

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 PLAN APPLIES

This Section of the DCP applies to all Business zoned land and land where commercial land uses are permissible under The Hills Local Environmental Plan 2012.

1.2. AIMS AND OBJECTIVES OF THIS SECTION OF THE DCP

The aim of this Section is to establish objectives and development controls for the development of commercial and retail land within The Hills Shire.

OBJECTIVES

- (i) *To promote a distinctive and high quality employment environment attractive to a range of business and commercial developments.*
- (ii) *To provide opportunities for a range of commercial, business and retail development which will contribute to the economic, employment and social growth of the area.*
- (iii) *To encourage innovative and imaginative design with particular emphasis on the integration of buildings and landscaped areas which incorporate the principles of Ecologically Sustainable Development.*
- (iv) *To provide a range of locational and development opportunities to suit a variety of business needs within a flexible employment zone.*
- (v) *To provide for the conservation of Bella Vista Farm Park and the protection of significant views to and from the Park.*
- (vi) *To ensure that the Shire is served by an efficient transport system for the movement of people and goods and to provide for integration with existing and future transport systems operating in the region.*

1.3. HIERARCHY OF CENTRES

Refer to Council's Centres Direction.

2. OBJECTIVES AND DEVELOPMENT CONTROLS

Objectives and development controls for business development are set out in the following sections.

In addition to those 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 C Section 1 - Parking
- Part C Section 2 - Signage
- Part C Section 3 - Landscaping
- Part C Section 4 - Heritage
- Part D Section 6 - Rouse Hill Regional Centre

2.1. PRECINCT PLANS

OBJECTIVES

- (i) *To ensure the development of specific commercial/retail areas is consistent with the precinct plans adopted by Council for the wider business area.*
- (ii) *To provide for the orderly development of commercial/retail land.*
- (iii) *To provide development controls for particular areas to recognise the specific constraints or characteristics of these areas.*

DEVELOPMENT CONTROLS

- (a) Precinct plan maps should be referred to in addition to this written Section to ensure the proposed development is consistent with the planned character and development of the area. These maps are contained within Appendix A – Precinct Plan Maps to this Section and apply to the following areas:-

- i. Terminus St, Castle Hill;
- ii. Old Castle Hill Rd/McMullen Ave, Castle Hill;
- iii. Old Northern Rd/Hill St, Baulkham Hills;
- iv. Coonara Ave, West Pennant Hills;
- v. Old Northern Rd, Glenorie;
- vi. Windsor Rd, Kellyville;
- vii. Old Northern Rd, Baulkham Hills;
- viii. Kenthurst Rd/Old Northern Rd, Dural;
- ix. Lawndale Ave/North Rocks Rd, North Rocks;
- x. Campbell St, Northmead;
- xi. Terminus Street Car Park;
- xii. Wrights Road retail precinct, Kellyville;
- xiii. Kentwell Ave and Castle St, Castle Hill; and
- xiv. Norwest Business Park (Also, refer to Appendices A – Precinct Plan Maps to D – Bella Vista Photo Montages in this Section)

2.2. SITE ANALYSIS

OBJECTIVES

- (i) To encourage a comprehensive approach to site planning, design and assessment of development.
- (ii) To facilitate assessment of how future developments relate to their immediate surroundings and to each other.
- (iii) To facilitate development of a design that minimises negative impacts on the amenity of adjoining commercial or residential development in accordance with Council's ESD objective 7.
- (iv) To facilitate development of a design that is energy efficient and permits adoption of renewable energy sources in accordance with Council's ESD objective 5.
- (v) To ensure development is compatible with land capability.
- (vi) To minimise adverse impacts on the environment in accordance with Council's ESD objective 7.
- (vii) To ensure during consideration of the site layout and design that disturbance to the natural environment is minimised in accordance with Council's ESD objective 4.

DEVELOPMENT CONTROLS

- (a) Development should be designed to respect site constraints such as topography, drainage, soil landscapes, flora, fauna and bushfire hazard.
- (b) Disturbance to existing natural vegetation, landforms, creeks, wetlands and overland flow paths should be minimised.
- (c) Development on land adjoining bushland reserves should incorporate measures (such as setbacks and buffers) to prevent any impact on these reserves.
- (d) Development should be sited away from steep slopes (particularly those containing natural vegetation) so that, where possible, these features can be kept in a natural state.
- (e) Land with a slope greater than 20% is not suitable for development.
- (f) Development applications for proposals on land with a slope of between 15-20% must be accompanied by a geotechnical report.
- (g) Development on land adjoining Bella Vista Farm Park should incorporate measures (such as setbacks and buffers) to minimise any impact on the Bella Vista Farm Park.

SUBMISSION REQUIREMENTS

- Site Plan, including an indication of how social and environmental issues have been considered in the design.
- Site Analysis.

2.3. DEVELOPMENT SITES**OBJECTIVES**

- (i) *To ensure development sites have sufficient area to provide adequate access, parking, landscaping and building separation in accordance with Council's ESD objective 7.*
- (ii) *To provide for the orderly development of land through subdivision or the consolidation of lots.*
- (iii) *To provide a satisfactory relationship between buildings, landscaping areas and adjoining developments in accordance with Council's ESD objective 7.*
- (iv) *To ensure that development occurs only where adequate sewer, water, drainage, energy supply and telecommunications are available to the satisfaction of the relevant authorities.*
- (v) *To minimise stormwater runoff and provide for on-site groundwater recharge in accordance with Council's ESD objective 3.*

DEVELOPMENT CONTROLS

- (a) The minimum site frontage requirement is 18 metres, except in Balmoral Road Release Area where the minimum road frontage is 60 metres.
- (b) Development should ensure that adequate provision has been made for water, sewerage, energy supply, telecommunications and stormwater drainage to the satisfaction of the relevant authorities.
- (c) Development consent will not be granted until arrangements satisfactory to the relevant authorities are made for the provision of services.
- (d) All services shall be underground and the installation of services should occur in a co-operative manner for efficiency and to minimise ground disturbance.
- (e) Consent may not be granted to an application that isolates an area of land that does not meet the minimum site area requirements.
- (f) For development located in the Norwest Business Park, the maximum site

coverage is 50 percent. (Refer to Appendix B in this Section).

- (g) For child care centres, refer to Appendix E.

SUBMISSION REQUIREMENTS

- Site Plan - site coverage calculations (excluding uncovered car parking areas and driveways) with supporting site plan showing the location and size of the proposed buildings/structures.
- Site Analysis Plan
- Evidence of suitable arrangements with the following are required to be submitted with development applications:
 - Sydney Water Corporation for potable and recycled water, sewage and drainage;
 - Telecommunications carrier for telephones and associated equipment;
 - Integral Energy for underground electricity;
 - AGL for gas supplies and
 - NSW Fire Brigades.

2.4. FLOOR SPACE RATIO

Refer to Clauses 4.4 *Floor Space Ratio* and 4.5 *Calculation of floor space ratio and site area* of The Hills Local Environmental Plan 2012 written instrument and Floor Space Ratio Maps.

DEVELOPMENT CONTROL

- (a) The total retail gross leasable floor area of all buildings within B2 Local Centre located in the Norwest Business Park (commonly referred to as Norwest Marketown) is not to exceed 15,000m².

SUBMISSION REQUIREMENTS

- Site plan showing the location and size of the proposed buildings/structures with supporting floor space ratio calculations (excluding uncovered parking areas, internal loading bays and driveways).
- Dimensioned development application plans including a schedule of areas for each separate occupancy unit proposed.

2.5. SETBACKS**OBJECTIVES**

- (i) *To provide an attractive streetscape and substantial areas for landscaping and screen planting.*
- (ii) *To ensure adequate sight distance is available for vehicles entering and leaving the site.*
- (iii) *To minimise overshadowing of adjoining properties.*
- (iv) *To protect privacy and amenity of any adjoining land uses.*
- (v) *To provide a desirable and aesthetically pleasing working environment.*
- (vi) *To ensure endangered ecological communities are protected.*

DEVELOPMENT CONTROLS**For all business zoned land except Norwest Business Park:**

- (a) All single and two storey retail/commercial development located along a public road may utilize a zero setback, other than in those site specific areas specified on the precinct plan maps contained in Appendix A of this Section.
- (b) For buildings greater than two storeys or 8 metres in height, the remaining storeys are to be setback within a building height plane of 45° starting from a height of 8 metres.
- (c) Where any proposed development is opposite or adjacent to Residential, Special Purpose or Recreation zones, the building shall be setback a minimum of 6 metres, or as specified on the precinct plan maps contained in Appendix A to this Section. This area is to be used exclusively for landscaping and screening purposes or for the protection of endangered ecological communities present on a site.
- (d) Redevelopment of any commercial/retail development, operating under existing use rights in a residential zone, will be

required to comply with the residential setback applying to the locality.

- (e) Council will require written concurrence from Integral Energy for developments proposed within an electricity easement.
- (f) The setback to a creek is to be no less than 40 metres from the top of the bank of the creek or otherwise to the requirements of the Office of Environment and Heritage.
- (g) Where a development site is affected by a road widening proposal the minimum setback will be measured from the proposed new alignment of the road.

For land zoned B7 Business Park in Norwest Business Park:

- (h) The building setback to all public roads is to be a minimum of 20 metres except where provided below.
- (i) In the case where the development site has two or more public road frontages, the setback to the principal road frontage (as determined by Council) shall be a minimum of 20 metres and 50% of the depth of setback areas to the other road frontages may be used for car parking provided the first 10 metres is formally landscaped to screen that car parking.
- (j) The building setback on corner sites is to be splayed to provide adequate sight distance at the road intersections.
- (k) The setback to side and rear boundaries where the adjoining land use is of an industrial, business or commercial nature shall be a minimum of 10 metres except in the case of car parking where a 5 metre setback applies provided the first 5 metres is landscaped to screen that car parking.
- (l) The side and rear building setbacks from property boundaries adjoining land zoned for residential, rural or open space purposes shall be a minimum of 15 metres. This area is to be exclusively used for landscaping.
- (m) The building setback for property boundaries adjoining the Bella Vista Farm Park conservation area shall be a

minimum of 15 metres. The setback area is to be landscaped to screen the development from view from within the Farm, but so as not to obscure significant views available to and from the Farm. Car parking is not permitted within this setback.

- (n) The building setback areas are not to be used for the display or storage of goods / materials.
- (o) The setback to lakes, creeks and other water features may be considered on merit subject to the requirements of the Department of Planning.
- (p) All building setbacks are to be landscaped in accordance with section 2.13 of this Section of the DCP.

For land zoned B2 Local Centre in Norwest Business Park:

- (q) The building setback to roads within land zoned B2 Local Centre and the area identified as the Norbrik Neighbourhood Business Centre are to be considered on merit.
- (r) The setback to lakes, creeks and other water features may be considered on merit subject to the requirements of the Office of Environment and Heritage.
- (s) All building setbacks are to be landscaped in accordance with section 2.13 of this Section of the DCP.

SUBMISSION REQUIREMENT

- Building setback dimensions are to be shown on development application plans.

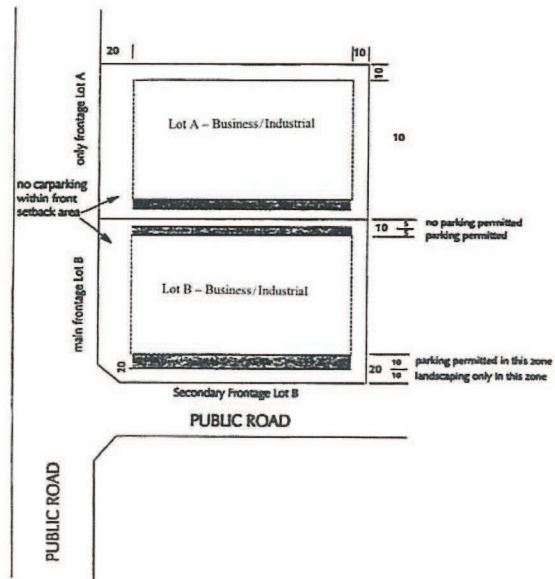


Figure Typical setbacks

2.6. BUILDING HEIGHT

OBJECTIVES

- (i) To ensure that building heights respond to the existing landform of the neighbourhood, including ridgelines and drainage depressions.
- (ii) To protect privacy and amenity of surrounding allotments and residential development in accordance with Council's ESD objective 7.
- (iii) To minimise overshadowing of adjoining allotments.
- (iv) To retain significant views to and from the Bella Vista Farm conservation area, in particular the following:
 - Vistas from the Homestead generally south.
 - Vistas from the outer farmyard generally north.
 - Views into the site from the former alignment of Old Windsor Road.
 - Views into the site from Norwest Boulevard.
 - Distant views to the site from the Castle Hill Seventh Day Adventist Church site and Pearce Family Cemetery.

DEVELOPMENT CONTROLS

- (a) Refer to Clause 4.3 *Height of buildings*, Clause 5.6 *Architectural roof features* and Height of Buildings Maps in The Hills Local Environmental Plan 2012.
- (b) The maximum height of buildings within the B2 Local Centre zone shall be 3 storeys or as specified on the precinct plan maps contained in Appendix A to this Section of the DCP.
- (c) For development not in the B2 Local Centre zone, the maximum height of buildings shall be 2 storeys.
- (d) For development within the B7 Business Park zone, located in Coonara Avenue, West Pennant Hills, identified on Sheet 4 of the precinct plan maps, no building shall have more than 4 floors.
- (e) Where a building creates overshadowing of an adjoining property the roof shall be designed so as to minimize shadow effects.

For land in Norwest Business Park:

Views from Bella Vista Farm Park

- (f) Views and vistas available from Bella Vista Farm Park as shown above the dotted line on the photomontages in Appendix D 4 shall be retained in any re-development of lands surrounding Bella Vista Farm Park.

Views to Bella Vista Farm Park

- (g) No structure is to be erected within the hatched area marked A on the Development Control Plan map in Appendix C of this DCP Section.
- (h) The height of any built structure within the view corridors marked B and C shall not intersect a plane generated by a straight line drawn from the survey points noted on Old Windsor Road and the survey points noted within the Bella Vista Farm Park as shown in Appendices C and D of this Section of the DCP.

Note. The intent of these controls is to ensure that views of the Homestead and the prominent ridgeline to the south are visible when viewed from the

specific locations along Old Windsor Road and the Pearce Family Cemetery (Lot 100 DP 707538).

SUBMISSION REQUIREMENTS

- Views/vistas via cross sections, elevations, photomontages, and 3D computer modelling.
- Shadow Diagrams where the proposed development is greater than 2 storeys (8 metres) and adjoins residential development.

2.7. BUILDING DESIGN AND MATERIALS

OBJECTIVES

- (i) *To ensure business developments are of a high quality and demonstrate an appreciation for urban design.*
- (ii) *To promote integrated, visually harmonious and attractive buildings in commercial/retail areas.*
- (iii) *To promote the use of materials that involve minimal impact on the environment in accordance with Council's ESD objective 5.*
- (iv) *To protect the privacy and amenity of any adjoining residential properties.*
- (v) *To ensure the design and layout takes into account the safety of occupants and visitors to the site.*
- (vi) *To ensure the design permits surveillance of the site to discourage vandalism and criminal activity in commercial and retail areas.*

DEVELOPMENT CONTROLS

- (a) All building construction must comply with the Environmental Planning & Assessment Act 1979 (EP & A Act) and the Building Code of Australia.
- (b) All external walls of buildings shall be constructed of brick, glass, pre-cast exposed aggregate panels of similar material. However, use of new materials that generate a lower environmental cost will be considered on their merits. Under

- no circumstances will masonry block work be permitted on external walls.
- (c) Design of buildings shall give consideration to the privacy of adjoining residential development.
- (d) Balconies/terraced areas adjacent to residential zones shall be suitably screened to prevent overlooking and privacy impacts on adjoining properties.
- (e) Natural ventilation is preferred, however where mechanical ventilation is necessary any roof ventilators, exhaust towers, hoppers and the like should be located so as not to be visible from any public place or residential area. Where feasible, the design of such items should be complementary to the design and appearance of the building as a whole.
- (f) Consideration should be given to use of low reflectivity building materials on building facades.
- (g) Avoid materials that are likely to contribute to poor internal air quality such as those generating formaldehyde (new carpets) or those that may create a breathing hazard in the case of fire (e.g. polyurethane).
- (h) Select materials that will minimise the long-term environmental impact over the whole life of the development.
- (i) Preference should be given to materials derived from renewable sources or those that are sustainable and generate a lower environmental cost, recycled material or materials with low embodied energy, better lifecycle costs and durability. For example, use plantation rather than old growth timbers.
- (j) Choice of materials should be based on consideration of both their environmental and economic costs.
- (k) In accordance with the "Designing Safer Communities Guidelines" buildings should be designed with visible entrances, no entrapment spaces and utilise anti-graffiti surfaces.
- (l) The following factors must be considered when selecting materials:
- Suitability for the purpose.
 - Durability.
 - Long term appearance.
 - Local environmental impacts.
 - Broader and longer term environmental impacts.
 - The quantity of material required.
 - Life cycle assessment.
- (m) All building materials are to complement landscaped areas and ensure a high standard of visual and environmental quality.
- (n) Attractive building designs can be achieved at comparatively low cost and applicants are encouraged to consider variations in fascia treatments, rooflines and selection of building materials to achieve an attractive and functional design.
- (o) External finishes of building facades to street frontages are to be constructed of colours and textures that are compatible with surrounding developments and landscape features.
- (p) The roof colour of any built structure to be located south of Norwest Boulevard, and which will be easily viewed from the Bella Vista Farm conservation area shall be of a dark, non-reflective colour (such as dark grey or green).
- (q) Design of the buildings and landscaping should ensure natural surveillance of pathways and open space setback areas around buildings is possible from within the building, and/or from adjoining roads and open space areas.
- (r) Building design should ensure building entrances are visible and discourage entrapment.
- (s) Appropriate lighting and signage is to be provided to identify and promote use of safe access routes.

SUBMISSION REQUIREMENTS

- Site plan showing the design of buildings and measures to promote safety.

- Schedule of external finishes.
- Streetscape Perspective including landscaping.

2.8. SIGNAGE

Refer to Part C Section 2 – Signage of The Hills DCP 2012.

2.9. HOURS OF OPERATION

OBJECTIVE

- (i) *To ensure that commercial/retail developments operate in a manner compatible with adjoining land uses.*

DEVELOPMENT CONTROLS

- (a) Proposed hours of operation must take into account the operation of loading docks, waste collection services and the use of cleaning/maintenance vehicles, out of hours.
- (b) For land in Norwest Business Park, construction of developments within the area to which this plan applies is to be restricted to 7.00 am to 6.00 pm Monday to Saturday with no work or activity to be carried out on Sundays or Public Holidays.
- (c) For land in Norwest Business Park, hours of operation for developments on land to which this Section of the DCP applies may be 24 hours, 7 days per week provided operations do not adversely affect adjoining properties or businesses.
- (d) Justification is required to be submitted for the hours of operation and which address noise or other operational issues arising from particular developments. Conditions may be imposed to ameliorate any impact on the adjoining land uses.
- (e) For child care centres, refer to Appendix E - Child Care Centres in this Section.

SUBMISSION REQUIREMENTS

- Details of days and hours of operation are to be provided in the development application with the statement of environmental effects. This is

to include a justification for the proposed hours of operation.

- A statement of compliance from an acoustical consultant may be required to demonstrate that the noise generated by development generally does not exceed 5dB (A) above the background noise levels, where measured at any boundary adjoining or adjacent to a residential property.
- The statement of compliance will also include an assessment and schedule of truck movements, type and times.

2.10. ENERGY EFFICIENCY

Energy efficient design will assist in creating ecologically sustainable environments, reducing the use of fossil fuels and encouraging the use of renewable energy.

OBJECTIVES

- (i) *To facilitate the design and construction of energy efficient buildings in accordance with Council's ESD objective 5.*
- (ii) *To require building designs that will minimise energy needs and utilize passive solar design principles in accordance with Council's ESD objective 5.*

DEVELOPMENT CONTROLS

- (a) The design of all buildings shall demonstrate passive solar design principles i.e.

- Window placement;
- Building orientation;
- Shading;
- Insulation;
- Thermal mass;
- Ventilation; and
- Incorporation of suitable landscaping.

- (b) All buildings shall achieve as a minimum a 4 star Building Greenhouse rating with respect to energy efficiency. Details of the rating for each building are to be provided with the development application.

Note. Advice on the Building Greenhouse rating can be obtained from the Office of Environment and Heritage or the Australian Building Greenhouse

Rating website www.abgr.com.au. Where a hot water service is provided to any sole-occupancy building or unit a hot-water system with a greenhouse gas emission score of 3.5 or greater is to be installed to suit the needs of that building or unit.

For land in Norwest Business Park:

- (c) In designing the building consideration must be given to utilising the large areas of roof space for generating electricity via solar panels or other relevant technology.
- (d) Issues that need to be considered are: -
 - The orientation and pitch of the roof. The portions of the roof suitable for solar panels must be oriented north to maximise sunlight on these areas; and
 - The capability of the roof to accommodate, or to be easily reinforced so it can accommodate solar panels and/or other relevant equipment.

SUBMISSION REQUIREMENT

- Details of energy efficiency measures are to be provided in the development application.

2.11. BIODIVERSITY

Refer to Clause 7.4 *Biodiversity (Terrestrial)* of The Hills LEP 2012.

2.12. EROSION AND SEDIMENT CONTROL

Land degradation associated with development can be avoided or mitigated largely through appropriate planning before commencement of earthworks and by using best management practices available.

OBJECTIVES

- (i) To minimise land degradation, water pollution and damage of infrastructure from erosion and accumulated sediment in accordance with Council's ESD objective 3.
- (ii) To provide development controls for all stages of development and to ensure a consistent approach to erosion and sediment control in accordance with Council's ESD objective 3.

DEVELOPMENT CONTROLS

- (a) Applications for all development, including subdivision, are to be accompanied by an Erosion and Sediment Control Plan (ESCP) that will describe the measures to be undertaken at development sites to minimise land disturbance and erosion, and to control sediment pollution of creeks. ESCPs are to clearly identify the erosion and sediment control measures to be used.
- (b) Erosion and Sediment Control Plans shall be prepared in accordance with "Managing Urban Stormwater – Soils and Construction", produced by Landcom.

SUBMISSION REQUIREMENTS

- Erosion and Sediment Control Plan

2.13. FENCING, LANDSCAPING AND TREE PRESERVATION

OBJECTIVES

- (i) To ensure a high standard of environmental quality of individual developments and of the overall visual amenity and character of the area.
- (ii) To ensure that existing landscaping and vegetation is retained and integrated into the design of the development in accordance with Council's ESD objective 4.
- (iii) To ensure that landscaped areas can be appropriately maintained.
- (iv) To ensure that existing trees are given every opportunity to be retained and incorporated into the final development in accordance with Council's ESD objective 4.
- (v) To ensure that vegetation removed as a part of the land development process is replaced by suitable endemic species in accordance with Council's ESD objective 4.
- (vi) To ensure that fencing does not detract from the overall visual amenity and character of retail and commercial areas.

DEVELOPMENT CONTROLS

- (a) Existing trees and surrounding shrubs, groundcovers and grasses should be preserved.
- (b) All setback and car parking areas are to be regenerated and maintained to a high standard utilising endemic species.
- (c) Native species are to be used to maintain a strong natural theme for the neighbourhood, owing to their low maintenance characteristics, relative fast growth, aesthetic appeal and suitability to the natural habitat.
- (d) Landscape treatments are to harmonise with building designs and should consist of trees, shrubs, groundcovers and grass (Kikuyu is prohibited in any landscaping or lawn area).
- (e) Landscaping is to be provided in accordance with the provisions set out in Part C Section 3 - Landscaping.
- (f) Grassed embankments are not to exceed a 1:6 slope.
- (g) All landscaped areas are to have a minimum width of 2 metres.
- (h) In accordance with the "Designing Safer Communities Guidelines" landscaping should incorporate natural surveillance, good sightlines, lighting and active use of open space.
- (i) Endangered ecological communities are to be preserved and maintained in accordance with a Vegetation Management Plan.
- (j) For child care centres, refer to Appendix E in this DCP Section.

For land in Norwest Business Park:

Landscaping is to be provided in accordance with the provisions set out in Part C Section 3 – Landscaping and the following:-

- (k) Grassed embankments are not to exceed a 1:6 slope, while vegetated embankments planted with soil stabilising species may be as steep as 1:3.

- (l) Earth mounding is desirable within setback areas to reduce noise-associated impacts.
- (m) Landscape treatments are to harmonise with building designs and should consist of trees, shrubs, groundcovers and grass.
- (n) Native species are to be used to maintain a strong natural theme for the neighbourhood owing to their low-maintenance characteristics, relative fast growth, aesthetic appeal and suitability to the natural habitat.
- (o) Any development of land south of Norwest Boulevard shall ensure that the landscape treatments:-
 - Are based on an understanding of the development of the cultural landscape, and interpret where possible former plantings (refer to Section 10.5 of the Bella Vista Farm Conservation Management Plan, 2000).
 - Will not obscure significant views to and from the Bella Vista Farm Park when mature.
 - Utilise plantings endemic to the area to screen views of the proposed building and all associated hard paved areas (such as car parks, loading areas and driveways).
- (p) No fencing, other than of a low, ornamental type may be erected within the setback area to any road.
- (q) Fencing along rear boundaries adjacent to drainage or open space land shall be integrated with any landscaping of the required building setback area.
- (r) All chain-wire fencing is to be black or dark green in colour.
- (s) Pre-painted solid, metal fencing is not acceptable because of its poor visual appearance.
- (t) Fencing immediately adjoining the Bella Vista Farm Park conservation area shall generally be of simple, low-level, rural type design of timber construction or as otherwise specified by Council.

SUBMISSION REQUIREMENTS

- Landscaping plan.
- Tree Management Details.
- Fence details including a materials and colours schedule.
- A Vegetation Management Plan prepared by an appropriately qualified Bushland Management Consultant is to be submitted with Development Applications where endangered ecological communities exist.
- Fencing details for the site, clearly showing the location, height and type of fencing.

2.14. TERMINUS STREET CAR PARK

Refer to Part D Section 11 – Terminus Street Precinct.

2.15. VEHICULAR ACCESS

OBJECTIVES

- (i) To ensure the safety of all road users in commercial/retail areas.
- (ii) To ensure that vehicles can enter and exit sites in a safe and efficient manner.
- (iii) To promote the orderly redevelopment of land having frontage to a main road.
- (iv) To maintain the performance of roads that provides an arterial or sub-arterial function.

DEVELOPMENT CONTROLS

- (a) Vehicular access to main roads shall not be permitted where alternative access is available or can be acquired.
- (b) Adequate vehicular entry and exit from the development is to be provided and shall be designed to provide a safe environment for both pedestrians and vehicles using the site and surrounding road network.
- (c) Vehicular ingress and egress to the site must be in a forward direction at all times.
- (d) All internal driveways, circulation and parking areas are to be sealed with a hard-stand, all-weather material that

complies with Council's "Work Specification Subdivision/ Development" policy.

- (e) All roads intended to be dedicated to Council as public roads shall be constructed to Council's requirements.
- (f) Driveways from public roads will be:
 - Perpendicular to the road within the building setback;
 - Separated or divided at the property boundary for ingress and egress movements;
 - Sight distances are to be in accordance with Part C Section 1 – Parking of this DCP and Council's Design Guideline for Subdivisions/Developments.

For development within the business zone:-

- (g) Located on the western side of Post Office Road, Glenorie, vehicular access shall be restricted and future access roads provided, as specified on Map Sheet No.5.
- (h) Located on the northern side of Windsor Road, Kellyville provision shall be made for rights of carriageway as specified on the Map Sheet No.6.
- (i) Located on the northern side of Wrights Road, Kellyville vehicular access shall be provided as specified on the development control map, Map Sheet No.12 to align with entry/exit from Wrights Road Reserve.
- (j) All internal roadways are to have a minimum width suitable to the proposed activities of the site. Road widths will be assessed on the individual merits of the road design and layout, and subject to approval by Council.
- (k) In addition to the above, all development in the Norwest Business Park should ensure that access to the site is via internal roads. Restrictions on access to development sites from Old Windsor Road, Windsor Road and parts of Norwest Boulevard are as indicated on the map in Appendix B of this Section of the DCP.

SUBMISSION REQUIREMENTS

- Applicants are required to submit plans and details with the development application of proposed vehicular access and circulation. Details must specifically relate to vehicular movement, layout and turning circles.

2.16. CAR PARKING**OBJECTIVES**

- (i) *To ensure the safety of all road users in commercial/retail areas.*
- (ii) *To ensure that all car parking demands generated by the development are accommodated on the development site.*
- (iii) *To ensure the free flow of traffic into and out of the development and the surrounding street network.*
- (iv) *To ensure that the provision of off-street parking facilities does not detract from the overall visual amenity and character of the neighbourhood in relation to streetscape in accordance with Council's ESD objective 7.*

DEVELOPMENT CONTROLS

Design standards for car parking and manoeuvring areas together with more details on provision rates for specific land uses are contained in Part C Section 1 - Parking. The location and design of driveways and parking areas should enable the opportunity for landscape screening.

SUBMISSION REQUIREMENTS

- Site Plan showing the number of car parking spaces and calculations.
- Dimensions of all parking spaces and driveway widths.
- Details of the proposed number of employees.

2.17. BICYCLE PARKING

Cycling is a healthy, low cost, environmentally friendly form of transport which offers a flexible and low-impact alternative to the use of private motor vehicles.

OBJECTIVES

- (i) *To make it easier and more convenient for people to travel to and from places using bicycles.*
- (ii) *To reduce the rate at which the demand for car travel increases in the future, thereby helping to improve air quality.*

DEVELOPMENT CONTROLS

- (a) Bicycle parking facilities are required for all new and redeveloping commercial/business centres. For all land zoned business (except Norwest Business Park), bicycle facilities are required to be provided for:-
 - Any new commercial/retail development, which exceeds 5,000m² in floor area; and
 - Any extensions to existing commercial/retail developments which will have the effect of increasing the size of the total development to greater than 5,000m².
- (b) For developments in Norwest Business Park: bicycle parking facilities are required for all new developments. At a minimum these facilities are required to be provided for: -
 - Any new development, which exceeds 4,000m² in floor area.
 - Any developments which will have the effect of increasing the size of the total development to greater than 4,000m².
- (c) Bicycle parking spaces for the above developments are to be provided at a minimum rate of 2 spaces plus 5% of the total number of car parking spaces required for the development. Consideration should be given to the provision of undercover facilities.
- (d) Bicycle parking should be located in close proximity to the building's entrance and clustered in lots not exceeding 16 spaces.
- (e) Each bicycle parking space shall be not less than 1.8 metres in length and 600mm in width and shall have a bicycle rack system.

- (f) Bicycle parking facilities shall support bicycles in a stable position without damage to wheels, frames or other components.
- (g) Bicycle parking facilities should be located in highly visible, illuminated areas to minimise theft and vandalism.
- (h) Bicycle parking facilities shall be securely anchored to the site surface so they cannot easily be removed and shall be of sufficient strength to resist vandalism and theft.
- (i) Bicycle parking facilities shall not impede pedestrian or vehicular circulation and should be in harmony with their environment and design. Parking facilities should be incorporated wherever possible into building or street furniture.
- (j) Racks must not be placed so close to any wall or other obstruction so as to make use difficult.
- (k) Bicycle parking facilities within car parking areas shall be separated by a physical barrier to protect bicycles from damage by cars, such as curbs, wheel stops or other similar features.
- (l) Consideration should be given to providing staff change rooms and washing facilities.

SUBMISSION REQUIREMENTS

- Documentation to demonstrate bicycle facilities.

2.18. LOADING FACILITIES

OBJECTIVES

- (i) *To ensure that adequate areas are set aside on site to allow for the safe and efficient manoeuvring of delivery and service vehicles.*
- (ii) *To ensure that loading facilities required in association with developments do not detract from the amenity of nearby public spaces and residential land uses.*
- (iii) *To ensure no interference is caused to off-street car parking arrangements.*

DEVELOPMENT CONTROL

- (a) Loading docks shall be located so they are not visible from adjoining residential areas and do not transmit excessive noise to adjoining residential areas.
- (b) Provision of loading docks is to be commensurate with the size and nature of the development proposed.
- (c) The number of loading bays required for supermarkets, department stores, mixed small shops and offices is specified in DCP Part C Section 1 - Parking. For all other permissible development, there is to be a minimum one loading dock space, suitable to the size of the development.
- (d) Turning provisions are to be provided within the site for the manoeuvring of vehicles using the loading and unloading facilities in accordance with AUSTRROADS Design Vehicular and Turning Templates.
- (e) For land in Norwest Business Park, the minimum number of loading bays required shall be in accordance with the provisions in Part C Section 1 – Parking of this DCP.

SUBMISSION REQUIREMENTS

- Plans and details of proposed delivery access and circulation detailing vehicular/truck movements, size, time layouts and turning circles.
- Plans and details that demonstrate the loading dock facilities are adequate to serve the development.

2.19. PEDESTRIAN ACCESS AND MOVEMENT

OBJECTIVES

- (i) *To ensure that developers comply with the provisions of Australian Standard AS1428.1 – 2001, in regard to appropriate and improved access and facilities for all persons.*

- (ii) *To require designers/developers to provide for the needs of people who are mobility impaired and to provide greater than minimum requirements for access and road safety.*
- (iii) *To promote incorporation of pedestrian safety and convenience in all aspects of development design.*

DEVELOPMENT CONTROLS

- (a) Car parking spaces and layout should be designed to accommodate the limited mobility needs of visitors in regard to prams, wheelchair access and people with disabilities, by providing room for loading and unloading of wheelchairs & prams beside and behind vehicles.
- (b) All pathways and ramps should conform to the minimum dimensional requirements set out in AS1428.1 – 2001 Design for Access and Mobility.
- (c) Street furniture and obstructions should be kept clear of pathways, while overhanging objects should not be lower than 2100mm above pathways.
- (d) All surfaces should be stable, even and constructed of slip resistant materials.
- (e) International Symbols of Access should be displayed where buildings, crossings, amenities, car parking, pathways and ramps are accessible, as detailed in The Hills Shire Council policy entitled "Making Access for All 2002".
- (f) In accordance with the "Designing Safer Communities Guidelines" pathways should be open to provide greater visibility and be well-lit at night.
- (g) Proposed development in Norwest Business Park should provide clearly defined pedestrian pathways:
 - Between proposed developments.
 - Along sub-arterial or arterial roads.
 - As links to proposed North West Rail Link and North West T-way stations.

SUBMISSION REQUIREMENTS

- Documentation to demonstrate how the objectives and development controls have been satisfied.

2.20. PARENTING FACILITIES

OBJECTIVES

- (i) *To provide convenient, comfortable and quiet areas for parents to feed and care for their children in privacy.*
- (ii) *To provide easily accessible parenting facilities in business/commercial developments within the Shire.*

DEVELOPMENT CONTROLS

- (a) Parenting rooms are to be provided for:-
 - All new retail developments which exceed 3,000m² in floor area;
 - Any extensions to existing retail developments which will have the effect of increasing the size of the total development to greater than 3,000m²; and
- (b) Parenting rooms should provide users with the following services and facilities:-
 - A quiet convenient place for parents to feed children in privacy;
 - Comfortable seating, preferably armchair style and couches for twins;
 - An allocated area safe and clean to change nappies;
 - A curtained breastfeeding area to maintain privacy of breast feeding women so that male carers of infants can access the area without disturbing breast feeding mothers;
 - Provision of warm and cold water and hand drying facilities;
 - Bottle warming facilities;
 - Waste containers with tight fitting lids;
 - A smoke free zone;
 - Easy pram/stroller access;
 - Adequate clear signage to identify the room/facility and such signage is not to include symbols such as stylized baby's bottles;
 - Directional signage to identify the location of the room/facility;
 - Entry doors which are light to push, and have the ability to be propped open for

- pram and wheelchair access, but not automatic as toddlers can escape;
- Toddler toilet with low mirror and low wash basin with automatic cut off taps;
- Hot water thermostat regulators to be installed on taps;
- Comfortable lighting and ventilation or air conditioning;
- Disposable cup dispenser; and
- Separate male and female toilets with sufficient additional space within each cubicle for a pram or a stroller.

2.21. STORMWATER MANAGEMENT

OBJECTIVES

- (i) To ensure that commercial/retail development does not impact on the water quality of adjacent properties or creeks in accordance with Council's ESD objective 2.
- (ii) To ensure that development does not increase downstream flooding.
- (iii) To encourage reuse, recycling and harvesting of stormwater to reduce wastage of water in accordance with Council's ESD objective 2.
- (iv) To encourage the re-use of stormwater for the irrigation of landscaped areas, particularly during establishment periods in accordance with Council's ESD objective 2.
- (v) To provide for the disposal of stormwater from the site in efficient, equitable and environmentally sensible ways.

DEVELOPMENT CONTROLS

- (a) Water Sensitive Urban Design (WSUD) principles shall be employed in the management of the site's/development's stormwater in terms of water retention, reuse and cleansing.
- (b) In all development, two of the following water sensitive urban design measures must be implemented in the development:-
 - M1 Low Impact Building Design
 - M2 Low Impact Landscape Design
 - M3 Porous Paving
 - M4 Rainwater Utilisation – toilet, hot water
 - M5 Grey Water Utilisation – toilet

- M6 On-site Infiltration System
 - M7 Stormwater Treatment System
 - M8 Infiltration or Retention Basin
 - M9 Stormwater Utilisation – irrigation
 - M10 Grey Water Utilisation – irrigation
- (c) For development in Norwest Business Park, two of the measures M1 to M8 inclusive must be implemented. Details on the actions required to implement each of these measures is included in Appendix B – Water Sensitive Urban Design of The Hills DCP 2012.
 - (d) No adverse effects are to be experienced by downstream landowners from discharges from site that slope down from the fronting street.
 - (e) Discharge points are to be accessible for water quality testing.
 - (f) Discharge points are to be controlled and treated to prevent soil erosion, and may require energy dissipating devices on steeper topography, to Council's requirements.
 - (g) On-site detention may be required to Council's satisfaction to counteract an increase in stormwater runoff.
 - (h) Where required, on-site detention (OSD) plans will be required to be submitted with the development application. OSD plans are to be prepared in accordance with the Upper Parramatta River Catchment Trust OSD Handbook, (which also includes controls for the Hawkesbury/Nepean Catchment) by a suitably qualified design consultant.
 - (i) Concentrated stormwater flows must be connected to Council's drainage system. In some cases this may require the creation of drainage easements over downstream properties. In this circumstance, a letter of consent from the owner(s) of the downstream properties is to be submitted with the development application. Development consent will be conditional upon registrations of the created easement.
 - (j) Reference should be made to the Restriction As to User on the title of the land, or the development consent to

which the development is proposed in relation to requirements for on-site detention.

- (k) The design of drainage systems is to be in accordance with Council's Design Guidelines for Subdivisions/Developments.
- (l) Natural drainage lines and creeks should be retained.
- (m) The piping of creeks is not encouraged.
- (n) Development proposals should not result in the filling of flood liable land or the erection of buildings on flood liable land.

SUBMISSION REQUIREMENTS

- Preliminary Engineering Drainage Plans indicating the proposed drainage infrastructure.
- Method of pollutant removal during and after development.

If required, easements are to be created over downstream properties prior to the Council granting operative development consent.



Wetland To Improve Water Quality

2.22. WASTE MANAGEMENT – STORAGE AND FACILITIES

OBJECTIVES

- (i) To minimise the overall environmental impacts of waste.
- (ii) To maximise, through design, the opportunities to deal with commercial waste according to the waste hierarchy as given in Council's ESD Objective 6 – reduce, reuse and recycle.
- (iii) To reduce the demand for waste disposal by providing detailed criteria for the consideration of design and management of recycling,

composting and waste storage and collection facilities within developments.

- (iv) To provide commercial waste management systems that allow for ease of use by occupants; and ease of service by collection contractors.
- (v) To encourage building designs and construction techniques that will minimise waste generation.
- (vi) To assist in achieving Federal and State Government waste minimisation targets.
- (vii) To promote development design that is appropriate and provides convenient waste storage, recycling and collection facilities on site.

DEVELOPMENT CONTROLS

- (a) Adequate storage for waste materials must be provided on site. Ideally waste storage containers should be kept inside units and under no circumstances should waste storage containers be stored in locations that restrict access to any of the car parking spaces provided on site.
- (b) All waste must be removed at regular intervals and not less frequently than once per week.
- (c) All waste storage areas must be screened from view from any adjoining residential property or public place.
- (d) Waste storage areas must be kept clean, tidy and free from offensive odours at all times.

SUBMISSION REQUIREMENTS

- Waste Management Plan (WMP).
- Appendix A of The Hills Shire DCP 2012 contains a Waste Management Plan Template that can assist in the preparation of a Waste Management Plan.
- Applications for development are to be accompanied by a Waste Management Plan (WMP). The WMP accompanying the application must demonstrate appropriate design of facilities and on-going management techniques that minimise waste and the WMP will include the following details:
 - Type of future use for the development.

- Types of waste to be generated.
- Estimated volume of waste to be generated per week.
- Show on plans and describe on-site storage and/or treatment facilities for waste.
- State the destination for waste produced.
- A Trade Waste Licence is required for the disposal of wastewater from any proposed retail or commercial development, prior to the issue of a Construction Certificate. A Trade Waste Licence must be obtained from Sydney Water before discharge into the sewer can commence. A Trade Waste application can be obtained from the Section 73 Certificate application stage.

2.23. WASTE MANAGEMENT PLANNING

OBJECTIVES

- (i) *To promote improved project management and to reduce the demand for waste disposal during demolition and construction.*
- (ii) *To maximise reuse and recycling of building/construction materials.*
- (iii) *To encourage building designs and construction techniques that will minimise waste generation.*
- (iv) *Minimise waste generation to landfill via the waste hierarchy.*
- (v) *To assist in achieving Federal and State Government waste minimisation targets.*

A Demolition

DEVELOPMENT CONTROLS

- (a) Site operations should provide for planned work staging, at source separation, re-use and recycling of materials and ensure appropriate storage and collection of waste.
- (b) Straight demolition should be replaced by a process of selective deconstruction and reuse of materials. Careful planning is also required for the correct removal and disposal of hazardous materials such as asbestos and is to be carried out by persons accredited from WorkCover in

accordance with Office of Environment and Heritage requirements.

- (c) Project management must seek firstly to re-use and then secondly to recycle solid waste materials either on or off site. Waste disposal to landfill must be minimised to those materials that are not re-useable or recyclable.
- (d) When separated, materials are to be kept uncontaminated to guarantee the highest possible reuse value.
- (e) Details of waste sorting areas and vehicular access are to be provided on plan drawings.
- (f) Prior to any demolition works commencing on the site, the applicant is to notify all adjoining and adjacent neighbours and Council, five (5) working days prior to work commencing.
- (g) All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with Work Cover Authority and Office of Environment and Heritage requirements.

B Construction

DEVELOPMENT CONTROLS

- (a) Avoid oversupply and waste of materials by careful assessment of quantities needed.
- (b) The use of prefabricated components may reduce waste.
- (c) Re-use of materials and use of recycled material is desirable where possible.
- (d) Site operations should provide for planned work staging, at source separation, re-use and recycling of materials and ensure appropriate storage and collection of waste.
- (e) All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with Work Cover Authority and Office of Environment and Heritage requirements.

SUBMISSION REQUIREMENTS

- Waste Management Plan

2.24. HERITAGE

OBJECTIVES

- (i) *To provide for the conservation of Bella Vista Farm and its cultural landscape consistent with the Bella Vista Farm Conservation Management Plan (2000).*
- (ii) *To ensure that the development of land in the vicinity of Bella Vista Farm is undertaken in a manner that has regard to the significance of the site and minimises the visual impact upon the Farm.*
- (iii) *To ensure that the development of land within the vicinity of the Bella Vista Farm does not isolate the item from its context, thereby retaining its significance.*

DEVELOPMENT CONTROLS

- (a) All development should be in accordance with Part C Section 4 – Heritage and Clause 5.10 *Heritage Conservation of The Hills LEP 2012*.
- (b) Applications for development on any land adjoining the Bella Vista Farm conservation area are to be accompanied by a heritage impact assessment prepared in accordance with Part C Section 4 – Heritage and The Hills LEP 2012, in particular those provisions relating to development in the vicinity of a heritage item.
- (c) The assessment is to demonstrate how the development will mitigate any adverse visual or other impacts upon the adjacent Farm, and what measures are to be employed to achieve this. Matters to be addressed shall include the building design, materials, colours, finishes and landscaping of any proposal, and the impact upon significant views to and from the Farm.
- (d) In preparing the Heritage Impact Assessment consideration is also required to be given to the objectives and related conservation policies of the Bella Vista Farm Conservation Management

Plan (2000). The assessment is to demonstrate how the related policies have been addressed and adhered to, in particular Section 10.5 – ‘Conservation of the Setting Policy’.

SUBMISSION REQUIREMENTS

- A Heritage Impact Assessment for the re-development of those properties adjacent to the Bella Vista Farm conservation area.
- Details of all building and landscape materials, colours and finishes.



Southern Elevation –
"Bella Vista" Homestead

2.25. DEVELOPER CONTRIBUTIONS

Applicants should consult with Council's Section 94 Contributions Plans to ascertain rates that apply.

Note. For the Norwest Business Park no Contribution Plan applies by agreement with Council. In this regard, Norwest Limited has developed and maintains the streetscape, landscape and drainage features of the estate.

2.26. SITE INVESTIGATION

OBJECTIVE

- (i) *To conserve and protect the health and well being of residents and visitors of the Shire.*

DEVELOPMENT CONTROLS

- (a) A contamination assessment report is to be submitted with any Development Application for the Wrights Road precinct as referred to on Sheet 12 in Appendix A to this Section of the DCP.

- (b) A validation report will be required at the completion of works to ensure the remediation is sufficient to enable appropriate use of the site.

2.27. POLLUTION CONTROL

OBJECTIVES

- (i) To ensure that pollution sources are contained on site and not transmitted to non-compatible land uses, in accordance with Council's ESD objective 1.
- (ii) To ensure the environmental and social qualities of the surrounding areas are maintained, in accordance with Council's ESD objective 7.

DEVELOPMENT CONTROLS

- (a) The emission of air impurities, as defined under the Protection of the Environment Operations Act 1997, is to be controlled to the satisfaction of Council at all times.
- (b) Certain uses may be required to be licensed under the Protection of the Environment Operations Act 1997.
- (c) Any machinery or activity considered to create a noise nuisance must be adequately soundproofed in accordance with the provisions of the Protection of the Environment Operations Act 1997.
- (d) The use of mechanical plant and equipment may be restricted where sites are located near existing and proposed residential areas.
- (e) Incinerators are not permitted for waste disposal.

SUBMISSION REQUIREMENT

- Documentation and plans indicating the proposed pollution control measures and their effectiveness.

2.28. BULKY GOODS PREMISES - ADDITIONAL CONTROLS

OBJECTIVES

- (i) Ensure that the design of bulky goods premises development contributes positively to the streetscape and public domain by high quality architecture, materials and finishes.
- (ii) Establish the requirements for bulky goods premises including minimum size of individual tenancies and ancillary retailing.

DEVELOPMENT CONTROLS

- (a) An individual tenancy within a bulky goods premises development is to have a sales floor area accessible to the public of greater than 500sqm.
- (b) Bulky goods premises developments are to be designed to:
- Address and activate street frontages with large display windows;
 - Define and enhance the public domain and be in scale with surrounding buildings;
 - Have setbacks consistent with surrounding development, or if there is no setback established, 5m from the street alignment;
 - Incorporate detail and architectural interest especially at visually prominent building locations such as lower level front facades, roof tops and at the terminations of street vistas;
 - Avoid ambiguous external spaces with poor pedestrian amenity and security;
 - Provide a clearly identifiable and dedicated pedestrian access to the building and across the site from the primary street frontage; and
 - Create a visually interesting place for pedestrians, and where possible, enhance pedestrian and cycle networks/linkages to surroundings.
- (c) The design is to be flexible to cater for different future uses of the building by providing high ceilings and adaptable open planning for the ground and first floor.
- (d) Where existing built form contributes significantly to the streetscape it is to be retained and adapted appropriately.

- (e) A staging plan for the development is to address access to and from the site, building form and scale, landscaping and the location of breakout open space on site.
- (f) Where the development site has a boundary to residential land, a 15m wide landscaped buffer area is to be provided along this boundary.
- (g) To minimise the impact of noise on residential properties, the landscape buffer area is to contain appropriate acoustic treatment. For example, this may include vegetation on raised mounds, acoustic feature walls, or a combination of both.
- (h) No parking areas or access roads are to be within the landscape buffer area.
- (i) All loading and unloading activity is to be contained within the building to minimise detrimental amenity impacts on residential dwellings.
- (j) The building is to be sited close to the street alignment, and designed so that key operational spaces are legible from the street. Parking is not to occur between the front boundary and the building.
- (k) Public toilets are to be provided in a bulky goods premises development at the minimum rate of:
- 1 male toilet per 1,200 customers visiting the site per day;
 - 1 male urinal per 600 customers visiting the site per day;
 - 1 female toilet per 300 customers visiting the site per day; and
 - 1 unisex disabled toilet.
- (l) A bulky goods premises development is to provide at least one independent non gender specific parent room.
- (m) Signage is not permitted to cover fenestration or to detract from the architectural quality of the building design.
- (n) When altering or expanding bulky goods premises development, development should incorporate improvements in the relationship of the development to the

streetscape / public domain and to pedestrian access by:

- Increasing the number of active uses addressing the street frontage; and
 - Ensuring separated and safe pedestrian access is provided from the street to the development.
- (o) Pick-up areas are to be provided to avoid the necessity for customers to carry large items to vehicles.
- (p) A development is to provide sufficient manoeuvring areas on site to accommodate large truck movements, frequency of servicing, and high turnover of client vehicles.

2.29. WRIGHTS ROAD, KELLYVILLE LOCAL CENTRE

OBJECTIVES

- (i) *To enhance the amenity and vitality of the Wrights Road, Kellyville Local Town Centre by providing high levels of civic amenity and a centre that makes a positive contribution to the local area.*
- (ii) *To create a sense of place and identity through quality built form that takes advantage of the proximity of, and integrates with, adjoining retail development, community facilities, open space, vegetation, pedestrian and cycleway linkages.*

DEVELOPMENT CONTROLS

- (a) Development shall demonstrate high quality civic amenity and urban design that will promote a vibrant centre with a sense of identity. The identity of the site shall be enhanced through:
- Gateway;
 - Architectural elements;
 - Feature tree plantings; and
 - High quality landscaping.
- (b) Where visible from a public place, elevations shall provide articulation, distinct architectural elements, openings and windows, avoiding large, unbroken lengths of solid materials.

- (c) Development shall capitalise on views to the open space and vegetation located along the eastern boundary, and provides passive surveillance.
- (d) A central space should be incorporated into the design to encourage social interaction and form a link between, and through, the development and the natural setting of the adjoining reserve and public areas.
- (e) Convenient and direct pedestrian linkages shall be provided without conflict with vehicles, enabling high levels of accessibility within the precinct and the surrounding area.
- (f) Pedestrian access is to be provided: -
 - In at least one location along the eastern boundary from the adjoining cycle way;
 - In at least one location along the western boundary to facilitate ease of movement to/from existing retail development adjacent to the site; and
 - Along the Wrights Road frontage, to provide convenient access to and from the Wrights Road Reserve and community facilities, pedestrian crossings and bus stops. Pedestrian access point(s) along the Wrights Road frontage shall be determined by Council in relation to the adjoining development on the opposite side of Wrights Road.
- (g) Loading areas shall be located so as to minimise pedestrian and vehicular conflicts, and to minimise the impact on the streetscape and the ability of the site to engage with the adjoining land.
- (h) The bulk of parking should be provided in a basement car park. Some at-grade parking that provides convenient access for patrons and does not detract from the streetscape is acceptable.
- (i) The exact location of vehicle access to the site shall be determined by Council, in relation to the development on the opposite side of Wrights Road.

2.30. KENTWELL AVENUE AND CASTLE STREET, CASTLE HILL

This section of the Development Control Plan applies to the land identified in Sheet 13 of Appendix A – Precinct Plan Maps.

The following objectives and controls aim to promote retail/commercial development of the Castle Hill Centre whilst maintaining and enhancing the amenity of adjoining residential and community uses. Objectives and controls contained in this subsection establish the scale, dimensions, form and separation of buildings appropriate for the Castle Hill Centre.

OBJECTIVES

- (i) *To promote a visually aesthetic retail/commercial and sustainable built form.*
- (ii) *To enhance the vitality of the Castle Hill Centre in the vicinity of Kentwell Ave and Castle St, Castle Hill.*
- (iii) *To protect the residential and public amenity of the Castle Hill Centre in the vicinity of Kentwell Ave and Castle St, Castle Hill.*
- (iv) *To provide a high quality, safe and pleasant walking environment.*

DEVELOPMENT CONTROLS

Building Design

- (a) Development shall be set back as indicated in Appendix A – Precinct Plan Maps Sheet 13.
- (b) Built form shall contribute to the streetscape with high quality and durable building materials.
- (c) Where visible from a public place, elevations shall provide articulation both in height and mass incorporating distinct architectural elements, openings and windows, avoiding large and unbroken lengths of solid materials.
- (d) Façade should consist of a tripartite vertical composition i.e. distinct