extension of the main living areas of individual residential units. This open space should enhance the quality of the built environment by providing opportunities for landscaping in a parkland setting as well as provide a visual and active focus for the new residential community created through this development. All Communal open space areas are to accommodate appropriate facilities such as picnic and barbecue areas, children's play area and grassed areas for passive recreational use. Consideration should be given to the provision of a community building with recreational facilities such as a swimming pool, gymnasium and functional space to allow for resident meetings.

Car parking is to be sufficient and convenient for residents and visitors to residential flat buildings. Vehicles should be able to enter and leave residential flat buildings in a simple, safe and efficient manner.

Streetscapes are to be resident and visitor friendly in a landscaped setting associated with a street hierarchy that promotes a safe pedestrian and vehicular environment.

3.2.2. BUILT FORM CONTROLS

A. 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 provide for the effective management of common open spaces within the development.

PERFORMANCE CRITERIA

Nil

DEVELOPMENT CONTROLS

(a) Future development is to be located generally in accordance with Figure 3 in Appendix 1.

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

(c) The site coverage shall be a maximum of 30% of the East Precinct area B site area as shown in Figure 3 in Appendix 1.

B. RESIDENTIAL FLAT BUILDING SIZE

OBJECTIVES

(i) To ensure that individual residential units are of a size suitable to meet the needs of residents.

(ii) To ensure the layout of residential units is efficient and achieves a high level of residential amenity.

PERFORMANCE CRITERIA

a) Residential flat buildings are to satisfy the Design Quality Principles listed in State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development.

DEVELOPMENT CONTROL

(a) Internal layouts and size of residential units are to be in accordance with the development controls contained within Part B Section 5 – Residential Flat Buildings.

C. SETBACKS

OBJECTIVES

(i) To provide setbacks that complements the landscape setting of the Norwest Business Park.

(ii) To provide privacy for future residents within a parkland setting.

(iii) To minimise overshadowing of communal open space areas.

PERFORMANCE CRITERIA

a) Setbacks are to complement the Norwest Business Park setting and contribute to the landscaped character of the precinct while allowing flexibility in the siting of buildings.

DEVELOPMENT CONTROL

(a) The setbacks for the East Precinct shall be in accordance with the minimum setbacks outlined in Table 2 below.

~~Table 2 – SETBACKS~~

Table 2 Setbacks

Solent Circuit	10 metres
North boundary	14 metres
East boundary	12 metres
West boundary	12 metres

(b) The internal setbacks for the proposed residential flat buildings located in the East Precinct shall be in accordance with the minimum setbacks outlined in Table 3.

~~Table 3 – INTERNAL SETBACKS~~

Table 3 Internal setbacks

Main entry road	8 metres
Access street	4 metres
Between buildings (balcony to balcony)	8 metres

D. RESIDENTIAL FLAT BUILDING HEIGHT

OBJECTIVES

(i) To ensure that residential flat buildings reflect the height and scale of the Norwest Business Park and respond to the site's topography.

(ii) To minimise overshadowing of adjoining properties and communal open space areas.

PERFORMANCE CRITERIA

a) Building heights are to encourage a transition of scale from the lower scale Bella Vista Waters Residential Estate and West Precinct to the larger scale buildings on the eastern side of the Norwest Town Centre.

DEVELOPMENT CONTROLS

(a) The maximum number of storeys shall be in accordance with Figure 4 in Appendix 1.

(b) The maximum building heights allowable on the site shall be measured vertically from natural ground level. Basement parking shall protrude no more than one metre above natural ground level.

E. OPEN SPACE

OBJECTIVES

(i) To provide open space for recreation and for use by the future occupants of the new buildings.

(ii) To enhance the quality of the built environment by providing opportunities for landscaping in a parkland setting.

(iii) To provide private open space that forms an extension of the residential flat building for the enjoyment of residents.

(iv) To provide functional common open space areas for informal recreational use by future residents.

PERFORMANCE CRITERIA

a) Open space is to have regard to such requirements as solar access, outlook, privacy and the provision of common open space facilities.

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

DEVELOPMENT CONTROLS

Landscaped Area

(a) A minimum of 50% landscaped area shall be provided over the entire precinct.

Private Open Space

(b) For residential flats at ground level, opportunity must be made available for courtyards where the topography permits. All ground level courtyards must have a minimum area of $24m^2$ and a minimum dimension of 4 metres. Courtyards are to be located directly in front of the dwelling's main living area and be capable of accommodating outdoor dining facilities and/or furniture.

(c) Design techniques are encouraged to protect the privacy of ground floor courtyards from overlooking by above ground units, ground level communal areas and accessways.

(d) Usable open space above ground floor is to be in the form of balconies adjacent to the main living area of the residential flat. Balconies are to have a total minimum area of $10m^2$ with a minimum depth of 2.4 metres for balcony areas directly outside the main living area of residential flat. Balconies must be capable of accommodating outdoor dining facilities and/or furniture.

Common Open Space

(e) To provide for the recreational needs of residents, common open space areas are to be provided in the locations as shown in Figure 5, Appendix 1.

F. CAR PARKING AND ACCESS

OBJECTIVES

(i) To provide sufficient and convenient parking for residents and visitors.

(ii) To ensure that vehicles may enter and leave the residential flat buildings in a safe and efficient manner.

(iii) To provide a legible and permeable road network.

PERFORMANCE CRITERIA

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

b) Visitor parking is to be located in easily accessible and identifiable areas.

c) Adequate provision shall be made for service vehicles' access and service areas.

DEVELOPMENT CONTROLS

(a) Refer to Part C Section 1 - Parking.

3.3. CENTRAL PRECINCT

3.3.1. DESIRED FUTURE CHARACTER STATEMENT

The Central Precinct will comprise lower scale residential flat buildings, interspersed with groupings of multi dwelling housing and small lot housing.

Development in this precinct will maintain the high quality landscaping that flows through from the parkland setting established in the Norwest Business Park.

Residential flat buildings will flank the Norwest Lake frontage of the precinct, the northern end of Fairway Drive (fronting the West Precinct) and the public open space (wetland park) between the Central Precinct and the East Precinct. Multi dwelling housing will front Solent Circuit, the southern end of Fairway Drive and the north and south boundaries of the neighbourhood park. Small lot housing will front the northern boundary to the Central Precinct.

The density of development will reflect a transition of scale between the larger residential flat buildings

located in the East Precinct and the smaller scale small lot housing, multi dwelling housing and residential flat building in the West Precinct.

Setbacks to Solent Circuit, the wetland basin, Fairway Drive and the northern boundary are to complement the Norwest Business Park and parkland setting.

Multi dwelling housing, residential flat buildings and small lot housing setbacks to proposed internal streets are to ensure adequate provision for landscaping, vehicle parking for residents, and private open space at ground level.

Building heights are to create a transition of scale between the higher densities in the East Precinct and the lower density multi dwelling housing, small lot housing and residential flat buildings in the West Precinct.

Residential flat buildings are to step down in height to provide a transition in building scale and to ensure adequate solar access to the private and communal open spaces within the Precinct. The multi dwelling housing and small lot housing are to be of a high design quality to ensure a good visual amenity when viewed from within the Norwest Business Park and surrounding areas.

A neighbourhood park is to be provided for residents in this precinct. This shall be in a parkland setting with informal and formal open space with a children's playground, picnic and barbecue facilities.

Resident car parking for residential flat buildings, where practical is to be provided below ground to reduce building heights or screened from view to enhance residential amenity whilst visitor parking will be provided on grade and integrated into the landscaped areas.

Resident car parking for the multi dwelling housing and small lot housing component should be provided above ground in a traditional garage configuration and is to be accessed from a shared pedestrian friendly neighbourhood road to provide a safe environment for residents.

Visitor parking for the multi dwelling housing and small lot housing component is to be located at finished ground level between the garage façade and street frontage. Visitors will be provided with on-street parking spaces for residential flats that are specifically integrated within the site's landscaped areas.

Multi dwelling housing and small lot housing development is to be of high visual quality, demonstrating good internal layout and external design.

Building materials are to promote an integrated, visually harmonious and attractive development that complements the Norwest Business Park surrounds and the nearby emerging Bella Vista Waters residential precinct. Colours and materials used are to be visually pleasing and not be out of character with the locality.

3.3.2. Built Form Controls

A. Site Planning

Objective

(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.

Performance Criteria

Nil

Development Controls

(a) Future development to be located generally in accordance with Figure ~~7~~6 in Appendix 2.

(b) The site coverage shall be a maximum of 60% of the site area. The Central Precinct is a development in accordance with Part D Section 5 – Kellyville Rouse Hill Release Area (Section 4 Housing as per clause 4.1B of The Hills LEP 2012).

B. Dwelling Size

Objectives

(i) To ensure that dwelling types are of a size suitable to meet the needs of residents.

(ii) To ensure the layout of dwelling types are efficient and achieve a high level of residential amenity.

DEVELOPMENT CONTROL

(a) Internal layout and size of residential flats are to be in accordance with the development controls contained within Part B Section 4 – Multi Dwelling Housing and Part B Section 5 – Residential Flat Buildings.

C. SETBACKS

OBJECTIVES

(i) To provide setbacks that complement the landscape setting of the Norwest Business Park.

(ii) To provide privacy for future residents within a parkland setting.

(iii) To minimise overshadowing of communal open space areas.

PERFORMANCE CRITERIA

a) Residential flat building setbacks to Solent Circuit, the wetland basin and Fairway Drive should complement the Norwest Business Park setting.

b) Multi dwelling housing and small lot housing setbacks should ensure adequate provision for landscaping, vehicle parking and private open space.

DEVELOPMENT CONTROLS

(a) The setbacks for the Central Precinct shall be in accordance with the minimum setbacks outlined in Table 4 below.

Table 4 Setbacks

Residential Flat Buildings	
Solent Circuit	10 metres
Fairway Drive	6.0 metres
Eastern boundary (Wetland park)	4.5 metres
Multi Dwelling Housing	
Solent Circuit	4.5 metres
Fairway Drive	4.5 metres
Access Street	4.5 metres
Small Lot Housing	
Northern boundary	3.0 metres
Fairway Drive	4.5 metres

(b) The internal setbacks of the proposed residential flat buildings, multi dwelling housing and small lot housing shall be in accordance with minimum setbacks outlined in Table 5.0.

Table 5 Internal setbacks

Residential Flat Buildings	
Main entry road	4.5 metres
Access Street	4.5 metres
Side boundary	4.5 metres
Multi Dwelling Housing	
Main garage to primary street	5.5 metres
Side boundary (intermediate lot)	0.0 metres
Side boundary (end lot)	1 metre
Side boundary (corner lot)	4.5 metres
Rear boundary	3.0 metres

Small Lot Housing	
Main garage to primary street	5.5 metres
Access Street	4.5 metres
Side boundary (zero setback for garage and laundry)	.09 metres

D. BUILDING HEIGHT

OBJECTIVES

(i) To provide a transition in building scale, building heights should step down where adjoining multi dwelling houses and small lot housing.

(ii) To minimise overshadowing of adjoining properties and communal open space areas.

PERFORMANCE CRITERIA

a) Building heights are to encourage a transition of scale from the multi dwelling housing and small lot housing in the West Precinct and larger scale residential flats in the East Precinct.

DEVELOPMENT CONTROLS

(a) The maximum number of storeys are to be in accordance with Figure ~~8~~7 in Appendix 2.

(b) The maximum building heights allowable on the site shall be measured vertically from natural ground level. Basement parking shall not protrude more than one metre above natural ground level.

E. OPEN SPACE

OBJECTIVES

(i) To provide open space for recreation and for use by the future occupants.

(ii) To enhance the quality of the built environment by providing opportunities for landscaping in a parkland setting.

(iii) To provide private open space that forms an extension of the dwelling for the enjoyment of residents.

(iv) To provide functional common open space for informal recreational use by future residents.

PERFORMANCE CRITERIA

a) Open space is to have regard to such requirements as solar access, outlook, privacy and the provision of common open space facilities.

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

DEVELOPMENT CONTROLS

Landscaped Area

(a) A minimum of 40% landscaped area shall be provided over the precinct.

Private Open Space – Residential Flat Buildings

(b) For residential units at ground level, opportunity must be made available for courtyards where the topography permits. All ground level courtyards must have a minimum area of 24m^2 and a minimum dimension of 4m. Courtyards are to be located directly in front of the dwelling's main living area, and be capable of accommodating outdoor dining facilities and/or furniture.

(c) Usable open space above ground floor is to be in the form of balconies adjacent to the main living area of the residential units. Balconies are to have a total minimum area of 10m^2 with a minimum depth of 2.4 metres for balcony areas directly outside the main living area of residential units. Balconies must be capable of accommodating outdoor dining facilities and/or furniture.

Private Open Space – Multi Dwelling Housing and Small Lot Houses

(d) For multi dwelling housing and small lot housing, ground floor private open space should be provided off main living areas and be designed to provide for outdoor furniture and dining facilities, perimeter screen landscaping and a lawn area capable of accommodating a clothes line.

(e) Design techniques are encouraged to protect the privacy of ground floor courtyards from

overlooking by above ground units, ground level communal areas and access ways.

(f) Private open space for multi dwelling housing is to have a minimum of 50m^2. One part of the private open space area is to have a minimum area of 24m^2 with a minimum dimension of 4 metres and be contiguous with the living area of the dwelling for which it is provided.

(g) If useable open space is provided above ground floor for multi dwelling houses in the form of balconies it is to have minimum area of 10m^2 and a minimum depth of 2.4 metres for balcony areas directly adjacent to the dwelling's main living room. Balconies must be capable of accommodating outdoor dining facilities and/or furniture.

(h) Private open space for small lot housing is to have a minimum area equivalent to 20% of the allotment area and a minimum dimension of 2.0 metres. One part of the private open space area is to have a minimum area of 24m^2 with a minimum dimension of 4 metres and be contiguous with the living area of the dwelling for which it is provided.

Common Open Space

(i) To provide for the recreation needs of residents in residential units, multi dwelling housing, common open space areas in the form of a neighbourhood park are to be provided as shown in Figure ~~9~~8 in Appendix 2.

F. CAR PARKING AND ACCESS

OBJECTIVES

(i) To provide sufficient and convenient parking for residents and visitors.

(ii) To ensure that vehicles may enter and leave the dwellings in a safe and efficient manner.

PERFORMANCE CRITERIA

a) Car parking shall be located underground where practicable for residential flat buildings to minimise the height of buildings above natural ground level or, if located at grade, be screened from view to minimise the visual impact.

b) Resident car parking for multi dwelling housing and small lot housing can be either provided below ground or above ground in a traditional garage configuration.

c) Visitor parking shall be located within easily accessible and identifiable areas.

d) Adequate provision shall be made for service vehicles.

DEVELOPMENT CONTROLS

Car parking

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

(b) For multi dwelling housing and small lot housing, visitor car parking is to be made available on the individual dwelling driveway within the building line, between the garage and the primary street frontage. Visitor parking may also be provided in designated on street parking bays which are integrated with the site's landscape design.

(c) Generally, resident car parking for residential flat buildings is to be provided below natural ground level and visitor parking will be provided on grade to minimise the impact of above ground parking on the site.

(d) Satisfactory provisions should be made for service vehicles, such as furniture removal vehicles to be able to service each residential flat building and circulate through the site.

Driveways

(e) A street hierarchy system is to be provided in accordance with the street network plan shown in Figure ~~10~~9 Appendix 2.

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

3.4. WEST PRECINCT

3.4.1. DESIRED FUTURE CHARACTER STATEMENT

The West Precinct will consist of small lot housing, multi dwelling housing and residential flat buildings. Small lot housing will front Strangers Creek. Multi dwelling housing will be located along the northern boundary and the residential flat building block will front Fairway Drive.

Small lot housing will complement the emerging Bella Vista Waters residential area using a mix of building materials such as masonry, stone, render and timber.

Small lot housing and multi dwelling housing are to consist of modulated facades for visual interest to break up horizontal and vertical elements. This will be assisted with varying roof forms.

The residential flat building will reflect both the low scale vernacular architectural language at Bella Vista Waters as well as the commercial buildings in the Norwest Business Park.

The density of development will complement the 2 storey character of the emerging Bella Vista Waters residential area within a neighbourhood landscaped setting.

The residential flat building will form the transition between the low scale 2 storey residential buildings and the taller buildings to the east of Fairway Drive and the Norwest Business Park.

It is important that private open space creates a strong indoor/outdoor spatial relationship to maximise amenity for residents.

A small access street will service the small lot housing and a portion of the visitor car parking provision for the residential flat building and multi dwelling housing. The remaining visitor car parking spaces may be provided within the basement. It will be tree-lined, and provided with a footpath and verge planting. Multi dwelling housing resident car parking is to be provided below ground level and accessed from Fairway Drive generally in accordance with the access plan for the site.

A small neighbourhood pocket park is to be provided with a small children's playground and seating to provide a focus point in the street.

3.4.2. BUILT FORM CONTROLS

A. SITE PLANNING

OBJECTIVE

(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.

PERFORMANCE CRITERIA

Nil

DEVELOPMENT CONTROLS

(a) Future development to be located generally in accordance with Figure 11 in Appendix 3.

(b) The site coverage shall be a maximum of 60% of the site area. The West Precinct is an integrated housing development in accordance with Part D Section 5 – Kellyville / Rouse Hill Release Area.

B. DWELLING SIZE

OBJECTIVES

(i) To ensure that dwelling types are of a size suitable to meet the needs of residents.

(ii) To ensure the layout of dwelling types are efficient and achieve a high level of residential amenity.

DEVELOPMENT CONTROLS

(a) Refer to Part B Section 4 – Multi Dwelling Housing and Part B Section 5 – Residential Flat Buildings.

C. SETBACKS

OBJECTIVES

(i) To provide setbacks that allow for landscaped frontages and rear private open space.

(ii) To provide privacy for future residents and solar access.

PERFORMANCE CRITERIA

a) Setbacks should ensure adequate provision for landscaping, vehicle parking and private open space.

b) Setbacks for the West Precinct will allow for landscaped frontages and rear private open space for the enjoyment of residents. Side setbacks will allow for adequate building separation, and a mixture of landscaping and fencing to provide a sense of privacy and security.

DEVELOPMENT CONTROLS

(a) The setbacks for the West Precinct shall be in accordance with the minimum setbacks outlined in Table 6 below.

Table 6 Setbacks

Multi dwelling housing	
Fairway Drive North boundary	4.5 metres
• to face of dwelling: • to face of basement carpark:	7.5 metres 2.5 metres
Access Street	4.5 metres
Small lot housing	
Fairway Drive	4.5 metres
Waterfront boundary	3.0 metres
Residential flat building	
Fairway Drive	6.0 metres

(b) The internal setbacks of the proposed residential flat buildings, multi dwelling housing and small lot housing shall be in accordance with the minimum setbacks outlined in Table 7.0.

Table 7 Internal setback

Multi dwelling housing	
Access Street	3.0 metres
Side boundary (intermediate lot)	0.0 metres
Side boundary (end lot)	1.0 metre
Side boundary (corner lot)	4.5 metres
Small lot housing	
Main garage of primary street	5.5 metres
Side boundary (zero setback for garage and laundry)	0.9 metres
Residential flat buildings	
Main entry road	4.5 metres
Side boundary	3.5 metres
(northern) Access street	4.5 metres

D. BUILDING HEIGHT

OBJECTIVES

(i) To complement the emerging Bella Vista Waters residential estate, the building heights should be no greater than 3 storeys.

(ii) To minimise overshadowing of adjoining properties and open space areas.

PERFORMANCE CRITERIA

a) Building heights are to complement the lower scale of development in the emerging Bella Vista Waters residential estate but also reflect the vision of the Norwest Town Centre Residential Development as the transition between the traditional residential developments to the west and the commercial developments at the Norwest Business Park.

DEVELOPMENT CONTROLS

(a) The maximum number of storeys shall be in accordance with Figure 12 in Appendix 3.

(b) The maximum building heights allowable on the site shall be measured vertically from natural ground level. Basement parking shall not protrude more than one metre above natural ground level.

E. OPEN SPACE

OBJECTIVES

(i) To provide open space for recreation and for use by the future occupants of new dwellings.

(ii) To enhance the quality of the built environment by providing opportunities for landscaping in a parkland setting.

(iii) To provide private open space as an extension of the dwelling for the enjoyment of residents.

(iv) To provide functional common open space areas for informal recreational use by future residents.

PERFORMANCE CRITERIA

a) Open space is to have regard to such requirements as solar access, outlook, privacy

and the provision of common open space facilities.

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

DEVELOPMENT CONTROLS

Landscaped Area

(a) A minimum of 40% landscaped area shall be provided over the entire precinct.

Private Open Space

(b) Ground floor private open space should be provided off main living areas and designed to accommodate outdoor furniture, perimeter screen landscaping and a courtyard area capable of accommodating a clothes line.

(c) The privacy of ground floor private open space is to achieved via the design of the development.

(d) Private open space for multi dwelling housings is to have a minimum of $50m^2$. One part of the private open space area is to have a minimum area of $24m^2$ with a minimum dimension of 4 metres and be contiguous with the living area of the dwelling for which it is provided.

(e) If usable open space is provided above ground floor for multi dwelling housing and residential flat buildings in the form of balconies it is to have a minimum area of $10m^2$ and a minimum depth of 2.4 metres for balconies directly adjacent to the main living room. Balconies must be capable of accommodating outdoor dining facilities and/or furniture.

(f) Private open space for small lot housing is to have a minimum area equivalent to 20% of the allotment area and a minimum dimension of 2 metres. One part of the private open space area is to have a minimum area of $24m^2$ with a minimum dimension of 4 metres and be contiguous with the living area of the dwelling for which it is provided.

Common Open Space

(g) To provide for the recreational needs of residents, a common open space is to be provided in the form of a neighbourhood pocket park as shown in Figure 13 in Appendix 3.

F. CAR PARKING AND ACCESS

OBJECTIVES

(i) To provide sufficient and convenient parking for residents and visitors.

(ii) To ensure that vehicles may enter and leave the dwellings in a safe and efficient manner.

PERFORMANCE CRITERIA

a) Car parking may be located underground where practicable to minimise the visual impact of garages. Where parking is provided above ground it should be located in a traditional garage or carport arrangement which is integrated with the design of the dwelling and which provides an effective screen to the dwelling's main street presentation.

b) Resident car parking for the multi dwelling housing, small lot housing and residential flat buildings can be either provided below ground or above ground in a traditional garage configuration.

c) Visitor parking may be provided on the dwelling driveway within the front setback area, within designated on-street parking bays or underground within a basement.

d) Adequate provision shall be made for service vehicles.

DEVELOPMENT CONTROLS

Car parking

(a) Refer to car parking rates for residential flat buildings.

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

(c) Resident car parking for multi dwelling housing can be provided either within a basement parking configuration or at finished ground level within a traditional garage arrangement. Visitor parking for multi dwelling houses and residential flat buildings will be provided either at finished ground level within dedicated on-street parking bays which are integrated with the site landscape design or within a basement configuration.

(d) Car parking for the small lot housing is to be in the form of a traditional garage and outdoor visitor spaces are to be located in the setback area between the garage and the primary street frontage of dwellings.

(e) Where visitor car parking spaces are proposed within the basement of residential flat buildings or multi dwelling housing they shall be made accessible at all times.

Driveways

(f) A street hierarchy system is to be provided in accordance with the street network plan shown in Figure 14 of Appendix 3.

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

4. GENERAL DEVELOPMENT STANDARDS

4.1. ADAPTABLE HOUSING

In order to provide for disabled people and the aging population, residential flat buildings must be capable of adaptation so as to accommodate residents who may have special needs, declining mobility and sight. This is in addition to being appropriately designed for everyday pedestrian use.

OBJECTIVES

(i) To ensure that developments provide appropriate and improved access and facilities for all persons (consistent with the provisions of Australian Standard AS1428.1-1998).

(ii) To ensure designers/developers consider the needs of people who are mobility impaired and to provide greater than the minimum requirements for access and road safety.

(iii) To ensure that building design does not prevent access by people with disabilities.

(iv) To incorporate design measures that are appropriate for people with disabilities.

PERFORMANCE CRITERIA

a) Development to provide housing for a cross section of the community.

b) All development applications for residential flat buildings and multi dwelling housing should be accompanied by a report prepared by a suitably qualified Access Consultant addressing access and mobility provisions within the development.

DEVELOPMENT CONTROLS

(a) All residential units required under this Section to be adaptable dwellings and those which cannot be directly accessed from ground level are to be served by a lift.

(b) Units with a lowest floor level within 1.5 metres of the natural ground must be accessible to the front door of each unit.

(c) At least one unit in each residential flat building with less than 20 units, or 5 percent of the units in any development of 20 or more units, must be either:

- An accessible unit to AS 1428 Part 2, suitable for occupation by a wheelchair user; or
- Meeting Class B adaptability provisions under AS 4299.

Each unit so provided above shall have an accessible car parking bay complying with AS 2890 for people with a disability, and be accessible to a pick-up and drop-off point. An accessible route between the unit's dedicated car parking spaces and unit shall be provided.

(d) All stairs intended for circulation between levels, whether external or internal, shall comply with AS 1428 Part 1, if they are located on common property.

(e) At least 10% of toilets (but not less than 1 male and 1 female toilet) provided on the common property must be wheelchair accessible.

(f) At least one entry to any common facilities on the common property must be wheelchair accessible.

(g) An accessible pick-up and drop-off point can be located on the public road (with Council or RMS permission) or on the site, but it must allow for vehicles up to a coaster size bus to pick up and drop off.

(h) Residential units are to be designed to permit adaptation of units so that they can change to

meet future needs. Design features that might be included are:

- Lightweight or non-load bearing walls that can be removed to re-configure rooms.
- Wall panels that can be easily removed to connect adjoining residential units and cater for larger extended families.

Development applications should address provisions contained in Council's - *Making Access For All Guidelines 2002*.

4.2. SITE FACILITIES

OBJECTIVES

(i) To provide site facilities which are adequate and conveniently located for resident needs.

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

PERFORMANCE CRITERIA

a) Rubbish and recycling bin enclosures, letter boxes, and other site facilities should be adequate in size, durable, weather proofed and visually integrated with the development. Their location is to have regard to the protection of residential amenity, vehicle service access, visual impact and residential access.

DEVELOPMENT CONTROLS

Storage Facilities

(a) Storage for residential units is to be in accordance with Part B Section 5 – Residential Flat Buildings.

(b) Storage for multi dwelling housing and small lot housing is to be provided at a rate of $10m^3$ per dwelling within a lockable garage not encroaching into the parking space, and with a minimum base area of $5m^2$ and a minimum width of 2 metres.

Laundry Facilities

(c) All residential units are to be provided with internal laundry facilities and internal drying facilities.

(d) Laundries for multi dwelling housing and small lot housing shall be provided to each dwelling with a permanent or collapsible clothes line provided in a conveniently accessible courtyard.

Waste and recycling bins

Waste management requirements for multi dwelling housing are to be in accordance with Part B Section 4 – Multi Dwelling Housing.

Waste management requirements for residential flat buildings are to be in accordance with Part B Section 5 – Residential Flat Buildings.

Waste Management Planning

(e) Demolition and construction works must maximise the reuse and recycling of building/construction materials in accordance with Council's ESD objectives and State and Federal Government waste minimisation targets.

(f) All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with Workcover Authority and EPA requirements.

(g) All Development Applications are to be accompanied by a Waste Management Plan that demonstrates appropriate project management and construction techniques for ensuring waste minimisation including the re-use of waste on-site and off-site recycling.

A Waste Management Plan template is available from Council's website at www.thehills.nsw.gov.au and in Appendix A of this DCP.

Mail Boxes

(h) Mail boxes are to be generally incorporated into front fences, landscaped areas or integrated with individual building entry design.

(i) Mail boxes should be in close proximity to the pedestrian entrance of all housing types, and be easily identifiable for ease of use.

(j) The location of mail boxes and mail drop-off points will need to be confirmed with Australia Post.

Air Quality

(k) To improve the air quality of the locality, the installation of wood heaters is not permitted.

4.3. BASIX

All development applications will be required to demonstrate that they meet the BASIX targets.

More information on BASIX can be found at the following website: www.basix.nsw.gov.au

4.4. FENCING

OBJECTIVE

(i) To ensure that fencing does not detract from the overall amenity of the area.

PERFORMANCE CRITERIA

a) Fencing to the front street must not obstruct the opportunity for passive surveillance of public and private domain.

DEVELOPMENT CONTROLS

Front Boundary

(a) Front boundaries are to be defined through the use of hedging, plant massings, fencing or a combination of these elements.

(b) Multi dwelling housing and small lot housing fronting Solent Circuit and the internal road network within the Central and West Precincts shall have vertical fencing elements.

(c) The height of the fence is to be 1- 1.5 metres.

(d) Fencing is to incorporate natural stone or masonry piers with a rendered or bag washed and painted finish. Fencing may have a base of natural stone or masonry construction with a rendered or bag washed and painted to match piers. Piers and base as solid elements are to comprise less than 40% of the fence.

Side boundary

(e) Side boundaries to integrated small lots and multi dwelling housing are to be defined with lap and cap timber fencing. Fencing to be solid to 1.8 metres high or solid to 1.5 metres high with a 300mm partial screen to a total height of 1.8 metres. Side fencing is to be tapered down to meet the height of the front fence or returned to the face of the dwelling.

(f) Fencing is to have a natural or stained finish.

(g) Side boundaries to residential unit ground floor courtyards are to be defined by masonry walls with a finish and colour to complement those of the building.

Rear boundary

(h) Fencing to rear boundaries is to be as described above (side boundary, point i) or to be timber palisade to a height of 1.5 metres to provide for passive surveillance.

(i) Fencing to have a natural or stained finish.

4.5. ACCESS, SAFETY AND SECURITY

OBJECTIVE

(i) Site and dwelling layouts are to ensure safe and convenient passage for residents and visitors.

PERFORMANCE CRITERIA

a) Consideration should be given to the needs of residents in regards to prams, wheelchair access and people with disabilities.

b) Footpaths, landscaped areas and driveway designs are to provide opportunities for surveillance and allow for the safe movement of residents and visitors.

c) Residential flat buildings and multi dwelling housing are to have adequate lighting in common and access areas.

DEVELOPMENT CONTROLS

(a) Stairs and ramps are to have reasonable gradients and non-slip even surfaces. Refer to Australian Standard 1428.1 – 1988 Design for Access and Mobility and supplementary AS 1428.2 – 1992.

(b) Access to dwellings is to be direct and without unnecessary barriers. For example, use ramps instead of stairs/steps, consider the height and length of handrails and eliminate changes in level between ground surfaces.

(c) Development applications should address provisions contained in Council's "Safer by Design Guidelines" 2002.

(d) Private areas in a development are to be clearly recognisable.

4.6. SOLAR ACCESS

OBJECTIVES

(i) To ensure reasonable access to sunlight for living spaces within buildings and open space areas around dwellings.

(ii) To ensure adjacent open spaces, living spaces in dwellings, and public places are not deprived of reasonable access to sunlight.

PERFORMANCE CRITERIA

a) All dwellings are to be orientated to promote direct sunlight. Buildings should be sited to allow adequate provision for access of direct sunlight into dwellings, private open space and communal open space.

b) Living areas of dwellings shall be orientated towards the north wherever possible.

c) Small lot housing and multi dwelling housing should be sited to maximise the amount of direct sunlight available to private open space.

d) Where winter solar access is not optimum the use of double-glazing, high performance glass or heavyweight curtains and pelmets is strongly encouraged.

e) Windows to living areas or bedrooms are to have suitable overhangs, shading, or other solar controls to avoid summer overheating and are to be integrated into the overall elevation design.

f) The use of horizontal shading devices (for north facing windows) including eaves, verandahs, pergolas, awnings and external horizontal blinds to allow low winter sun whilst providing shade from high summer sun is strongly encouraged.

g) Where relevant, development applications should have regard to the requirements contained in the Australian Model Code of Residential Development (AMCORD) and Better Urban Living – Guidelines for Urban Housing in NSW.

DEVELOPMENT CONTROLS

Common Open Space

(a) Common open space areas must receive at least 4 hours of sunlight between 9am and 3pm in midwinter.

Residential Flat Buildings

(b) Living rooms and private open spaces for at least 70% of residential units should receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter.

Multi Dwelling Housing and Small Lot Housing

(c) Multi dwelling housing and small lot housing developments are to be designed to ensure at least 80% of dwellings have a private open space that receives direct sunlight to 50% of the private open space area for a minimum of 2 hours between 9am and 3pm in midwinter.

4.7. VISUAL AND ACOUSTIC PRIVACY

OBJECTIVES

(i) To limit views into adjoining private open spaces and living rooms.

(ii) To protect residents from external noise.

(iii) To contain noise between dwellings without unreasonable transmission to adjoining dwellings.

PERFORMANCE CRITERIA

a) The effective location of windows and balconies is preferred to the use of screening devices, high sills or obscured glass. Where these are used, they should have minimal negative effect on resident or neighbour amenity.

b) Direct views from the living rooms of dwellings into private open space or the interior of other dwellings should be obscured with landscaping, architectural detail and building design (refer to AMCORD).

c) Where minimum separation distances cannot be practically met, windows should be placed to minimise direct viewing between dwellings.

d) In general, dwellings are to be designed to limit the potential for noise transmission to living and sleeping areas of adjacent existing and future developments. Consideration should be given to minimising noise emissions from air conditioners, driveways and the like. This can

be achieved by complying with the Building Code of Australia requirements.

DEVELOPMENT CONTROLS

(a) Minimise direct overlooking of main internal living areas and private open space of dwellings both within and of adjoining development 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, service areas, driveways, road frontage and provide appropriate measures to protect acoustic privacy by the careful location of noise sensitive rooms (bedrooms, main living areas) and double glazed windows.

(c) The location of the plant and equipment for residential flat buildings should be designed so that the noise level does not exceed the background noise level. This is to reduce background noise level creep.

(d) In regards to the multi dwelling housing and small lot housing, ideal positions or specifically designed positions for any air conditioners should be provided in the plans at development application stage.

(e) Air conditioners shall be located a minimum of three metres from any property boundary and must not exceed 5dB(A) above the background noise level or alternatively if there is no other option and the air conditioner is located within three metres of any property boundary it must not exceed the background noise level.

(f) Private areas in a development are to be clearly recognisable.

4.8. PUBLIC ROADS

OBJECTIVE

(i) To provide public thoroughfares within the locality that will assist with traffic management.

PERFORMANCE CRITERIA

a) Extension of Fairway Drive and main East Precinct Access into the Balmoral Road Release Area will provide additional public thoroughfares into the Norwest Business Park. Currently the land is in private ownership and the long term use of the roads for public use must be recognised.

b) In recognition of the Fairway Drive and main East Precinct access extension being used as public thoroughfares, the roads are to be dedicated to the Hills Shire Council as a public road and at no cost to Council.

DEVELOPMENT CONTROLS

(a) Fairway Drive is to be designed and constructed as a Enhanced Collector road as defined in Part D Section 7 – Balmoral Road Release Area. The extension of Fairway Drive is to be constructed from the Northern Boundary of Lot 301 DP 819129 to the intersection of Solent Circuit as shown in Figure ~~15~~10 in Appendix 4.

(b) The extension of the main East Precinct access road is to be designed and constructed as an Access Street as defined in Part D Section 7 – Balmoral Road Release Area and located as shown in Figure ~~15~~10 in Appendix 4.

4.9. GEOTECHNICAL

OBJECTIVE

(i) To ensure the possibility of soil movement or slip does not adversely affect proposed development.

DEVELOPMENT CONTROLS

(a) All development applications submitted to Council shall be accompanied by geotechnical appraisal report from a suitably qualified experienced Geotechnical Engineer.

(b) The geotechnical appraisal report must satisfy Council that the possibility of soil movement or slip will not affect the proposed development of the site and outline recommendations to ameliorate any geotechnical impacts.

4.10. PEDESTRIAN AND CYCLEWAY LINKAGES

OBJECTIVES

(i) To consider the needs of the residents with particular consideration to access requirements, safety and security.

(ii) To ensure that appropriate pathways, with high levels of pedestrian amenity are provided for residents in the locality along identified desire lines.

DEVELOPMENT CONTROLS

(a) Pedestrian and cycleway linkages are to be generally in accordance with Figure ~~17~~12 in Appendix 5.

4.11. STORMWATER MANAGEMENT

This section adopts the objectives of and development controls in Section 3.17: Stormwater Management of Part B Section 5 – Residential Flat Buildings and must be considered in any development application. Additional supplementary objectives and performance criteria are included below.

OBJECTIVES

(i) To control stormwater runoff and minimise discharge impacts on adjoining properties and into natural drainage system before, during and after construction.

(ii) To prevent flood damage to the built and natural environment, inundation of dwellings and stormwater damage to properties.

(iii) To ensure that proposed development does not adversely affect the operational capacity of the downstream stormwater system.

(iv) To encourage reuse, recycling and harvesting of stormwater to reduce wastage of water.

(v) To encourage a reduction in water consumption.

PERFORMANCE CRITERIA

a) Drainage systems are to be designed and constructed in accordance with the design guidelines set out in "Design Guidelines for Subdivisions and Developments" published by Baulkham Hills Shire Council and "Australian Rainfall and Runoff" published by Institution of Engineers, Australia (1987).

b) Where a site adjoins natural creeks or watercourses, all residential development shall be clear of the 100 year ARI flood extents.

c) On-site detention systems, where required, are to be designed in accordance with (i) above.

d) Water Sensitive Urban Design elements are to be designed and constructed in accordance with the "Water Sensitive Urban Design Technical Guidelines for Western Sydney" published by the Upper Parramatta River Catchment Trust (May 2004).

4.12. TRUNK DRAINAGE

OBJECTIVE

(i) To embellish the existing drainage system.

PERFORMANCE CRITERIA

a) The open space pedestrian links within the centre of the development should build upon the continuation of the trunk drainage corridor from the Balmoral Road Release Area through to the Norwest Town Centre.

b) Pedestrian linkages to the Balmoral Road Release Area SP2 Infrastructure (Trunk Drainage) area should be provided.

c) The open space component of the development along the drainage line should be returned to a natural riparian corridor.

DEVELOPMENT CONTROLS

(a) Plant species to be provided in the riparian corridor are listed in Appendix 6.

(b) Trunk drainage corridor to be embellished in accordance with Figure ~~18~~13 in Appendix 7.

5. REFERENCES

Norwest Master Scheme, 2nd September 1992

The Hills Local Environmental Plan 2012

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development

Better Urban Living – Guidelines for Urban Housing in NSW

Safer by Design Guidelines (2002)

Making Access for All Guidelines (2002)

APPENDIX 1 - EAST PRECINCT MAPS

Figure 3 East precinct building layout plan

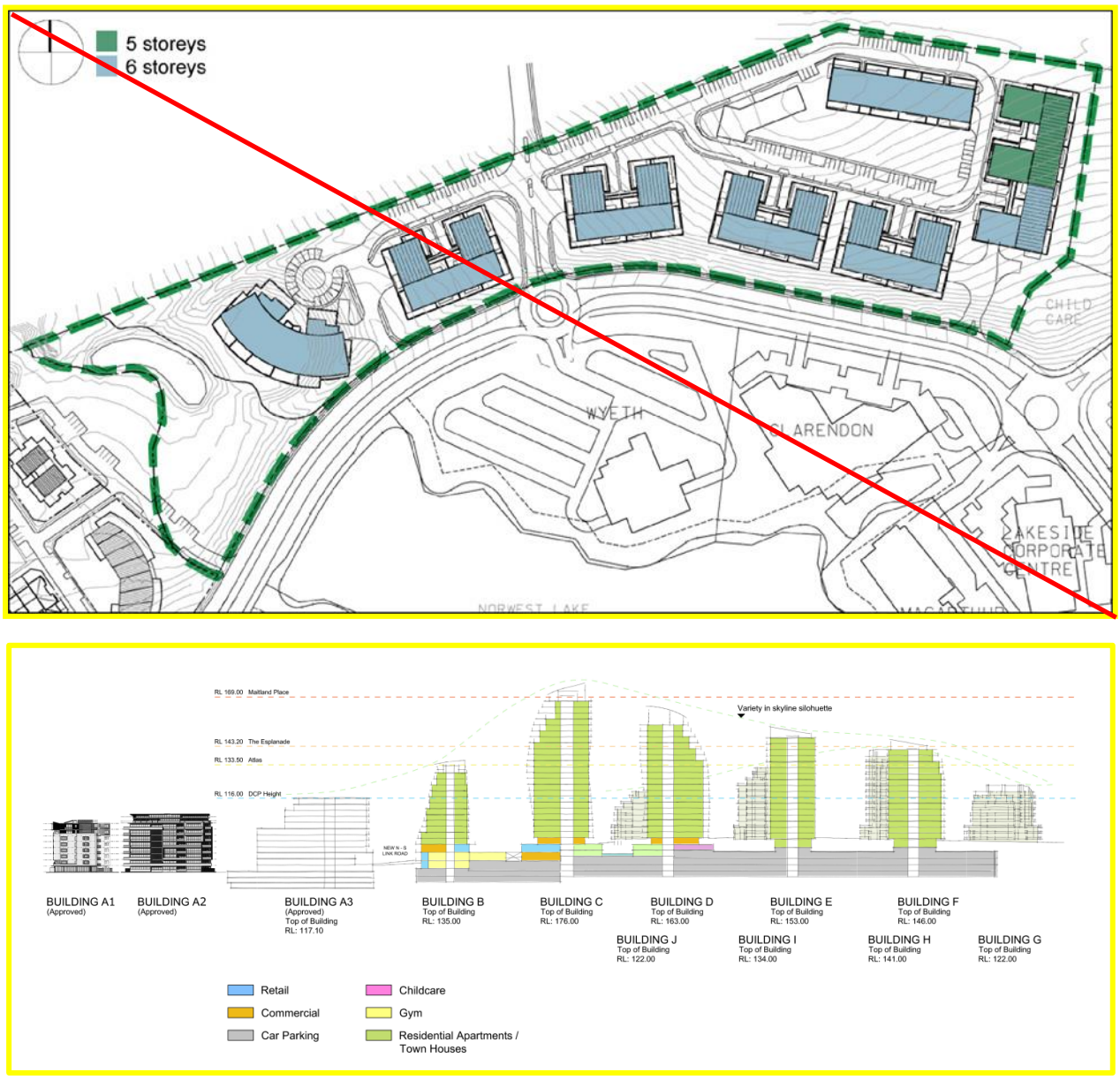


Figure 4 East precinct building height plan

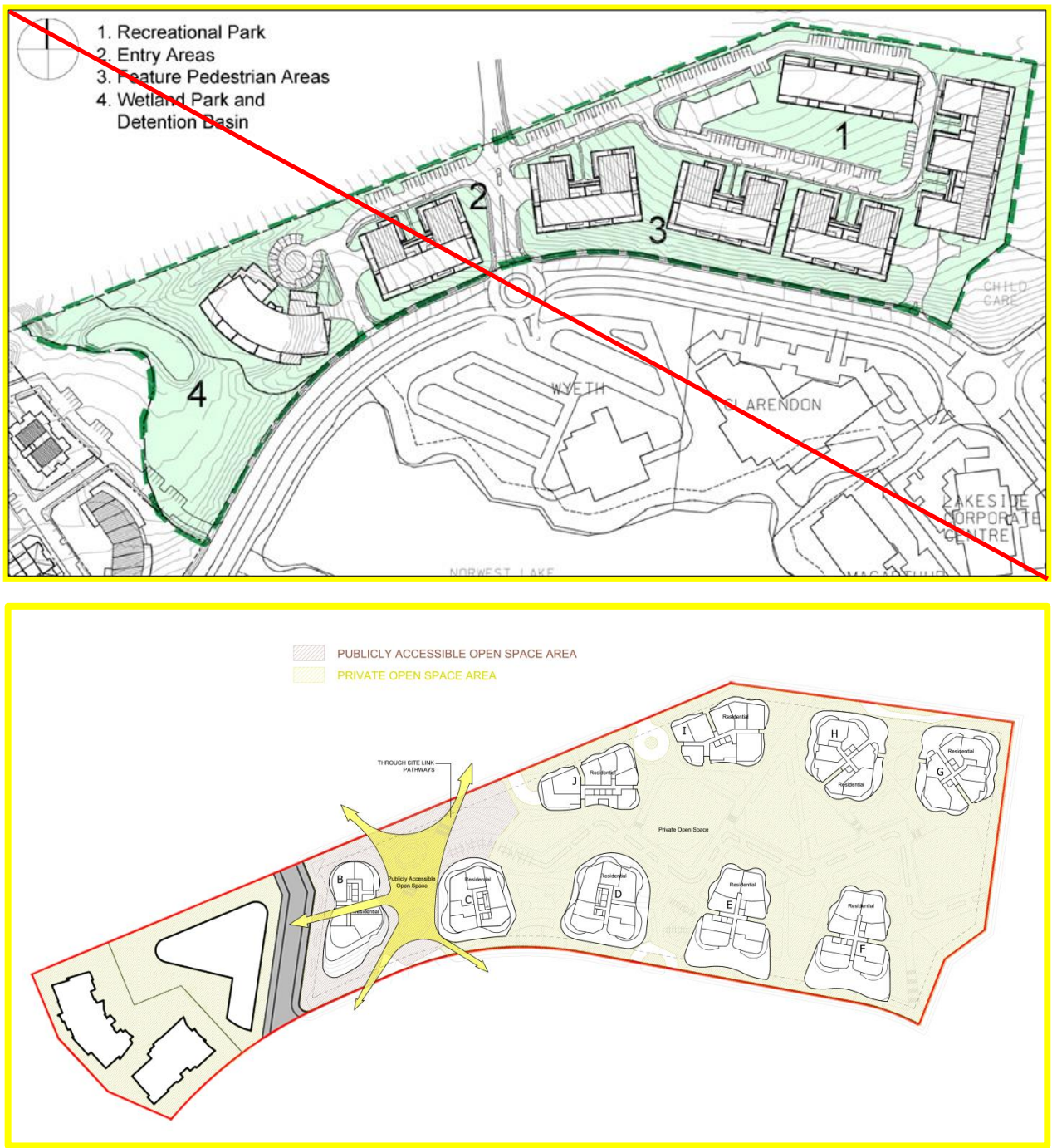
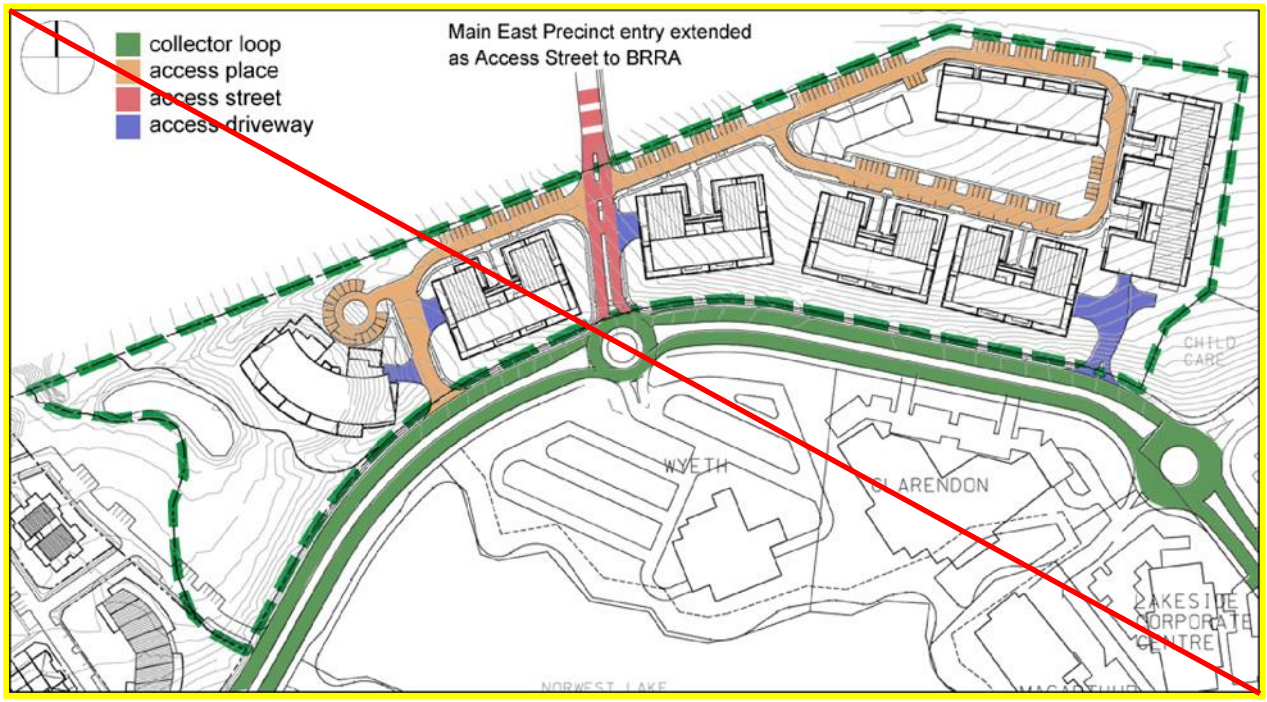


Figure 5 East precinct common open space plan



~~**Figure 6** East precinct street hierarchy~~

APPENDIX 2 - CENTRAL PRECINCT MAPS

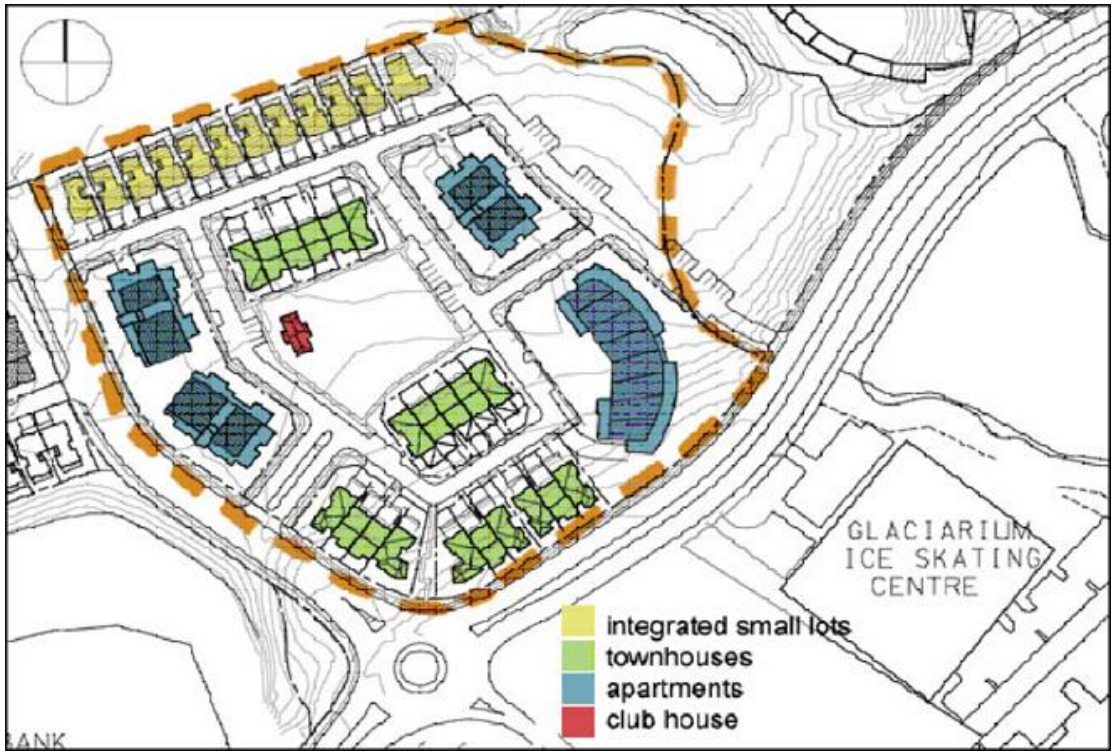


Figure ~~7~~6 Central precinct building type layout plan

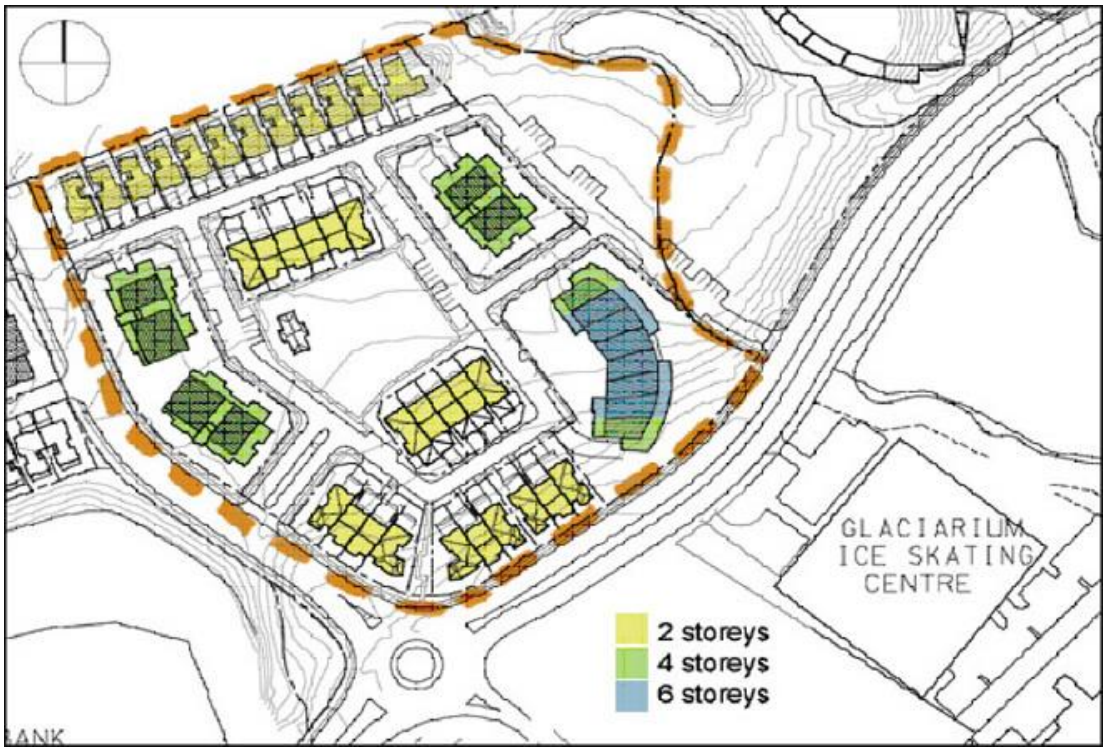


Figure ~~8~~7 Central precinct building height plan

Figure ~~9~~8 Central precinct common open space

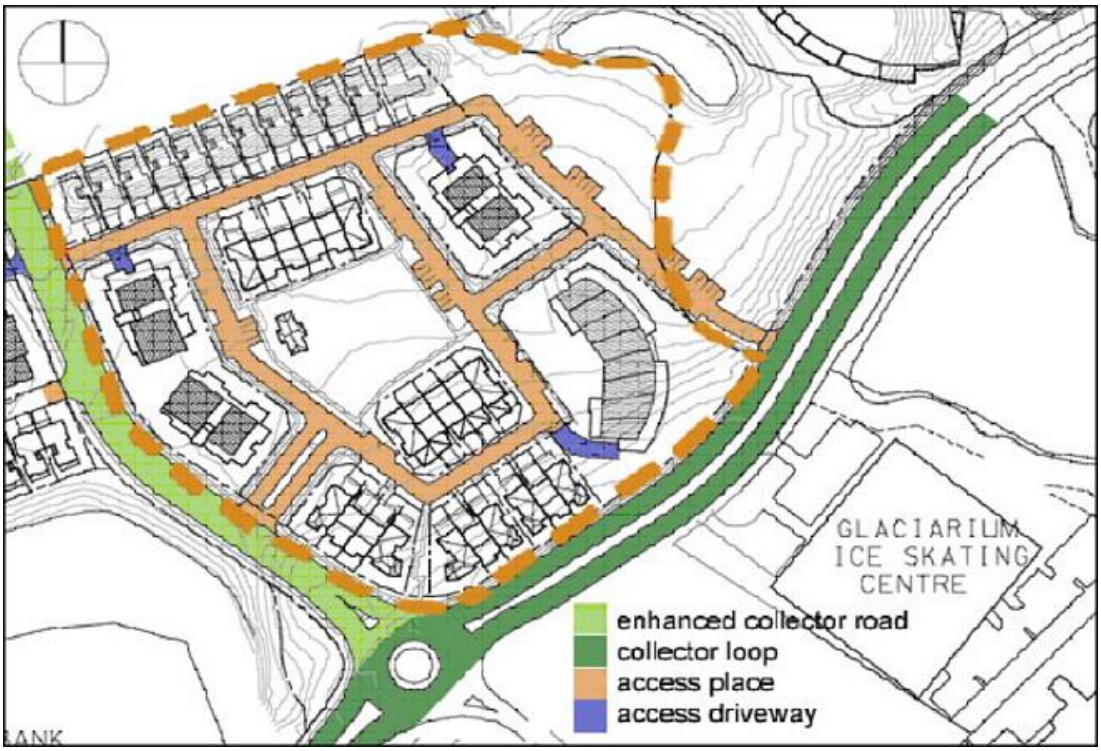


Figure ~~10~~9 Central precinct street hierarchy

APPENDIX 3 - WEST PRECINCT MAPS

APPENDIX 4 - VEHICULAR ACCESS

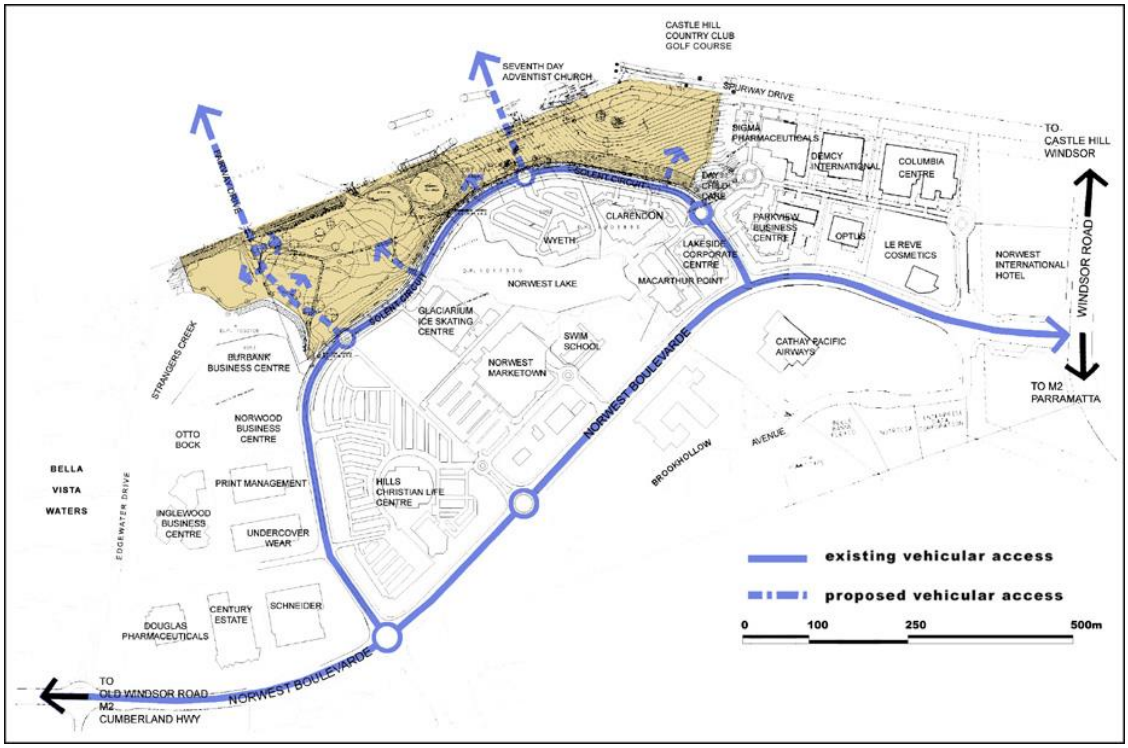


Figure ~~15~~10 Vehicular access

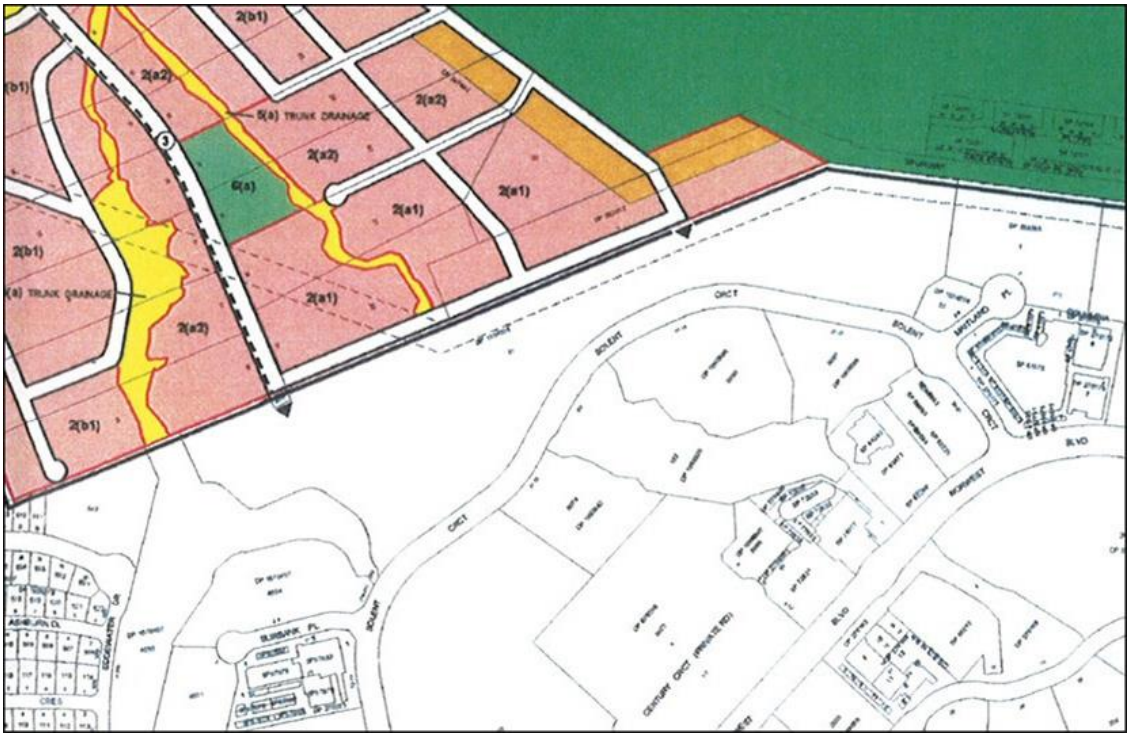


Figure ~~16~~11 Partial plan from BHSC Draft DCP 20

APPENDIX 5 - PEDESTRIAN ACCESS

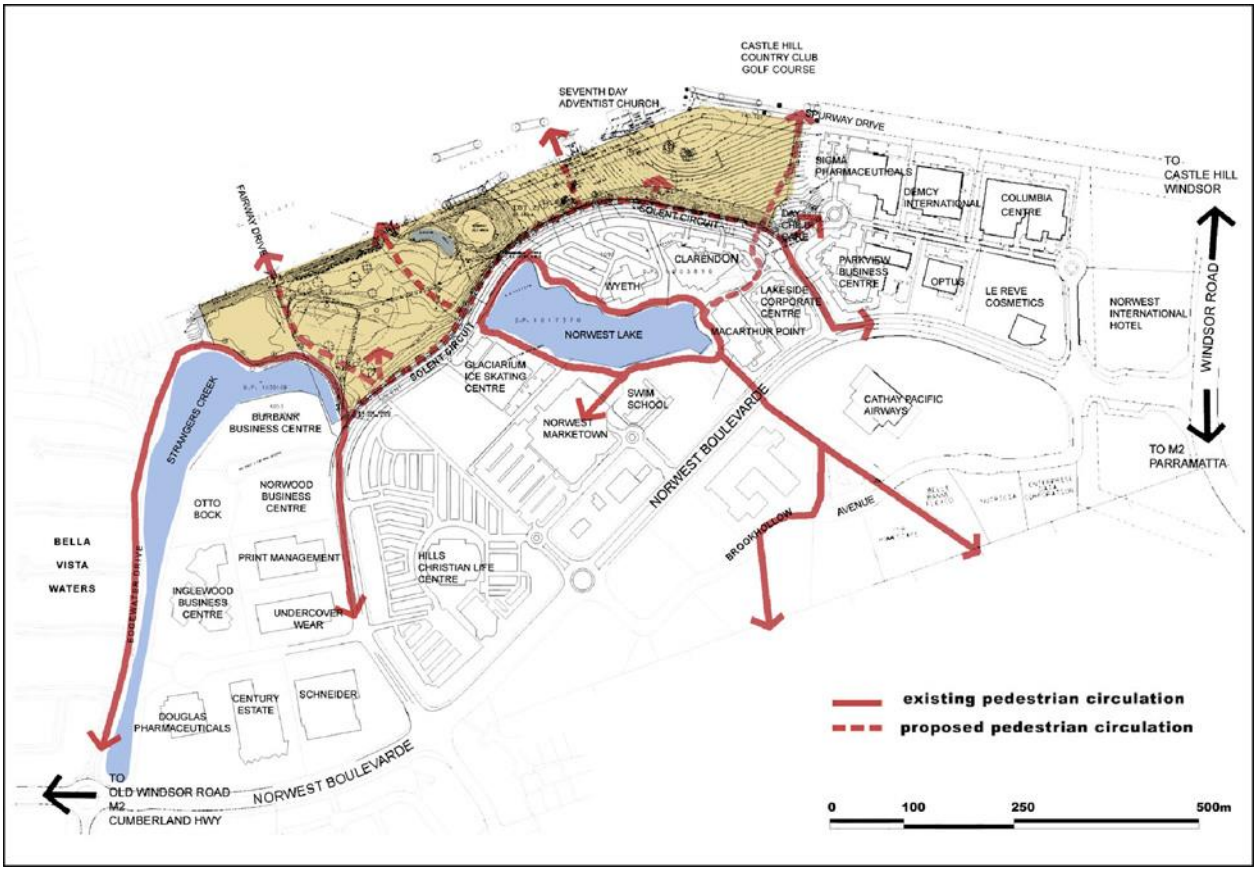


Figure ~~17~~12 Pedestrian links

APPENDIX 6 - RIPARIAN CORRIDOR PLANT SCHEDULE

Table 8 Riparian Corridor Plant Schedule

Riparian Boundaries	
Casuarina glauca	Swamp Oak
Eucalyptus amplifolia	Cabbage Gum
Melaleuca decora	Bottlebrush
Melaleuca linarifolia	Snow-in-summer
Melaleuca nodosa	Nodding Bottlebrush
Melaleuca stypheloides	Prickly Paperbark

Plants for Water Management	
Carex apressa	Sedge
Juncus usitatus	Rush
Lomandra longifolia	Lomandra
Lomandra multiflora	Lomandra

APPENDIX 7 - RIPARIAN CORRIDOR - WETLAND PARK AND DETENTION BASIN

Figure ~~18~~13 Wetland park and detention basin