

architectural elements and treatments for the base, middle and top facades.

- (e) Elevations visible from Castle St, Kentwell Ave and the boundary between Castle Hill Community Centre and Library shall be treated with similar proportion and high quality detailing as other elements of the primary street façade.
- (f) Development shall use opaque windows only where necessary for the privacy of adjoining residents. Transparent glass should be used in all other windows to promote natural surveillance.
- (g) Development shall use neutral, visually recessive tones in colour schemes, avoiding reflective and overly textured surfaces.
- (h) In the event of staged development, any visible external surfaces of future common walls must be finished to a standard consistent with the high quality and durable materials of the development, until the adjacent development has been undertaken.
- (i) Development shall incorporate natural and electrical surveillance of the retail/commercial development, landscaped areas and undeveloped land on the allotment.
- (j) Internal and external lighting shall not adversely affect the amenity of residential and community use of adjoining development.
- (k) Vehicle ingress/egress points should be integrated into the building design and contribute to high quality architecture.

Plant and equipment

- (l) Roof plant, air-conditioning units, lift towers, vents and communication devices should all be considered as part of roof shape and design. Location and external appearance must not adversely affect the streetscape and sightlines.
- (m) The location and noise emissions of plant and equipment shall not adversely affect residential and public amenity in the vicinity of Castle St and Kentwell Ave.

Plant and equipment shall be concealed from view of adjoining residential properties and appropriate noise attenuation measures installed to minimize impact on adjoining land uses.

- (n) Built form should consider measures to reduce visual and acoustic impacts of vehicular ingress/egress in the vicinity of Kentwell Ave and Castle St.

Pedestrian access and articulation

- (o) The following design principles should be considered when locating entrances and exits:
 - Entrances and exits shall be provided in visually prominent and convenient locations;
 - Entrances should not be obscured by landscaping or other obstacles and shall have clear sight lines;
 - Pedestrian access points and paths should not provide opportunities for entrapment;
 - Building design should allow for casual surveillance of access ways, entries and driveways;
 - Directional signage must be erected for the purposes of pedestrian accessibility at all entrances and exits;
 - Entrances shall be clearly identifiable to reduce confusion and unintentional entry by incorporating measures such as architectural features and articulation, awnings, variations in colours and materials, changes in paving and landscaping;
 - Location and design of pedestrian entrances traversing vehicular ingress/egress points should provide measures to reduce pedestrian and vehicular conflict;
 - Public art installations are encouraged to provide visual interest in these spaces.

Landscaping

- (p) Each of the following landscape features must be included in the Landscape Plan:

- Deep, terraced garden beds for screening purposes; and
- Public art in keeping with the scale and mass of the development e.g. sculpture, mural; and
- Feature tree plantings.
- A Landscape Plan shall include planting of trees species within the setback which reach a height of:
 - 10.0m or greater on Castle St;
 - 10.0m or greater in height at the boundary between retail/commercial zoned land and the Castle Hill Community Centre and Library;
 - 5.0m or greater in height on Kentwell Ave.
- (q) Trees shall not impede or obscure view of vehicular ingress/egresses, cycle ways, pedestrian access and movement between adjacent retail/commercial developments, residential development and the Castle Hill Community Centre and Library.
- (r) Extensive landscaping within the setbacks along Kentwell Ave, Castle St and on boundaries between retail/commercial space and Castle Hill Community Centre and Library shall define spaces, link separate visual elements; provide screening, scale and landscape setting for development along Kentwell Ave and Castle St.
- (s) The Landscape Plan should consider measures to reduce visual and noise impact of vehicular ingress/egress in the vicinity of Kentwell Ave and Castle St.
- (t) All plant species shall be selected from Part C Section 3 Landscaping Appendix 2 – Recommended species and street trees.

2.31. SITE AT MILLCROFT WAY, WILKINS AVENUE AND WINDSOR ROAD, BEAUMONT HILLS (BAULKHAM HILLS LANDSCAPE SUPPLIES)

This section of the Development Control Plan applies to the land identified in Sheet 16 of Appendix A – Precinct Plan Maps.

The following objectives and controls aim to promote retail/commercial development of land at Beaumont Hills whilst maintaining and enhancing the amenity of adjoining residential uses. Objectives and controls contained in this subsection establish the setback, access, fencing and landscaping appropriate for the Baulkham Hills Landscape Supplies.

OBJECTIVES

- (i) To promote a visually aesthetic retail/commercial and sustainable built form.
- (ii) To protect the residential and public amenity of the residential areas in the vicinity of Millcroft Way, Wilkins Avenue and Windsor Road.

DEVELOPMENT CONTROLS

Setbacks

- (a) Development shall be setback as indicated in Appendix A – Precinct Plan Maps Sheet 16.

Plant and equipment

- (b) The location and noise emissions of plant and equipment shall not adversely affect residential and public amenity in the vicinity of Millcroft Way, Wilkins Avenue and Windsor Road.
- (c) Plant and equipment shall be concealed from view of adjoining residential properties and appropriate noise attenuation measures such as acoustic barriers installed to minimise impact on adjoining land uses.

- (d) Built form should consider measures to reduce dust, visual and acoustic impacts of vehicular ingress/egress in the vicinity of Millcroft Way, Wilkins Avenue and Windsor Road.

Access and articulation

- (e) The development is required to demonstrate that adequate arrangements have been made to the satisfaction of Council and the Roads and Maritime Services to assist with the provision of access to the site from Windsor Road.
- (f) The following design principles should be considered when locating entrances and exits:
- Entrances and exits shall be provided in visually prominent and convenient locations;
 - Entrances should not be obscured by landscaping or other obstacles and shall have clear sight lines;
 - Pedestrian access points and paths should not provide opportunities for entrapment; and
 - Location and design of pedestrian entrances traversing vehicular ingress/egress points should provide measures to reduce pedestrian and vehicular conflict.

Fencing and Landscaping

- (g) Provision of 1.8m noise attenuation fencing along the boundaries between the site and Lot 32 Windsor Road, between the site and the two adjoining dwellings and between the site and Kellyville Pets.
- (h) Provision of 3m landscaped areas with advanced and mature tree plantings at the following:
- Within the setbacks along Wilkins Avenue;
 - On the eastern boundary between the site the vacant site (Lot 32 Windsor Road); and

- On the boundaries between the site and the two adjoining residential dwellings as indicated below.



Landscaping and fencing requirements

3. INFORMATION REQUIRED FOR A DEVELOPMENT APPLICATION

3.1. OCCUPATION / CHANGE OF USE FOR INTERNAL ALTERATIONS

COMPLETED APPLICATION FORM

You must have the written consent of all current owners.

CONSTRUCTION CERTIFICATE APPLICATION FORM – Required where any building works or fit out including erection of partitions, fixtures & signs are proposed as part of the development.

SITE PLANS (8 copies)

Clearly indicating: -

- The building to be occupied.
- Car parking spaces allocated to that building.
- Location of any signs to be erected.

ARCHITECTURAL PLANS (8 copies)

- Internal layout of shop/building (existing and proposed).
- Elevations.

STATEMENT OF ENVIRONMENTAL EFFECTS (8 copies)

The statement must include the following: -

- Statement outlining the exact nature of the proposed business;
- The proposed hours of operation;
- The number of employees;
- Information regarding deliveries (the number of expected deliveries each week, the types of vehicles/truck expected, approximate times they would be expected);
- The number of car spaces allocated to the unit with reference to Part C Section 2 – Parking in this DCP; and
- Compliance with any other relevant objective and/or development control of this Section of the DCP.

Note. Some 'change of use' and 'internal alteration' applications may be eligible for consideration as 'Complying Development' under the State Environmental Planning Policy (Exempt & Complying Development) Code 2008.

3.2. NEW DEVELOPMENTS, EXTENSIONS OR REDEVELOPMENT OF EXISTING SITES

The following plans and details are required for development or redevelopments of business development sites as part of the formal submission with the relevant application form(s):

SITE PLANS (8 copies)

Including an assessment of potential noise impacts on adjoining developments

SITE ANALYSIS (8 copies)**ARCHITECTURAL PLANS (8 copies)****LANDSCAPE PLAN (8 copies)****EARTHWORKS PLAN (8 copies)**

- Existing and proposed levels/contours.

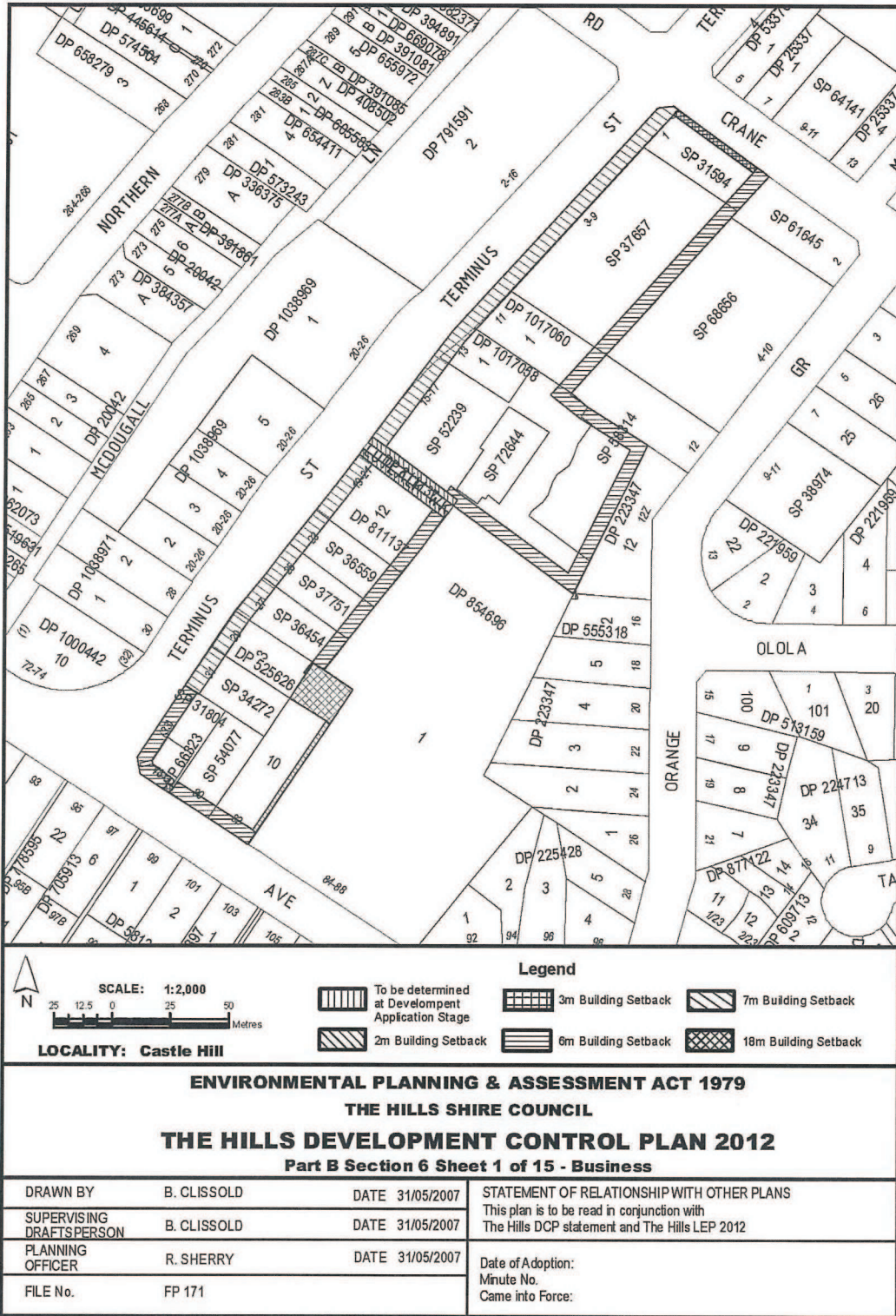
SIGNAGE PLAN (8 copies)

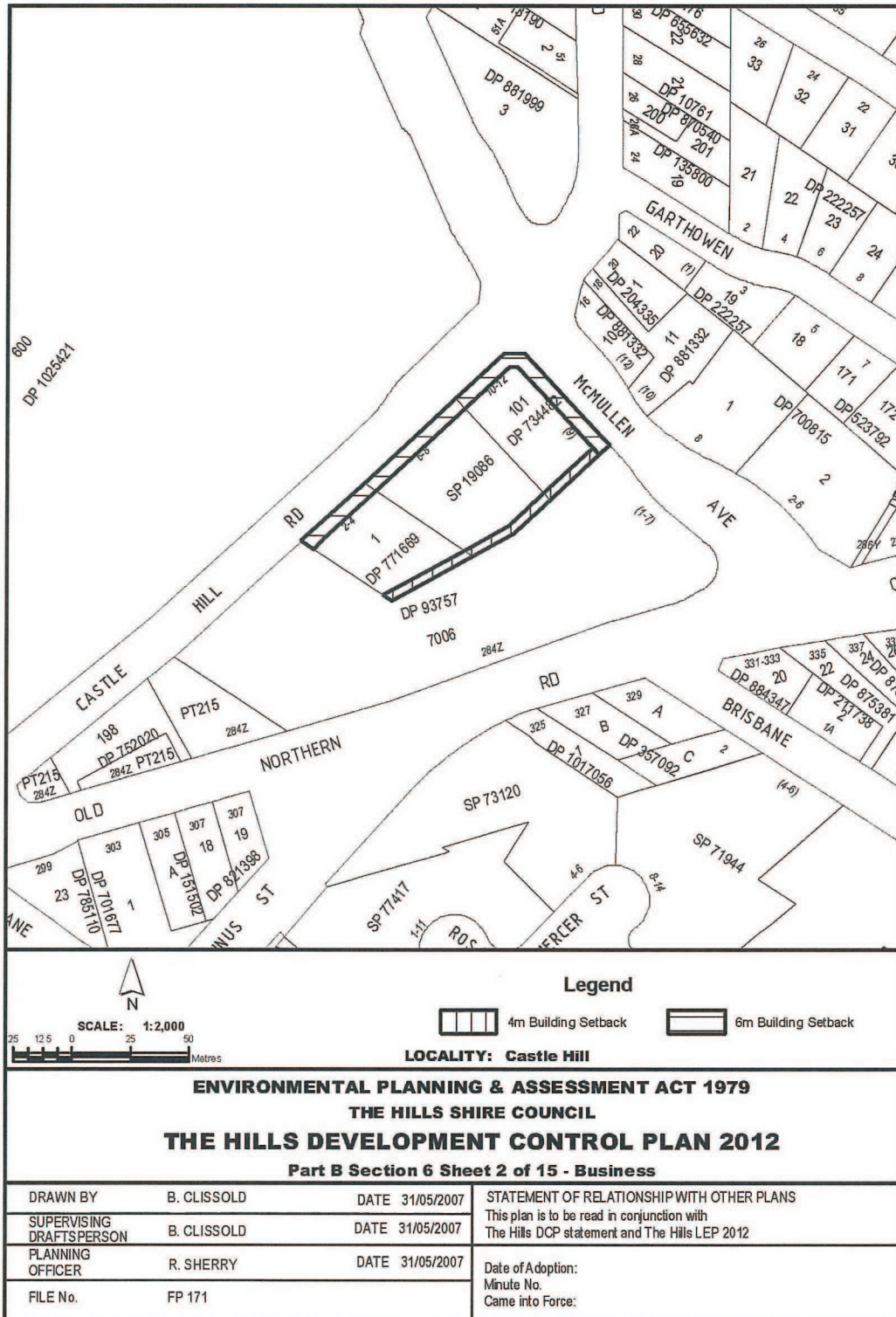
- See Part C Section 2 – Signage in this DCP and Advertising Signs Fact Sheet.

STREETSCAPE PERSPECTIVE (2 copies)**STATEMENT OF ENVIRONMENTAL EFFECTS (8 copies)****REFERENCES**

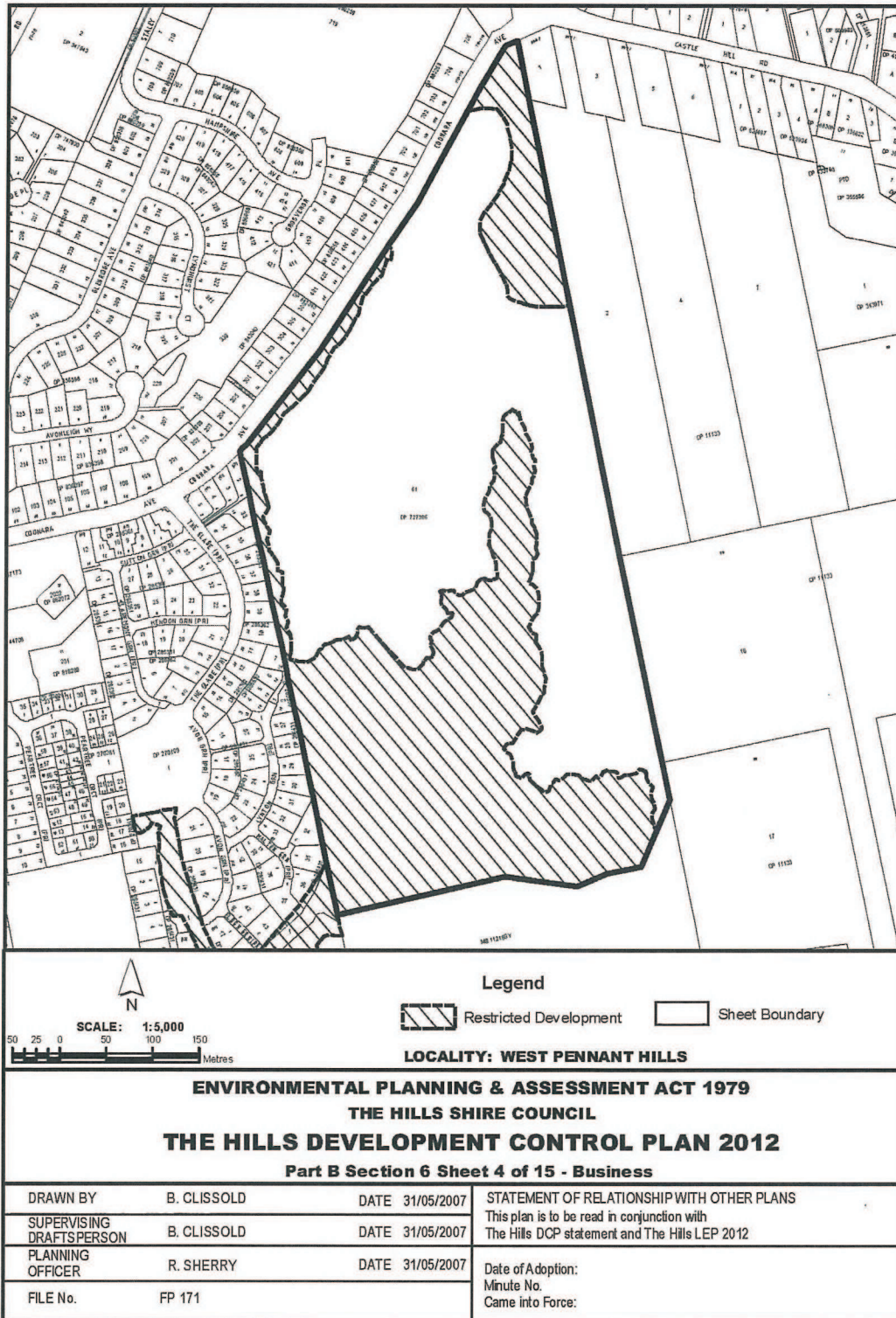
Baulkham Hills Shire Council, Making Access for All 2002

APPENDIX A - PRECINCT PLAN MAPS





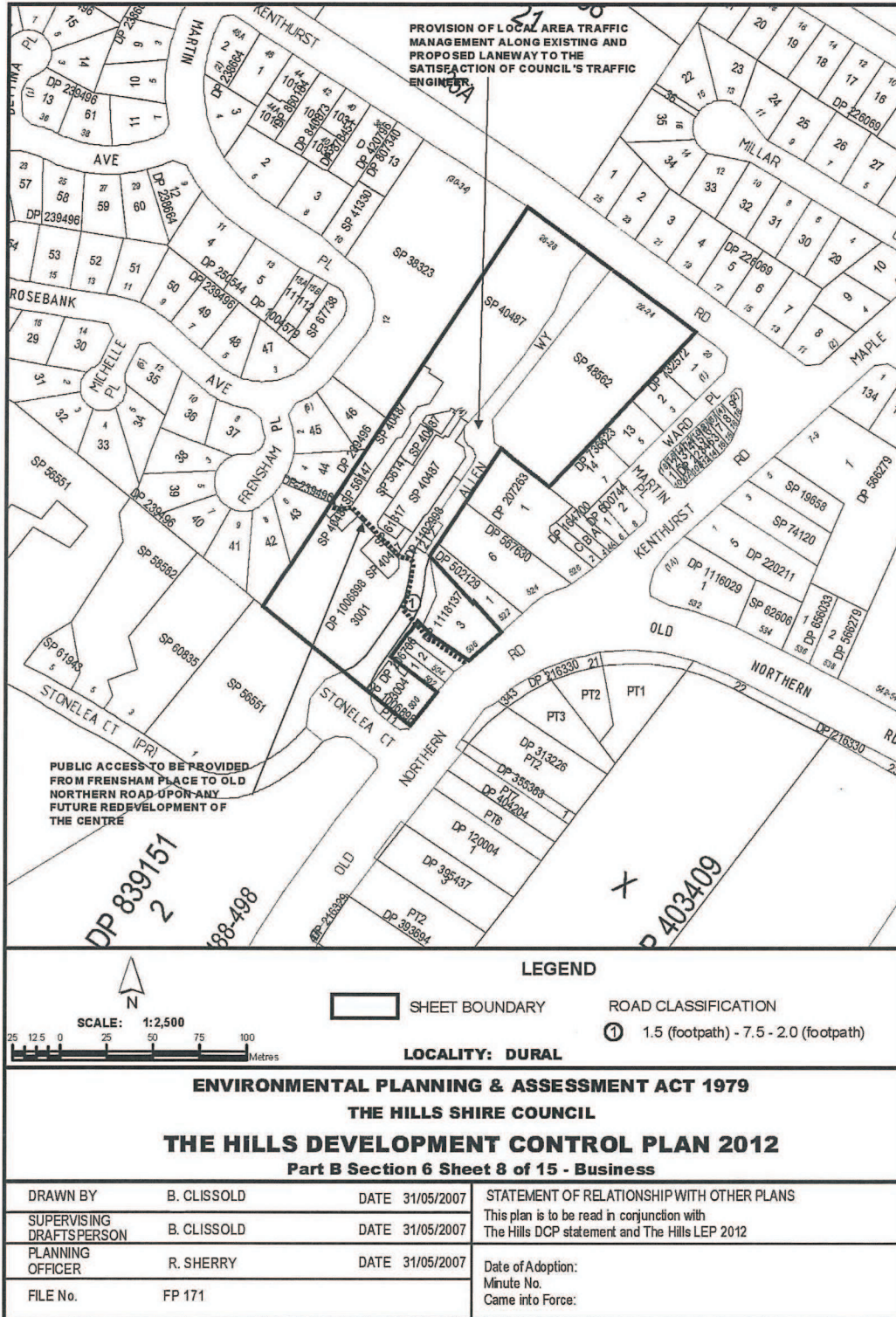


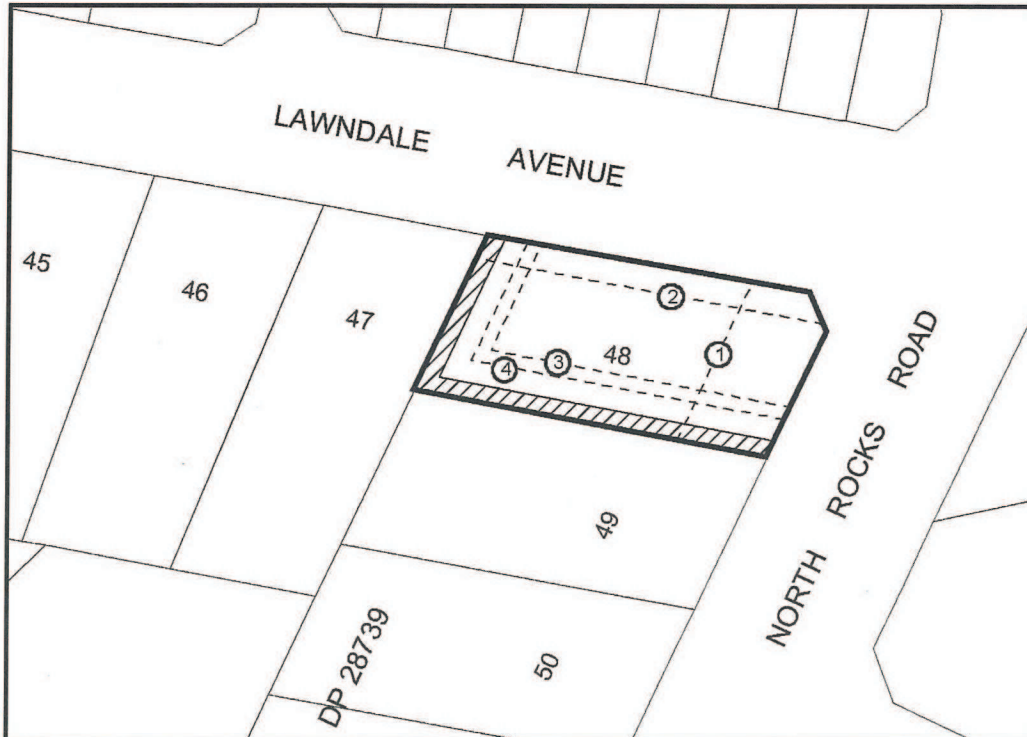










**Notes:**

The ratio of the gross floor space of any building to the total site area shall not exceed 0.4:1

Future redevelopment of the site must maintain existing ingress and egress points.

Building height shall not exceed 2 storeys or 8 metres above natural ground level.

 Landscape Screening

Minimum 2 metre wide landscape strip and be used for the purpose of screening so as to protect the amenity of adjoining residential development. This area will consist of tall shrub planting (1.5m to 2.0m centres) and or continuous line of evergreen trees at an average 7.0m centres.



SCALE: 1:600



LOCALITY: NORTH ROCKS

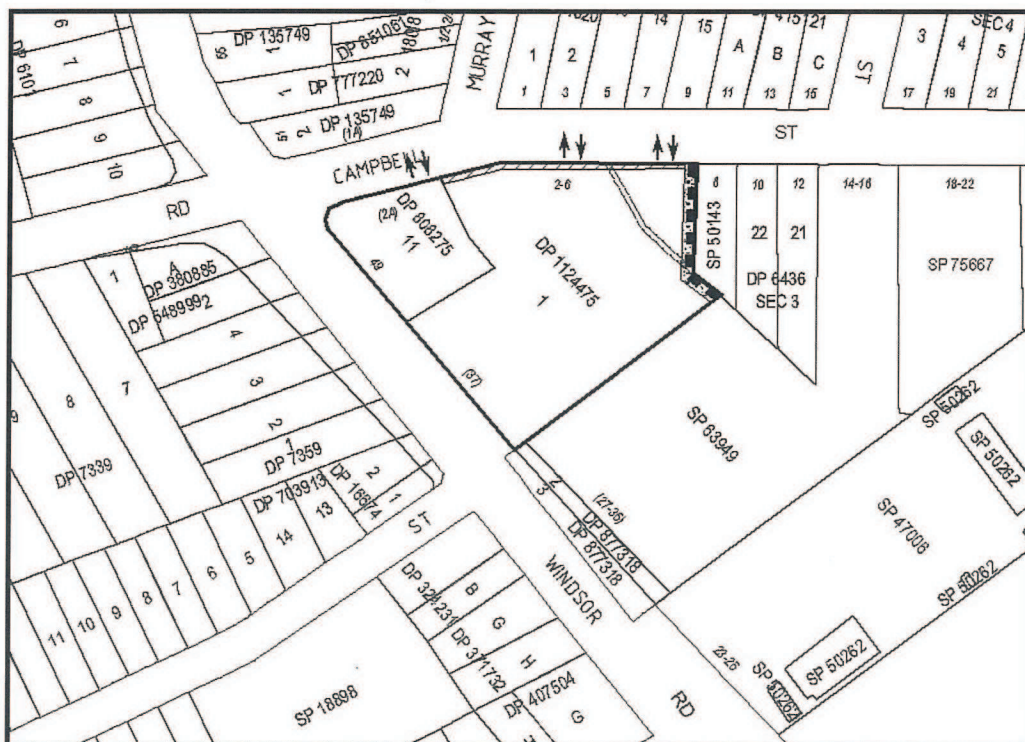
Setbacks

①	North Rocks Road	10 metres
②	Lawndale Avenue	3 metres
Western and Southern Boundaries		
③	Two storey development	6.0 metres
④	Single storey development	4.5 metres

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**THE HILLS SHIRE COUNCIL****THE HILLS DEVELOPMENT CONTROL PLAN 2012****Part B Section 6 Sheet 9 of 15 - Business**

DRAWN BY	B. CLISSOLD	DATE	31/05/2007	STATEMENT OF RELATIONSHIP WITH OTHER PLANS This plan is to be read in conjunction with The Hills DCP statement and The Hills LEP 2012
SUPERVISING DRAFTSPERSON	B. CLISSOLD	DATE	31/05/2007	
PLANNING OFFICER	R. SHERRY	DATE	31/05/2007	Date of Adoption: Minute No. Came into Force:
FILE No.	FP 171			

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**Notes:**

- Land to which the plan applies.
- Boundary height shall not exceed 2 storeys above natural ground level.
- Landscape screening:**
- Minimum 4 metres wide landscape strip to be used for the purpose of screening so as to protect the amenity of the adjoining residential properties. This area will consist of tall shrub planting (1.5m to 2.0m centres) and a continuous line of evergreen trees at 7.0 metre centres.
- Minimum 2 metre wide landscape strip. With respect to Lot 47 DP 635468, this is to be provided upon any future redevelopment of the existing carpark.
- Noise Attenuation:**
- A wooden lapped and capped fence to be placed along the eastern boundary of the property, of a height no less than 1.8 metres.
- Pedestrian Access:**
- A separate pedestrian/wheelchair access is to be provided from the public footpath on Campbell Street to the site.
- Vehicle Access:**
- Vehicle Access to the site is to be limited to the points identified.
- Drainage:**
- Any future development of the site is to have regards for existing easements or drainage facilities.



SCALE: 1:2,000
25 12.5 0 25 50 75 Metres

LOCALITY: NORTHMEAD

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

THE HILLS SHIRE COUNCIL

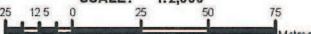
THE HILLS DEVELOPMENT CONTROL PLAN 2012

Part B Section 6 Sheet 10 of 15 - Business

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SCALE: 1:2,000


 LAND AFFECTED BY REQUIREMENTS OF SECTION 2.14 OF PART B SECTION 6 - BUSINESS

LOCALITY: CASTLE HILL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

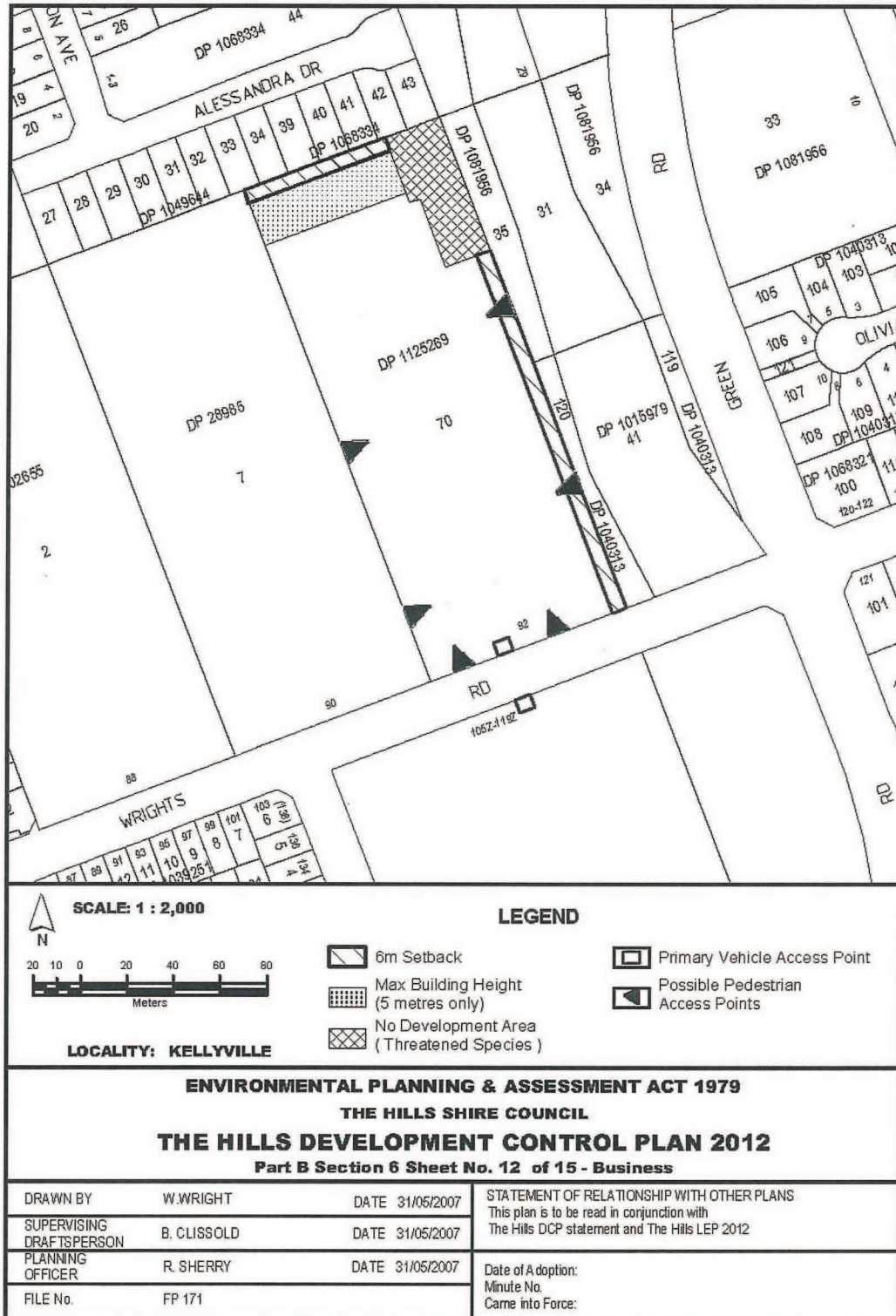
THE HILLS SHIRE COUNCIL

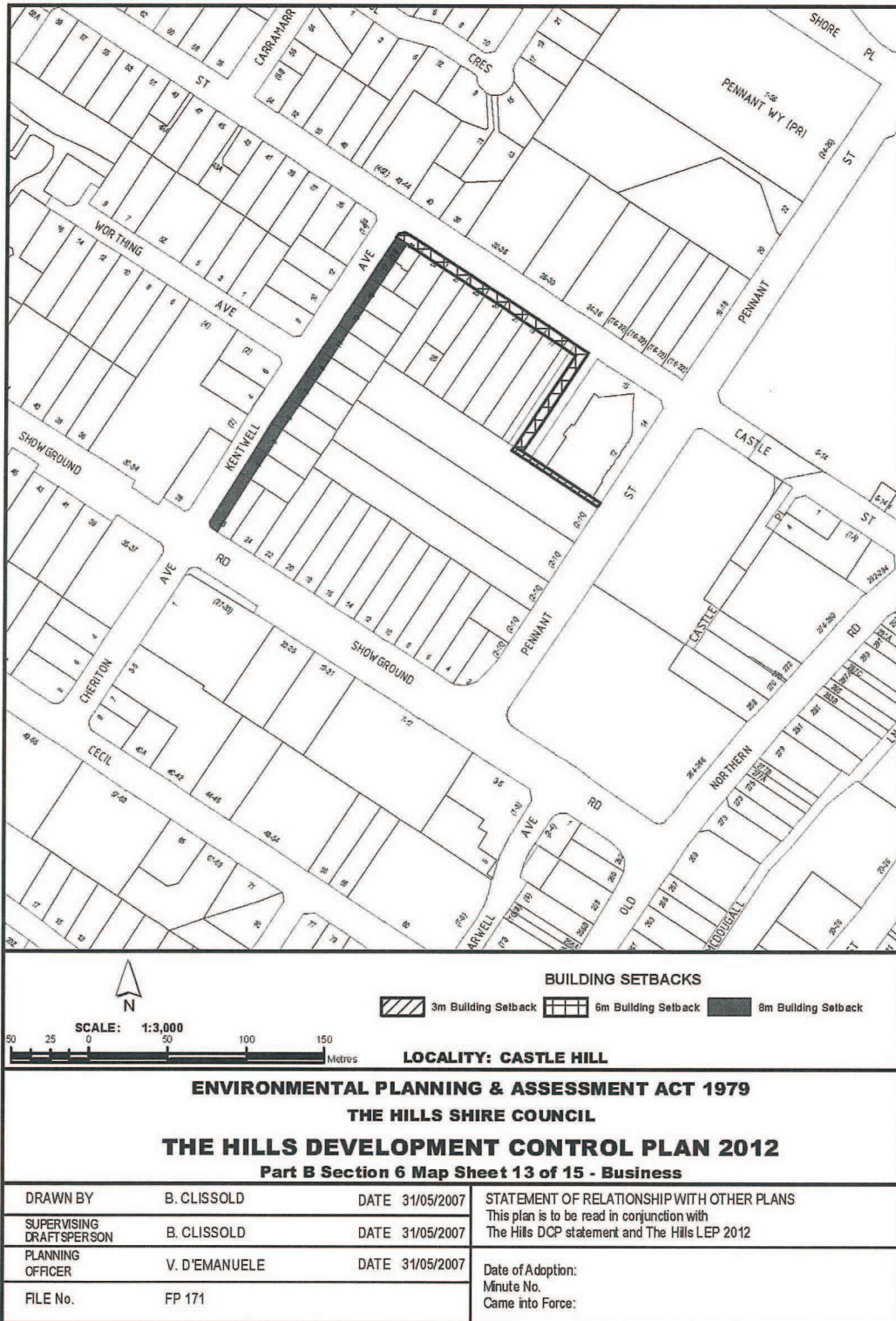
THE HILLS DEVELOPMENT CONTROL PLAN 2012

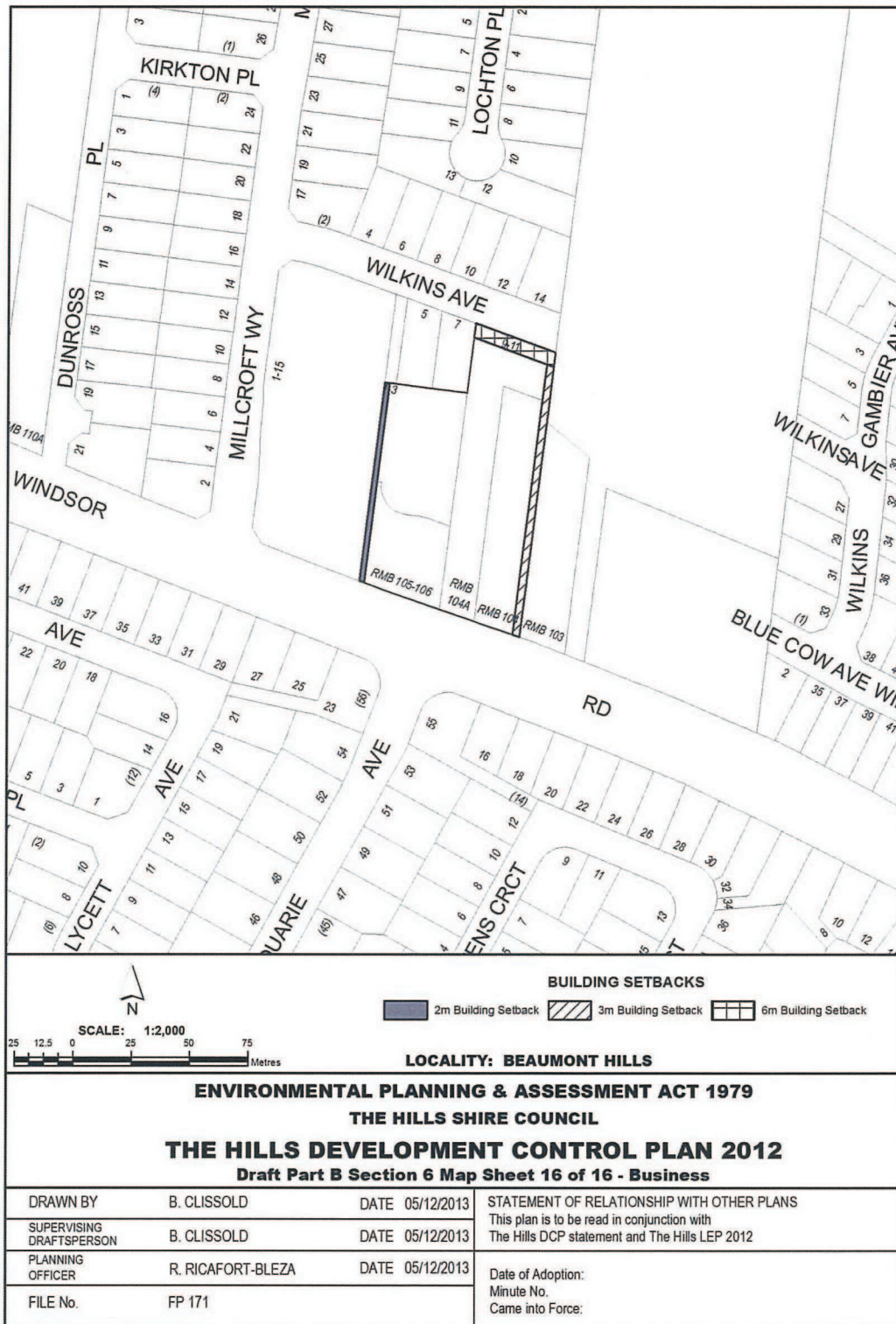
Part B Section 6 Sheet 11 of 15 - Business

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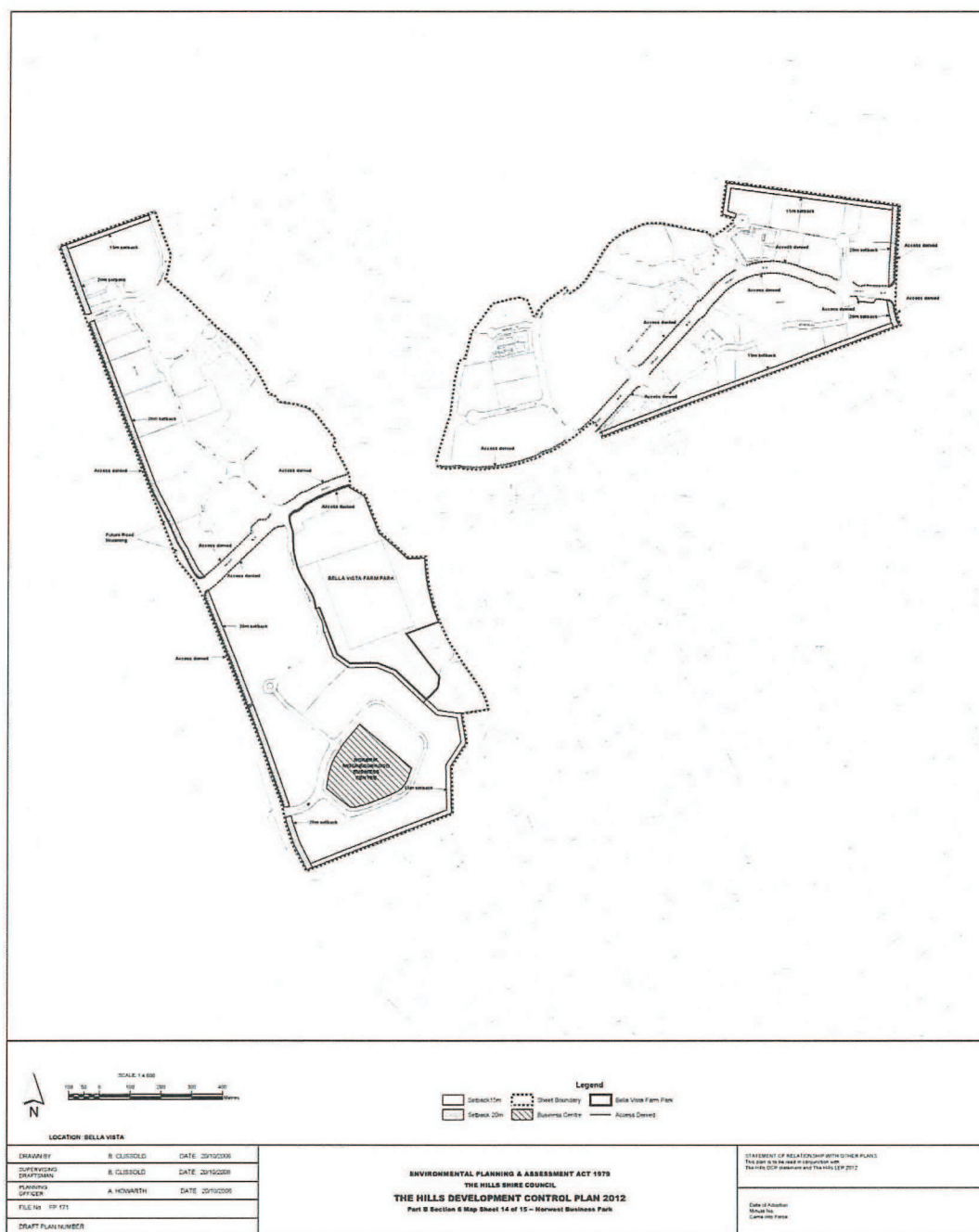
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APPENDIX B – NORWEST BUSINESS PARK



APPENDIX C – BELLA VISTA PRECINCT

