

The Hills Development Control Plan (DCP) 2012

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Sydney's Garden Shire



Part D Section XX

346-350 Old Northern Road,
Castle Hill

DXX

In Force XX XX XXXX

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1 Introduction

This Section of the DCP has been prepared to guide the future redevelopment of land at 346 - 350 Old Northern Road, Castle Hill being the Castle Ridge Retirement Village.

1.1 Land to which this Section applies

This section applies to land at 346-350 Old Northern Road, Castle Hill, outlined in red in Figure 1.



Figure 1 Land to which this Section Applies

1.2 Purpose of this Section

The purpose of this Section of the DCP is to:

- Provide a clear vision, development principles and controls for the redevelopment of the Castle Ridge Resort (the site);
- Encourage high quality architectural and landscaping outcomes that positively contribute to the character of Castle Hill;
- Ensure that development provides for the retention of significant trees, minimises impacts on existing vegetation, promotes the retention of views and enhances the natural parkland setting;
- Ensure buildings are located to respond to the site's features, including open space and steep topography;

- Manage environmental constraints, including geotechnical constraints, through site-responsive design; and
- Promote the delivery of high quality seniors living units that support the needs of the residents and improve quality of life.
- Ensure development is only for the purpose of Seniors Housing.

1.3 Relationship to other Sections of the DCP

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

- Part B Section 2 – Residential
- Part B Section 5 – Residential Flat Buildings
- Part C Section 3 – Landscaping
- Part C Section 6 – Flood Controlled Land

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

1.4 Relationship to State Environmental Planning Policies

The subject site is zoned C4 – Environmental Living and benefits from an additional permitted use on the land of ‘seniors housing’. This unique combination of land use planning controls results in ambiguity in terms of the applicable State Environmental Planning Policies that would ordinarily apply to residential flat building developments and seniors housing developments.

It is appropriate that both State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development and State Environmental Planning Policy (Housing) 2021 are complied with as this development comprises seniors housing in the form of residential flat buildings.

As such, any future Development Application for this site must demonstrate compliance with State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development and State Environmental Planning Policy (Housing) 2021. In particular, the provisions of the Apartment Design Guide and Part 5 (including references to Schedule 4) of State Environmental Planning Policy (Housing) 2021

2 Urban Context

The site is located at 346-350 Old Northern Road, Castle Hill and is bound by Old Northern Road to the east and low to medium density residential housing to the north, south and west. Pioneer Place Reserve, a large public park, is located to the south west.

The site is approximately 3.7 hectares in area and currently contains the Castle Ridge Resort for retirement living. The existing buildings are 2-3 storey masonry dwellings built along the sloping topography that falls steeply to the centre of the site. The topography and existing vegetation are defining attributes of the site, which contribute to a unique sense of seclusion within a scenic and peaceful parkland setting.

The existing village has a number of issues currently impacting resident's accessibility, movement and amenity, including steep inclines and poor design of pedestrian routes with extensive stairs, units that are not universally accessible (access via stairs and no lifts), a lack of pathways and level access, ageing infrastructure and facilities that no longer meet the needs of residents and the future market, and insufficient parking located too far from residents' units.

The renewal of the site will provide a whole-of-site approach to delivering new seniors housing, to deliver a modern, functional and high-quality seniors' community in a landscaped, parkland setting.

3 Desired Future Character and Principles

Castle Ridge will be a high quality, accessible and connected seniors housing development, that reinforces the area's landscaped character and lifestyle, prioritising walkable and safe internal streets, and the retention of significant trees in a parkland setting.

Buildings will be focused around the large central parkland, which will be the focal point for social activity and outdoor recreation. The development will include a range of high quality communal spaces and facilities, and a high level of residential amenity.

Buildings will be located and designed to respond to the site's topography and natural features, creating a transition in scale and form across the site. The design of buildings will capitalise on the local and district views, with all residential units enjoying views to gardens, parkland, or beyond. Connection to green spaces and a natural environment is highly beneficial to mental and physical wellbeing, supporting positive outcomes for residents as they age.

Development is to demonstrate consistency with the following design principles:

- | | |
|--|---|
| a) Deliver excellent amenity outcomes for residents and neighbours | Deliver well designed, high quality apartment buildings that ensure amenity impacts on neighbouring sites is minimised and does not adversely affect solar access or reduce privacy. |
| b) Celebrate the unique topography by designing buildings to respond to the slope of the land | Design buildings to integrate with and respect the steep topography. Development is to be of a scale and form that aligns with the landscape character of the site and preserves the views to and from the Old Northern Road ridgeline. |
| c) Retain significant trees to protect the site's green and leafy character | Plan for the retention of significant trees where possible to protect the green and leafy character. Provide large areas of deep soil for landscaping and tree planting. |
| d) Preserve the central parkland and provide a variety of open spaces for passive and active recreation | The central parkland is to be retained as a focal point for outdoor activities and gatherings. Open spaces of varying scales should be developed to cater for both passive and active uses. |
| e) Provide parkland, garden and district views for the enjoyment of future residents of the village | Promote parkland, garden and district views and ensure all buildings have an outlook to greenery and a sense of connection to nature. |
| f) Create a walkable and accessible village that promotes physical and mental wellbeing | Provide appropriately graded pedestrian connections, along with lifts integrated into new buildings to improve accessibility and walkability for residents. Ensure residents can easily access communal facilities, open space, and residential buildings. |
| g) Carefully consider adjoining properties and provide an appropriate interface | Provide an appropriate interface to adjacent buildings that is compatible with the scale of neighbouring properties. Buildings should transition from the tallest buildings in the centre of the site, to lower buildings with generous landscaped setbacks at the edges. |

4 Illustrative Master Plan

Objectives

- a. To provide a framework for the future high-quality renewal of the site.
- b. To ensure future development maximises open space and provides a sense of openness.
- c. To ensure development responds to the site's topography and minimises impact on significant trees and existing vegetation.
- d. To minimise potential visual and amenity impacts to surrounding properties and public open space.
- e. To prioritise views to parkland and open space.
- f. To ensure integration with existing streetscape and character by providing appropriate transitions between existing neighbourhoods and more dense development on the site.

Controls

1. Development of the site should be generally consistent with the illustrative master plan shown in Figure 2.



Figure 2 Illustrative master plan

*(*drafting note: updated plans to be provided by the Proponent having regard to draft controls)*

5 General Controls

5.1 Layout and design

5.1.1 Site planning

Objectives

- a. To ensure sufficient space for landscaping that will complement the building form and enhance the landscape character of the locality.
- b. The site is to be arranged to provide sufficient areas for access, parking, landscaping, building separation and space for recreation and use by residents.

Controls

1. The siting of buildings on the site should take advantage of any views to open space, public reserves and bushland to promote natural surveillance and to enhance the visual amenity of residents.
2. The siting of buildings is to concentrate the tallest buildings in the centre of the site to minimise visual and amenity impacts on neighbouring residential development.

5.1.2 Site coverage

Objectives

- a. To ensure sufficient area for landscaping, including deep soil for canopy tree planting, and attractive and functional open space areas.
- b. To adequately manage stormwater and minimise run-off, in accordance with Council's ESD provisions within DCP 2012.
- c. To ensure a positive contribution to the local character by retaining the landscaped setting of the site.
- d. To ensure geotechnical risks are adequately managed on the site.

Controls

1. The total site coverage of future development on site must not exceed 50% of the site area.

Note. *For the purpose of calculating site coverage:*

- *Any impervious area including, but not limited to, buildings, driveways, patios, pools, tennis courts, decks, recreation facilities and the like will be included with the calculation of site coverage; and*
 - *The total land area of the lot will be used in the calculation of site coverage. The total land area excludes restricted development areas or land required for public purposes.*
2. A schedule showing the site coverage and landscape area should be submitted with the Development Application and included on the Site Plan.

5.1.3 Cut and Fill

Objectives

- a. To ensure that development is designed with regard to site conditions and minimise the impact on landform.
- b. To minimise the impact of earthworks on the stormwater regime, salinity and groundwater.
- c. To ensure the extent of cut and fill required for development does not detract from the appearance and design.
- d. To ensure development visually integrates with the surrounding environment.
- e. To minimise the risks and associated impacts of contaminated land and to ensure land is appropriately stabilised and retained.
- f. To ensure that cut and fill does not encroach within, or adversely affect the efficiency, integrity, and stability of any open space.
- g. To ensure the important environmental character of the site is retained.

Controls

1. Building siting and design should consider the topography of the site and if cut and fill is necessary it must be balanced to minimise any fill leaving the site.
2. Excavation to a maximum of 1 metre may be permitted within the boundary setback areas, subject to there being no adverse effect on the adjoining owners and the submission of structural engineers details of retaining walls with the Development Application.
3. Excavation in excess of 1 metre is only permitted to facilitate basement car parking and must be supported by the submission of structural engineers details of retaining walls and construction methods with the Development Application.
4. Where plans show an excess of 600mm of filling and, provided that the filling does not exceed 1.5 metres, a condition of approval will be imposed requiring a concealed dropped edge beam to contain the fill in excess of 600mm. Should the plans show an excess of filling above 1.5 metres, the applicant will be requested to amend the design to reduce the filling required.
5. In the areas of fill relevant provisions of Council's Flood Controlled Land DCP are to be applied. A Fill Plan must be prepared and submitted with a future Development Control Plan.
6. All cut and fill works shall be in accordance with Council's Design Guidelines Subdivisions/Developments and Works Specification Subdivisions/Developments.
7. All landfilled areas must comprise clean material free from contamination. Imported material shall be certified "Virgin Excavated Natural Material (VENM)".
8. Landfilled areas must be suitably compacted and stabilised with density tests to verify that compaction was achieved in accordance with Council requirements.
9. Embankment batters shall have a maximum slope of 1:6.
10. Embankment batters and retaining walls are to be landscaped to reduce erosion and provide a suitable screen. They should be vegetated preferably with native ground covers and small native trees with mature height of up to 10m.
11. Development shall comply with the provisions of State Environmental Planning Policy No. 55 – Remediation of Land.
12. Development shall comply with the Acid Sulfate Soils provisions of LEP 2019.

5.1.4 Landslide Risk

Objectives

- a. To ensure that development is safe and responsive to landslide risk.
- b. To ensure that development is commensurate to the underlying geotechnical conditions of the site.

Controls

1. The Development Application must demonstrate that the development is suitable in terms of in terms of site layout, access, building design, construction methods, waste water management, stormwater management, flooding management, drainage and the specific geotechnical constraints of the site.
2. The development is to be designed, sited, constructed and managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development.
3. The development must appropriately manage waste water, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

5.2 Movement and access

5.2.1 Access

Objectives

- a. To ensure development does not have an unreasonable impact on traffic flows.
- b. To ensure vehicular access and movement network does not impact on streetscape quality, amenity or pedestrian safety.
- c. To provide safe access to the site.
- d. To minimise potential for pedestrian and vehicular conflict through good design.

Controls

1. The movement and access network should generally be in accordance with Figure 9.
2. A traffic management plan is to be submitted as part of the first development application for significant development of the site, detailing access and staging arrangements for the redevelopment of the site.
3. The primary entry to the site is to be provided from Old Northern Road.
4. A deceleration lane is to be provided from Old Northern Road. The deceleration lane is to be constructed by the applicant in accordance with Austroads and Transport for NSW requirements.
5. A secondary entry is to be provided from Palisander Place. Access is to be controlled from Palisander Place and limited to residents and deliveries / services.
6. With the exception of the primary and secondary entry points, accessways are not permitted within the landscaped boundary setbacks.
7. Vehicle and pedestrian access points are to be appropriately marked and sign posted.
8. Basement entries and cross-overs should be designed to minimise impacts on streetscape, amenity, pedestrian safety and circulation.
9. Internal streets should be designed with high quality hard landscape materials that reinforce the low speed pedestrian focussed village environment.



Figure 3 Vehicular Access and Movement

(note: updated plans to be provided by proponent to reflect northern/eastern boundary setbacks)

5.2.2 Parking and basement access

Objectives

- To provide sufficient parking that is convenient for residents and visitors.
- To ensure that basement entry points and design do not impact on the quality and function of internal streets, communal spaces and landscaped setbacks.
- To ensure basement car parking and access points are integrated with the form and arrangement of buildings on the site.

Controls

- A minimum of 1.3 car parking spaces is to be provided per unit.
- Car parking must be located below ground. Any partially above ground sections are not considered an acceptable design outcome.
- The extent of basement area must not exceed 23% of the site and must be located wholly within building footprints to ensure deep soil landscaping on the site and to ensure sufficient water volumes can be provided to support mature tree growth and water filtration.
- Accessible car parking spaces for people with mobility impairment are to be included in the allocation of car parking for the development and designed in accordance with the requirements of relevant Australian Standards.

5.2.3 Location and access to facilities and services

Objectives

- a. To ensure residents are provided with a high quality of life that includes access to required facilities and services.
- b. To ensure that access to facilities and services is safe and convenient.

Controls

1. Adequate access to facilities and services is required to be provided either on site or by a transport service.
2. Facilities and services means all of the following:
 - Shops and other retail and commercial services that residents may reasonably require;
 - Community services and recreation facilities; and
 - The practice of a general medical practitioner.
3. If facilities and services are not proposed to be provided on site, they must be accessible by a transport service.
4. Access to facilities and services is considered adequate if all of the following is achieved:
 - The facilities and services are, or the transport service is, located at a distance of not more than 400m from the site;
 - The distance is accessible by means of a suitable access pathway;
 - The transport service is not an on-demand booking service for the transport of passengers for a fare;
 - The transport service is available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day.
5. For the purposes of the above clause, suitable access pathway means a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like.

6 Residential Development

6.1 Built Form

6.1.1 Building heights

Objectives

- To provide variation in building height with the tallest buildings concentrated in the centre of the site.
- To ensure building heights respond to the site's topography and natural features.
- To minimise visual impacts from Old Northern Road, adjoining properties and public open space.
- To ensure a high level of solar amenity to communal and open spaces.
- To adopt building heights at the street frontage that are compatible in scale with adjacent buildings.

Controls

- Building heights should generally be in accordance with the building heights shown in Figure 4.
- A maximum of 2 storeys shall be provided along Old Northern Road and the site boundaries, with any additional storeys on the site significantly recessed to reduce visual dominance along the site's main frontage in accordance with Figure 5.
- A variety of building heights are to be provided across the site, with the tallest buildings located in the centre site, transitioning to lower heights at all boundaries of the site.
- Building heights are not to result in any overshadowing of neighbouring properties.
- Variation in building height and form across the site should be utilised to reduce visual impacts.
- Building heights are to respond to the slope of the site to prioritise views from all buildings and retail district views from Old Northern Road.



Figure 4 Building heights in storeys

6.1.2 Setbacks and Building Separation

Objectives

- a. To ensure buildings provide an adequate setback to adjoining properties.
- b. To maintain the existing low density character of the area.
- c. To ensure the bulk and scale of the development is not perceptible from adjacent properties and the street.
- d. To provide for landscaped setbacks that enhance the site's parkland setting and screen building bulk.
- e. To ensure adequate building separation between buildings to alleviate amenity impacts, including privacy, daylight access, acoustic control and natural ventilation.
- f. To maintain sufficient visual and acoustic privacy.

Controls

1. Setbacks are to be provided in accordance with Table 1.

Setbacks	Control
Front Boundary Setback (to Old Northern Road)	10m
Rear Boundary Setback (towards Palisander Place)	8m or to comply with SEPP 65. Whichever is greater
Side Boundary Setbacks	10m
Balconies	Balconies not to protrude into setbacks
Upper Level setbacks	5m behind building line or to comply with sightlines in Figure 7
Basement Parking Setback	Basements not to protrude into setbacks

Table 1 Building setbacks

2. Minimum building separation is to be provided in accordance with the Apartment Design Guide.
3. Townhouse units are not permitted within the building setbacks.
4. Building levels above 2 storeys that front the site boundaries should not encroach into the red sightline illustrated in Figure 7.



Figure 5 Building setbacks

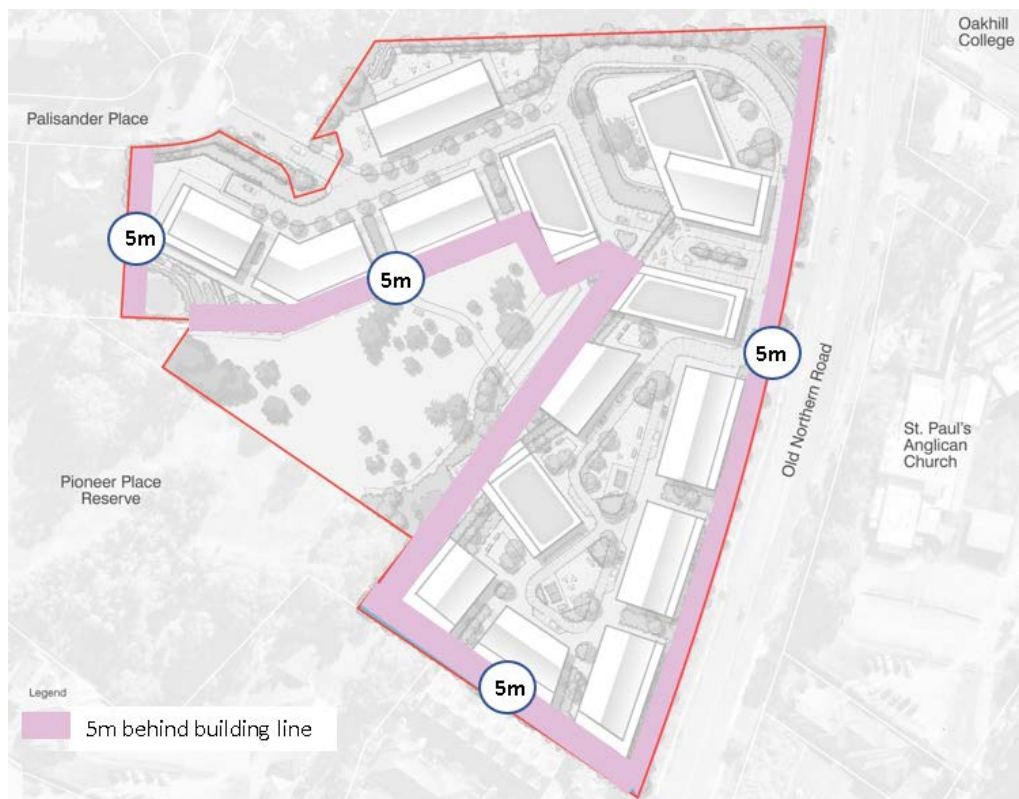


Figure 6: Upper level building setbacks

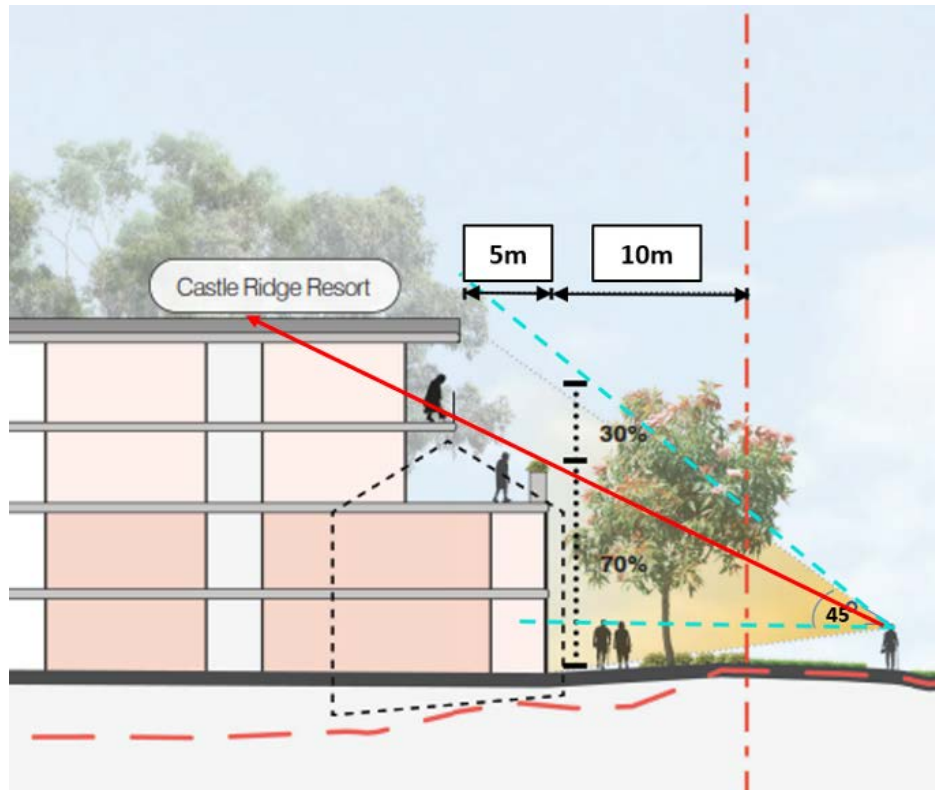


Figure 7: Sightline to upper level building setbacks (shown as red line)

6.1.3 Building design

Objectives

- To ensure building design is reflective of the landscape setting and environmental features of the site.
- To establish a fine grain built form.
- To ensure buildings provide the highest residential amenity.
- Buildings should be constructed with high quality materials.
- Buildings should contribute to activity and surveillance of streets and open spaces and foster a sense of community.

Controls

- Developments are to be stepped so that ground floor does not exceed 1m above natural ground level.
- Building design is to minimise visual impacts and overshadowing on adjoining sites.
- The maximum length of a building shall be no greater than 40m. Buildings should be articulated to manage the appearance of the mass and scale by breaking up buildings components with setback or variation in building heights to appear as two separate buildings
- Development should be compatible with the existing building context with respect to level design, cornice lines, window proportion and roof design.
- Access to all buildings including lobbies should be clearly visible from internal streets, footpaths and address the street frontage.

6. Balconies are to be generous in size and protected from the elements to facilitate outdoor living and provide a high level of amenity for residents.
7. All balconies and windows are to include architectural devices such as shutters and louvres to provide shade and natural ventilation. Windows are to be capable of being fully opened (e.g. sliding windows).
8. Buildings are to incorporate high-quality materials that relate to the surrounding parkland setting.
9. Where a garage is proposed within the primary frontage of a unit, it must not occupy more than 50% of unit frontage.
10. Subterranean dwellings are not permitted.

6.2 Amenity Controls

6.2.1 Solar access

Objectives

- a. To ensure residential apartments have a good level of solar access and residential amenity.
- b. To ensure development results in a good level of sunlight to communal open spaces, public spaces and neighbouring properties.

Controls

1. A minimum of 4 hours of solar access must be provided to at least 50% of the area of the central parkland on 21 June.
2. Residential development must comply with solar access requirements in accordance with SEPP 65 and the ADG.
3. Development is to demonstrate compliance with the overshadowing provisions in Section 3.14 Part B Section 5 of The Hills DCP 2012.
4. All development applications must include solar access diagrams that demonstrate, at a minimum, compliance with SEPP 65 and the ADG including plans and elevations showing the shadows of the proposal at each hour between 9am and 3pm on 21 June.

6.2.2 Noise

Objectives

- a. To ensure the amenity of future residents and workers by appropriately responding to noise impacts.

Controls

1. Site planning, building orientation and interior layout should be used as tools to lessen noise intrusion as far as possible.
2. Attenuation of noise at the source is preferred. Applicants are to indicate measures undertaken to mitigate the impact of noise upon adjacent residents and/or workers.
3. It is preferable that noise attenuation measures will last for a minimum of 10 years or the life of the development proposal, before being upgraded to meet current standards as required.

4. A Noise Impact Assessment prepared by a suitably qualified consultant may be required when submitting a development application for a new development or the renovation of an existing development.
5. The provisions of State Environmental Planning Policy (Infrastructure) 2007 and Development near Rail Corridors and Busy Roads Interim Guideline must be taken into consideration to minimise impacts of busy roads and railway corridors on residential and other sensitive development.
6. Development applications are to demonstrate how buildings comply with the noise criteria specified in the table below:

Noise Criteria		
Internal Space	Recommended Noise Criteria	Maximum Noise Criteria
Living areas Working areas	40 dBA	45 dBA
Sleeping areas	35 dBA	40 dBA

Table 2 Noise criteria

6.3 Open space and landscaping

6.3.1 Landscaping

Objectives

- a. To reinforce the importance of the defining natural and aesthetic character of the site through retention of trees and deep soil areas.
- b. To ensure sufficient space for landscaping that will complement buildings and enhance the landscape character of the site.
- c. To ensure that building bulk is appropriately screened from the public realm.
- d. To ensure adequate water management and overland flow.
- e. To ensure that private and communal open space areas are functional and meet user needs for privacy, solar access, shade and recreation.

Controls

1. A minimum of 50% of the total site area must be retained for landscaping. Landscaped area means any part of the site, at ground level, with ground permeability and consists of soft landscaping, turf or planted areas, pervious paved areas, and includes building setbacks.
2. Landscaped areas are to have a minimum width of 2m. Areas less than 2m will be excluded from the calculation of landscaped areas.
3. All trees must have access to 30 metres of deep soil (20m each for trees with shared volume).
4. Site planning should seek to maximise continuous soil areas for tree planting and vegetation.
5. 29 significant trees shall be retained on the site.
6. A 10m landscape buffer is required between the development and Old Northern Road to ensure adequate privacy and streetscape amenity. This buffer must be capable of accommodating deep soil planting.

7. A landscaping strategy is to be submitted as part of the first development application for the development of the site, in accordance with Part C Section 3 – Landscaping of The Hills DCP 2012.
8. The location of landscaping to be provided on the site is to be generally in accordance with the landscaping concept plan identified in Figure 7.
9. The landscaping strategy is to demonstrate how the site will integrate with Pioneer Place Reserve, including consideration of views, solar access, and improved access and security, as well as differentiation between private and public open space for residents.

- 1 New paved threshold and entry feature to Old Northern Road including a plaza entry drop-off area and visitor parking.
- 2 Village street with vehicular and pedestrian access to ensure all residents have a 'front door.' A consistent ground treatment will reinforce a low speed environment and include raised planters with seating.
- 3 Small communal terrace areas for small gatherings and casual interactions with regional and parkland views.
- 4 Communal garden with central lawn space, seating, BBQ and vegetable patch for cultivation of produce.
- 5 Intimate north facing communal garden spaces for reading or quiet activities in small groups or as an individual.
- 6 Elevated communal terrace with retained mature trees and parkland views.
- 7 Central lawn area and park side terraces for small communal events and celebrations.
- 8 Existing parkland areas with retained mature trees.
- 9 Open vegetated overland flow channel/ stream feature.
- 10 Entrance from Palisander Place incorporating new on-grade visitor spaces.
- 11 Landscaped communal areas between buildings with regional and parkland views for small gatherings, casual interactions and connecting the central lawn with the parkland.



Figure 8 Landscaping concept plan

6.3.2 Communal open spaces

Objectives

- a. To provide functional and useable communal open space on site for the enjoyment of residents.
- b. To maximise opportunities to retain trees within communal open space areas.

Controls

1. A consolidated communal open space (central parkland) with a minimum area of 8,200m² is to be retained on the site as shown in Figure 8.
2. A range of smaller, supporting communal open spaces are to be provided within the site, with a minimum combined area of 3,200m². The indicative communal open space areas are shown in Figure 8.
3. Communal open spaces should:
 - Be accessible, usable and safe;
 - Allow for the retention of significant trees and new tree plantings;
 - Provide opportunities for social interaction and recreation;
 - Enhance views and outlook from buildings;

- Be located to have a frontage to internal streets or pathways, communal spaces or ground floor residential apartments to maximise casual surveillance and activation; and
 - Have minimum dimensions of 4m.
4. Communal open spaces are to be designed in accordance with the Apartment Design Guide.
 5. All existing trees are to be retained within communal open space areas.
 6. Where possible, communal open space should be co-located with deep soil areas.



Figure 9 Indicative location of communal open space areas

6.3.3 Trees and vegetation

Objectives

- a. To retain the majority of significant trees and native vegetation on the site, where possible.
- b. To provide for new tree plantings to enhance the site's landscaped setting.

Controls

1. The layout and design of buildings and open spaces shall ensure the retention of 29 significant trees on the site.

2. A minimum of 150 new trees shall be planted throughout the site.
3. The communal open space areas within the site are to achieve a minimum canopy cover of 45%.
4. The remaining developable areas within the site are to achieve a minimum canopy cover of 15%.
5. A Tree Management Plan is to be submitted with the first development application for the site. For significant development, the Tree Management Plan is to be prepared by a suitably qualified Australian Qualification Framework Level 5 Arborist and contain the following information:
 - Identify all existing trees including species, condition, height and spread;
 - Identify whether trees are to be removed, replanted or retained; and
 - Provide details of how those trees to be retained will be protected during construction.
6. Native tree and shrub species are preferred.

