



## Development Control Plan

The Hills Club  
6-18 Jenner Street, Baulkham Hills



Prepared for The Hills Club  
Submitted to The Hills Shire Council

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Cover image: Perspective view of club interior (Source: Altis)

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## 1 Introduction

This Section of the DCP has been prepared to guide the future mixed use redevelopment of The Hills Club at 6-18 Jenner Street, Baulkham Hills.

### 1.1 Land to which this section applies

This Section of the DCP applies to the area outlined in red on land at 6-18 Jenner Street, Baulkham Hills as shown in the figure below.

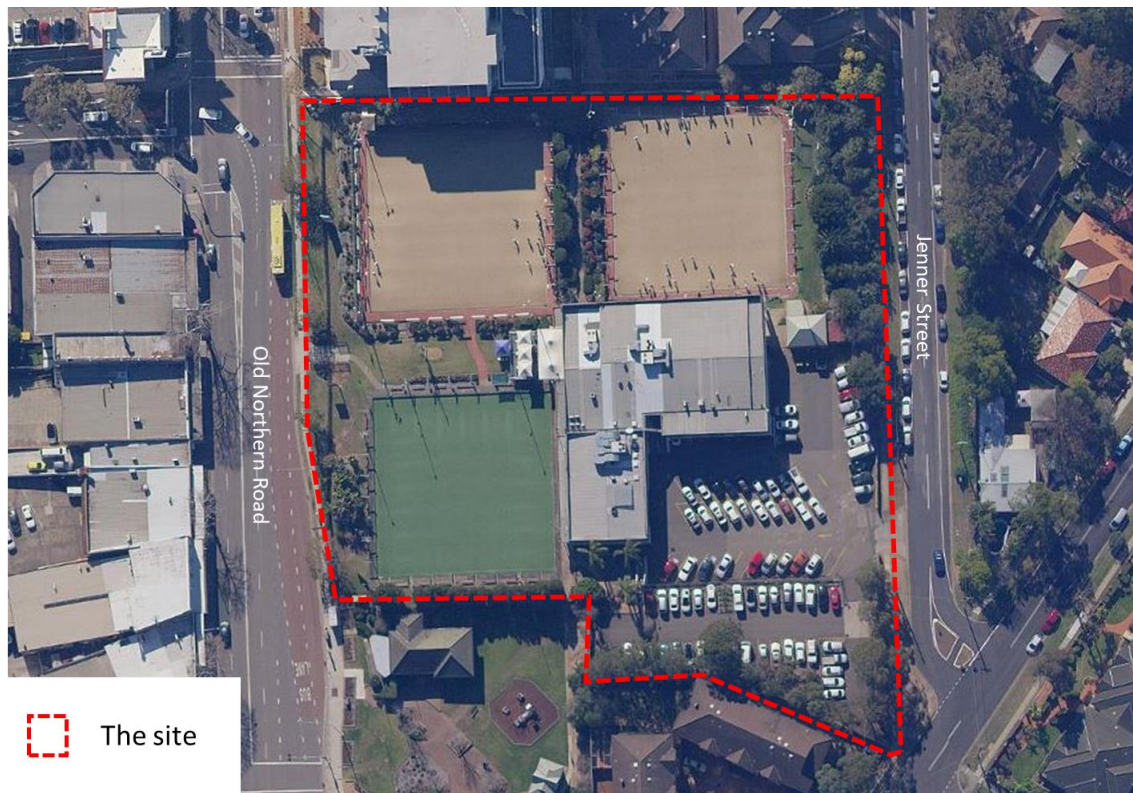


Figure 1: Land to which this DCP applies (Base source: SixMaps)

The site is legally identified as the following:

- Lot 4 DP 1108855
- Lots 39 to 45 DP 2489
- Lot Z DP 400638

### 1.2 Site Context

The site fronts Old Northern Road and Jenner Street within the Baulkham Hills Town Centre. Baulkham Hills is largely characterised as a transitioning suburb which is experiencing growth due to its close proximity to the Parramatta CBD and the Castle Hill and Norwest strategic centres. The surrounding area contains a mix of local shops and low, medium and high density residential development.

The site's frontage to Old Northern Road forms part of the town centre being opposite and adjacent to local shops and the Stockland shopping centre. The site's frontage to Jenner Street is a direct interface with low density residential properties.

The site is also approximately 150 metres north of a major intersection at the junction of Old Northern Road, Seven Hills Road and Windsor Road. The site adjoins two heritage items:

- Local Archaeological Item A1 – Baulkham Hills Tramway Cutting (to the south)
- Local Heritage Item I8 – Creasy's Cottage – single-storey dwelling (to the north)



Figure 2: Aerial photograph of site within its urban context (Base source: SixMaps)

### 1.3 Objectives of this section of the DCP

The objectives of this Section of the DCP are:

- To provide a clear vision and desired future character for The Hills Club site.
- To ensure that future development responds to the site's context including the town centre and low density residential areas.
- To ensure the future provision of private recreation uses (bowling club) on the site along with retail to enhance the activity and vibrancy of the Baulkham Hills Town Centre.
- To ensure future development includes active uses along Old Northern Road to bring vitality to the Town centre.
- To provide residential development on site with a high level of amenity.
- To enhance connectivity in the Baulkham Hills Town Centre through the provision of two through site links.
- To encourage innovative and high quality architectural outcomes that will enhance the built form environment of the Baulkham Hills Town Centre.
- To provide density, height, bulk and scale that transitions from higher densities along Old Northern Road to lower densities towards Jenner Street
- To ensure development is sympathetic with and does not impact upon the heritage significance of the adjoining heritage items.
- To ensure that the development incorporates the principles of Ecologically Sustainable Development (ESD).

#### **1.4 Relationship with other plans and policies**

In addition to the policies, guidelines and documents specified in Part A – Introduction, this Section is to be read in conjunction with other relevant Sections of the DCP, including:

- Part B Section 5 – Residential Flat Buildings
- Part B Section 6 – Business
- Part B Section 8 - Shop Top Housing and Mixed Use Development
- Part C Section 1 - Parking
- Part C Section 2 - Signage
- Part C Section 3 - Landscaping
- Part C Section 4 - Heritage
- Part C Section 5 - Telecommunication Facilities
- Part D Section 10 – Baulkham Hills Town Centre

Appendix A - Waste Management Plan

Appendix B - Water Sensitive Urban Design

Baulkham Hills Town Centre Public Domain Plan

Where any provision of this Section of the DCP is inconsistent with any provision of any other Section of the DCP, the provisions of this Section of the DCP shall prevail to the extent of that inconsistency.



## 2 Desired Future Character

The proposed redevelopment of The Hills Club site is to contribute to the urban renewal of the Baulkham Hills Town Centre and the activation of Old Northern Road. The desired future character of the site will see the mixed use redevelopment of the site with retained private recreation uses at its core. Future development is to address the following principles to achieve the desired future character.

### *Contribute to Town Centre Urban Renewal*

- redevelopment will support the Desired Planning Outcomes for the Baulkham Hills Town Centre outlined at Part D Section 10 of this DCP
- a diverse land use mix will be provided with club, recreation and commercial uses to activate Old Northern Road and residential development to increase the number of people living within the town centre with access to public transport

### *Revitalise Social Infrastructure*

- redevelopment will include private recreation facilities at its core recognising that The Hills Club (bowling club) is critical social infrastructure which facilitates social interaction amongst the Baulkham Hills community

### *Appropriate Built Form*

- densities will transition from their highest point along Old Northern Road to reinforce the town centre down to lower densities towards Jenner Street
- built form will be of a high visual quality and appropriately articulated
- redevelopment will sympathetically address Jenner Street reflective of the direct interface with low density residential properties

### *Improve the Public Domain*

- public domain will be revitalised through actively addressing Old Northern Road and streetscape upgrades such as street tree planting
- the site will include two through site links from Old Northern Road to Jenner Street to increase permeability through the Baulkham Hills Town Centre

### *Provide Diverse and High Quality Residential Development*

- diverse residential development will be provided on site including seniors housing and residential units of varying sizes
- residential development is to provide a high level of amenity to occupants in accordance with *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* and the *Apartment Design Guide*

### *Minimise Environmental Impacts on Adjoining Sites*

- development of the site will include appropriate measures to ensure adverse impacts on adjoining properties are limited with particular consideration given to the sensitivities of adjoining heritage items, areas of open space and low density residential properties

### **3 Development Controls**

The objectives and development controls for development of the site are set out in this Section of the DCP.

#### **3.1 Land Use**

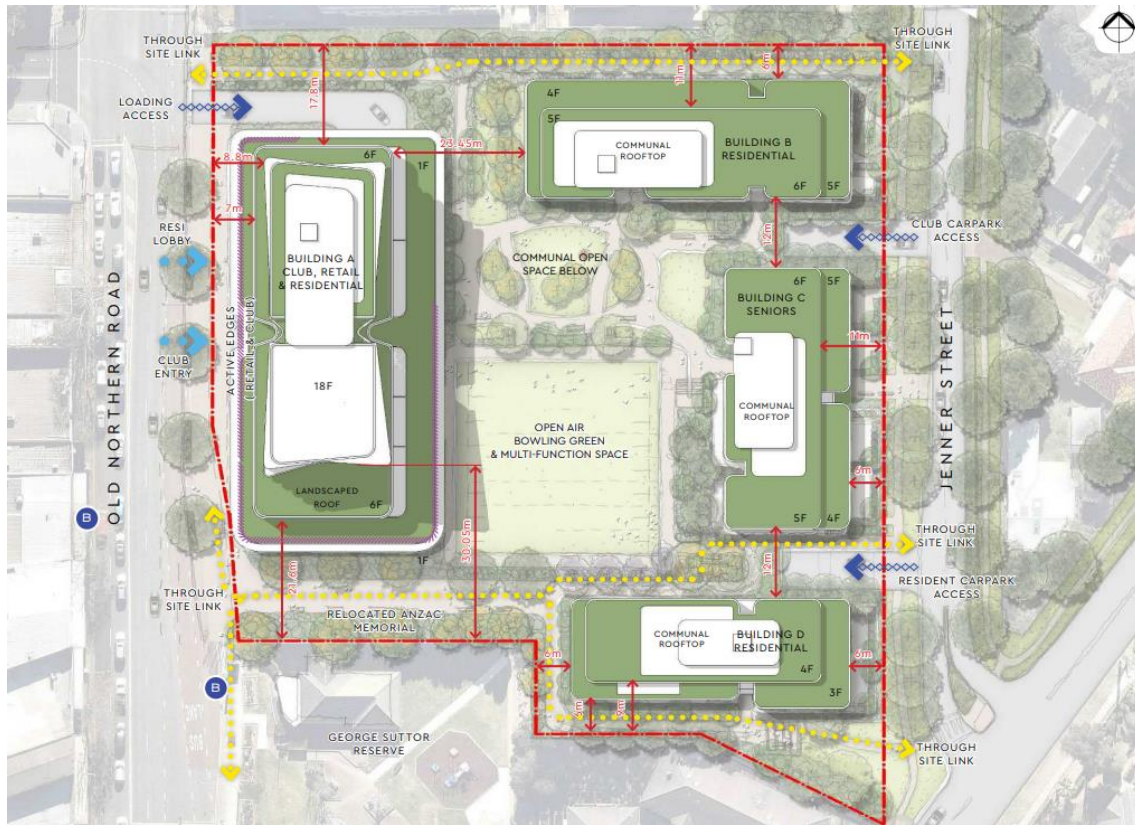
##### **OBJECTIVES**

- i) An appropriate mix of uses is facilitated on the site including private recreation, residential accommodation and commercial premise uses that will activate the site and form part of the wider Baulkham Hills Town Centre.
- ii) Sufficient space is allocated to create useable and workable private recreation facilities in recognition of the RE2 zone.
- iii) The location of uses should respond to the surrounding context with active uses focused along Old Northern Road
- iv) Useable and accessible common open space is provided at ground level and on roof tops.
- v) The site accommodates an appropriate residential density having regard to its proximity to the shopping centre, access to bus routes, desired unit sizes, traffic generation and character of the surrounding area.

##### **DEVELOPMENT CONTROLS**

- (a) Uses on the site are to be generally located in accordance with Figure 3. (Note: Figure 3 represents an illustrative built form and is not intended to control building heights).
- (b) Old Northern Road is to be activated through the inclusion of club and/or commercial uses on the ground floor of Building A.
- (c) The southeast façade of Building A should address and activate the through site link.
- (d) Only residential uses are to front Jenner Street.
- (e) Club uses are permitted in subterranean areas on the Lower Ground Floor.
- (f) Due to the site's topography partially subterranean apartments will be acceptable provided they achieve an adequate residential amenity and access to sunlight.
- (g) A minimum of 3,000m<sup>2</sup> of GFA is to be provided on the site for club or commercial premise uses.
- (h) A minimum of 2 bowling greens are to be provided on site and at least 1 green is to be open air.





## **3.2 Built Form and Design**

### **OBJECTIVES**

- i) Building A is a 'landmark' that is to exhibit design excellence and provide a positive contribution to the fabric of Baulkham Hills Town Centre.
- ii) Built form transitions from higher densities along Old Northern Road to lower densities along Jenner Street.
- iii) Building height, articulation and the use of a variety of materials and finishes ensures the bulk and massing of the development provides a high quality pedestrian environment and sets a high standard of design quality.
- iv) Development contributes to the activity, safety, amenity and quality of streets and the public domain, including the through site link from Old Northern Road to Jenner Street.

### **DEVELOPMENT CONTROLS**

- (a) The development shall utilise a wide variety of complementary and high quality architectural materials, textures and articulation to break down the built form and create a modern, attractive urban environment as illustrated in Figure 4.
- (b) The development should have a podium height of no more than 6 storeys to Old Northern Road.
- (c) Tower built forms are to be setback from the podium.
- (d) The maximum linear length of any building is to be 65 metres with any building greater than 30 metres in length to be separated into at least two parts by a significant recess or projection as illustrated in Figure 5.
- (e) Tower floor plates in excess of 6 storeys must be limited to 750m<sup>2</sup> of gross floor area per storey.
- (f) Awnings are to be provided for pedestrians along Old Northern Road.
- (g) Facades should be appropriately modulated and articulated.
- (h) Built form adjacent to Jenner Street should be designed to a pedestrian scale at street level to respond to adjoining low density residential properties.
- (i) Buildings fronting Jenner Street should include a top level building setback.
- (j) All ground floor entry points are to have a direct visual connection to the street or internal access ways. Separate entrances are required for commercial / retail and residential uses.
- (k) Buildings shall address common open space and public areas to increase the natural surveillance and safety of these areas.



Figure 4: Indicative built form showing articulation and a variety of finishes and materials (Source: Altis)

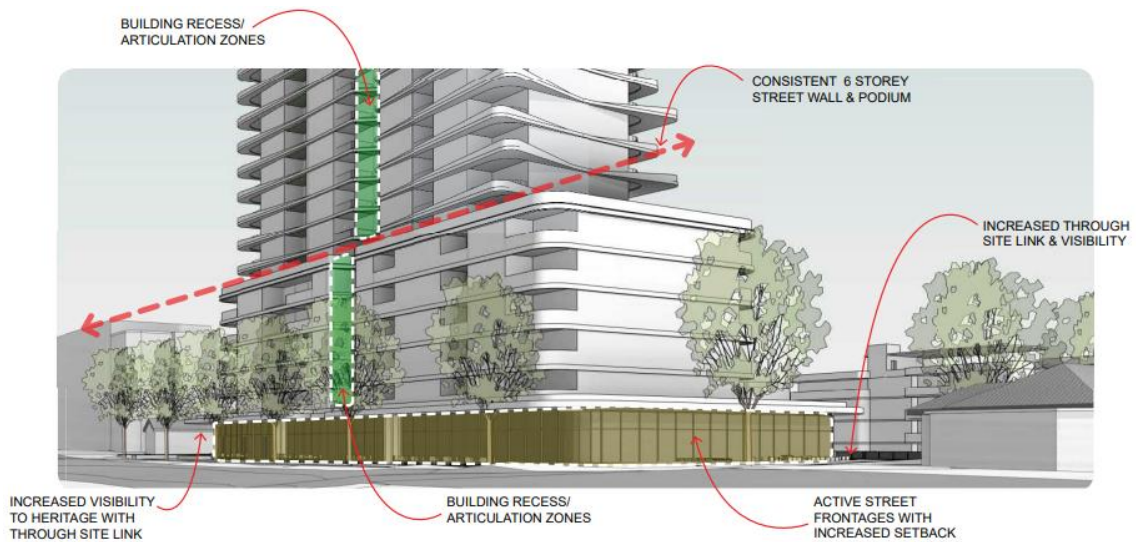


Figure 5: Indicative building recess/articulation zones (Source: Altis)



### 3.3 Building Height and Site Layout

#### OBJECTIVES

- i) Building height is varied to create an appropriate transition from the town centre down to lower density residential areas on Jenner Street.
- ii) Development responds to the site's sloping topography and interfaces with adjoining land uses by adopting upper floor setbacks.

#### DEVELOPMENT CONTROLS

- (a) Site layout and building heights shall not exceed the number of storeys identified in Figure 6 with the lowest built form fronting Jenner Street.
- (b) Buildings are to be sited in accordance with the layout in Figure 7.
- (c) Building heights and siting is to be designed to reduce shadow impact on adjoining properties.
- (d) Bowling greens and ground level communal open space is to be located within the centre of the site.

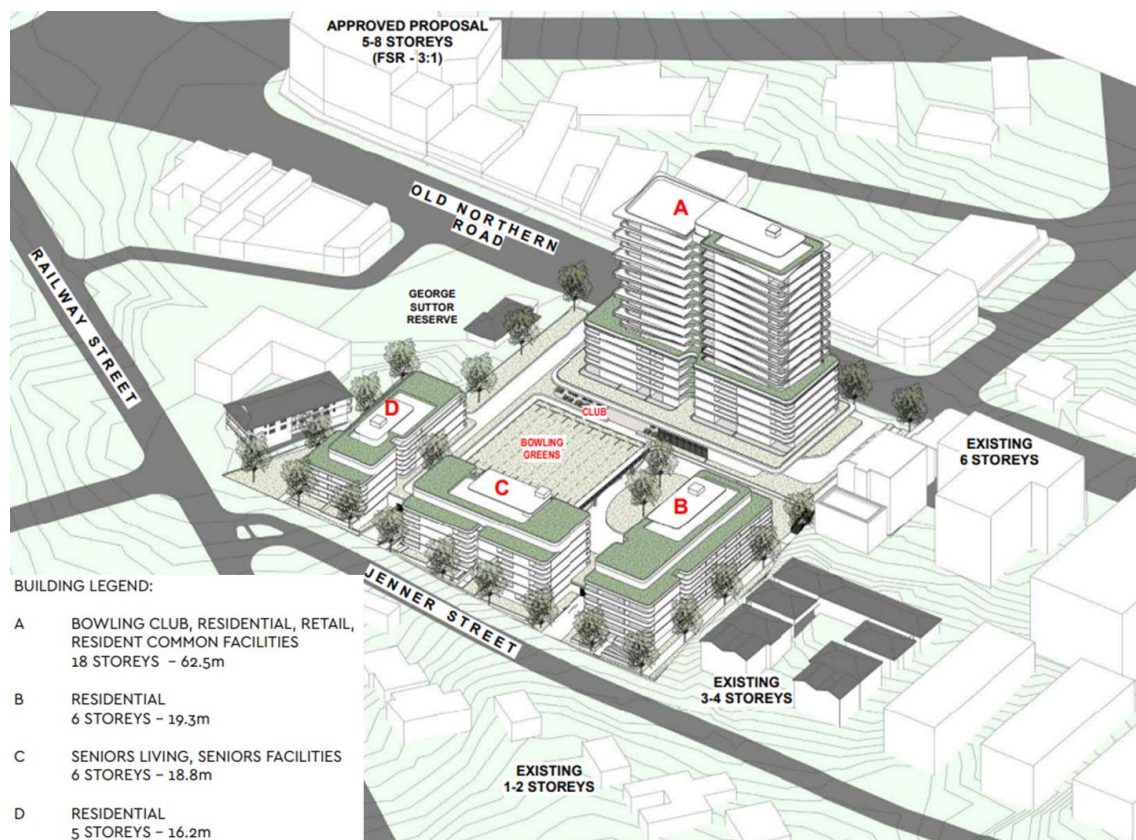
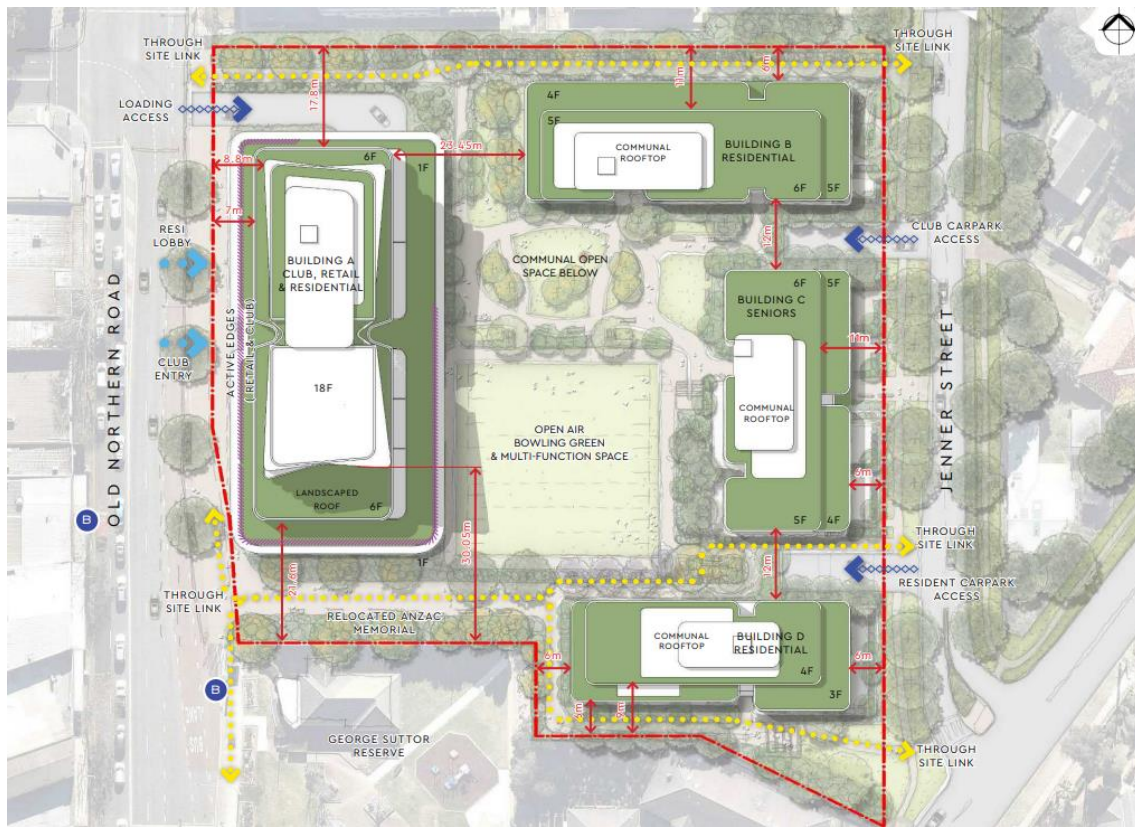


Figure 6: Indicative Site Layout and Building Height Plan (maximum number of storeys) (Source: Altis)





### 3.4 Building Setbacks

#### OBJECTIVES

- i) Appropriate separation is provided between buildings to ensure privacy and solar access.
- ii) Buildings are set back from site boundaries to minimize amenity impacts on adjoining residential development, open space and nearby heritage items.

#### DEVELOPMENT CONTROLS

- (a) Minimum building setbacks (excludes awnings) include the following:
  - 3 metres from Old Northern Road
  - 6 metres from Old Northern Road at northern end at ground level
  - 9 metres from Old Northern Road above 6 storeys
  - 6 metres from Jenner Street
  - 11 metres from Jenner Street above 6 storeys
  - 6 metres to the northern boundary
  - 11 metres to the northern boundary above 6 storeys
  - 6 metres to the southern boundary
  - 17 metres to Creasey's Cottage (Building A only)
  - 17 metres to George Suttor Reserve (Building A only)
  - 30 metres to the southern boundary above 6 storeys (Building A only)
- (b) Building separation is to be provided as per the *NSW Apartment Design Guide*.
- (c) Setbacks shall be increased where necessary to ensure the required solar access is provided.

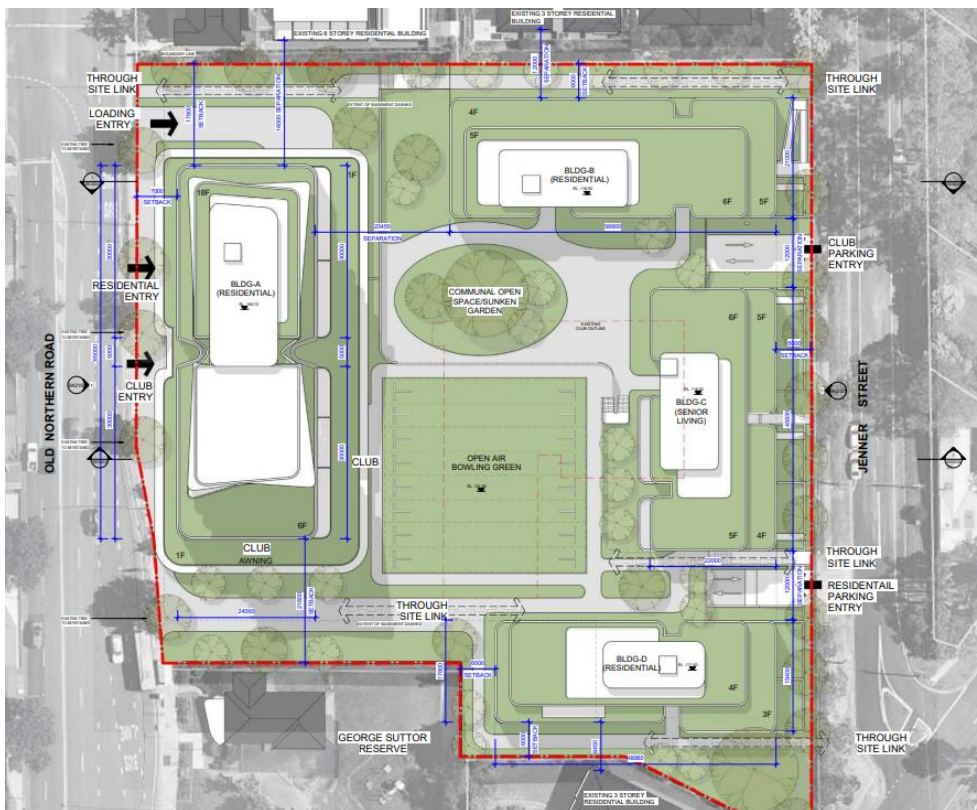


Figure 8: Site Plan showing building setbacks compliant with the controls prescribed above (Source: Altis)

### 3.5 Unit Layout, Design and Amenity

#### OBJECTIVES

- i) To encourage housing diversity on the site including seniors housing and residential flat buildings.
- ii) To ensure units are provided a high level of amenity.

#### DEVELOPMENT CONTROLS

- (a) Residential apartments are designed as per the requirements of *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development* and the *Apartment Design Guide*.
- (b) Ground floor units along Jenner Street are to include courtyards and have private access to street.
- (c) Unit mix for residential flat buildings is to be provided as per Part B Section 5 of this DCP.
- (d) Unit mix controls do not apply to seniors housing.
- (e) Appropriate design measures should be put into place to ensure limited acoustic impacts on residential units from club and retail uses.
- (f) Development applications are to demonstrate how buildings comply with the following noise criteria.

Internal Space	Maximum Noise Criteria
Living areas	45 dB(A)
Bedrooms	40 dB(A)

Table 1: Maximum noise criteria to residential units

### **3.6 Solar Access**

#### **OBJECTIVES**

- i) Key areas of the public and private domain on the subject site and adjoining residential development receive adequate solar access and amenity.
- ii) Public open space at George Suttor Reserve retains adequate solar access.
- iii) Energy efficiency principles are incorporated to ensure sustainability in design.

#### **DEVELOPMENT CONTROLS**

- (a) Solar access is to be provided to residential development on site as per the *Apartment Design Guide*.
- (b) Solar access is to be provided to communal open space on site as per the *Apartment Design Guide*.
- (c) Landscaped areas of George Suttor Reserve are to receive a minimum of 50% sunlight coverage for at least three hours between 9:00am and 3:00pm on 21<sup>st</sup> June.
- (d) No additional shadow impacts are to be had on residential properties to the east of Jenner Street between 9:00am and 3:00pm on 21<sup>st</sup> June.
- (e) The development should be designed to ensure the open-air bowling green receives a minimum of 50% sunlight coverage for at least three hours between 9:00am and 3:00pm on 21<sup>st</sup> June



### 3.7 Open Space and Landscaping

#### OBJECTIVES

- i) A network of well-located, accessible and useable landscaped spaces is to be provided with a clear distinction between public and private open spaces and also a clear distinction between open spaces associated with The Hills Club and open spaces associated with residential development.
- ii) Attractive landscaping contributes to the amenity of the site and meet user requirements for privacy, solar access, shade and recreation.
- iii) Hardscape areas are limited, and landscaping is provided to mitigate the urban heat island effect.
- iv) Opportunities for landscaping are maximized, including the retention and/or planting of trees within deep soil areas to ensure a high level of amenity.
- v) Two through site links are provided between Old Northern Road and Jenner Street and are safe for pedestrians throughout the day and evening.

#### DEVELOPMENT CONTROLS

##### *Open Space*

- (a) Communal open space is to be provided as per the requirements of the *Apartment Design Guide*.
- (b) External (outside) common open space areas are to be capable of accommodating substantial vegetation and are to be designed to incorporate active and passive recreation facilities (such as seating, shading, structures, BBQs and children's play equipment).
- (c) Areas of communal open space are to be designed to encourage social interaction.
- (d) Common open space areas at ground level are to be located and designed to:
  - Provide for active and passive recreation needs of all residents across the four buildings;
  - Be centrally located;
  - Provide landscaping for the enjoyment of residents and to provide privacy to adjoining land;
  - Present as a private area separate from private recreation facilities for use by residents only;
  - Include passive surveillance from adjacent internal living areas and/or pathways;
  - Be accessible for all residents with differing levels of ability;
- (e) Roof gardens must be adequately enclosed and accessible to occupants of the development.
- (f) Roof gardens can be used to count towards minimum communal open space requirements.
- (g) The design of exterior private open spaces such as roof top gardens is to address visual and acoustic privacy, safety, security, and wind effects.

## Landscaping

- (h) The landscape area shall be a minimum of 50% of site area as illustrated in Figure 9 – Such areas shall exclude building areas but can include hardscaped areas including paving, walkways and the like. Terraces and patios within one metre of natural ground level will be included in landscape area, including common open space above basement car park provided the area is grassed and suitably landscaped.
- (i) A minimum of 15% of the site area is to be provided as a deep soil zone.
- (j) Deep soil zones are to allow for future planting of mature trees.
- (k) Native ground covers and grasses are to be used in garden beds and path surrounds (turf is to be confined to useable outdoor areas).
- (l) Where roof gardens and green walls are provided, consideration should be given to the Urban Green Cover in NSW – Technical Guidelines, published by the Office of Environment and Heritage.
- (m) Green walls are encouraged on podium walls along active frontages to soften the interface between future development and the public realm.
- (n) Soft landscaping is to include a mix of mature and semi mature trees, shrubs, lawn turf and ground cover planting. Plant species are to be appropriate to the context and the specific microclimate within the development.
- (o) Drought tolerant plant species, and species that enhance habitat and ecology, are to be prioritised.
- (p) Landscape design is to be integrated with water and stormwater management.

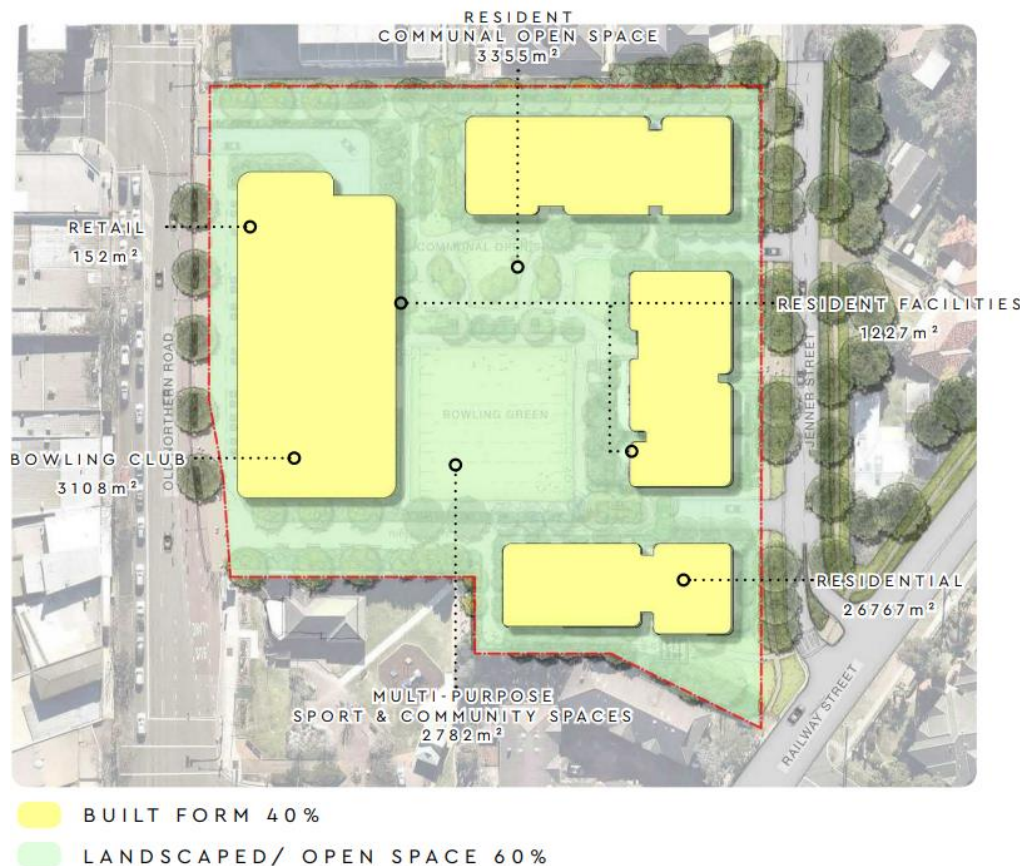
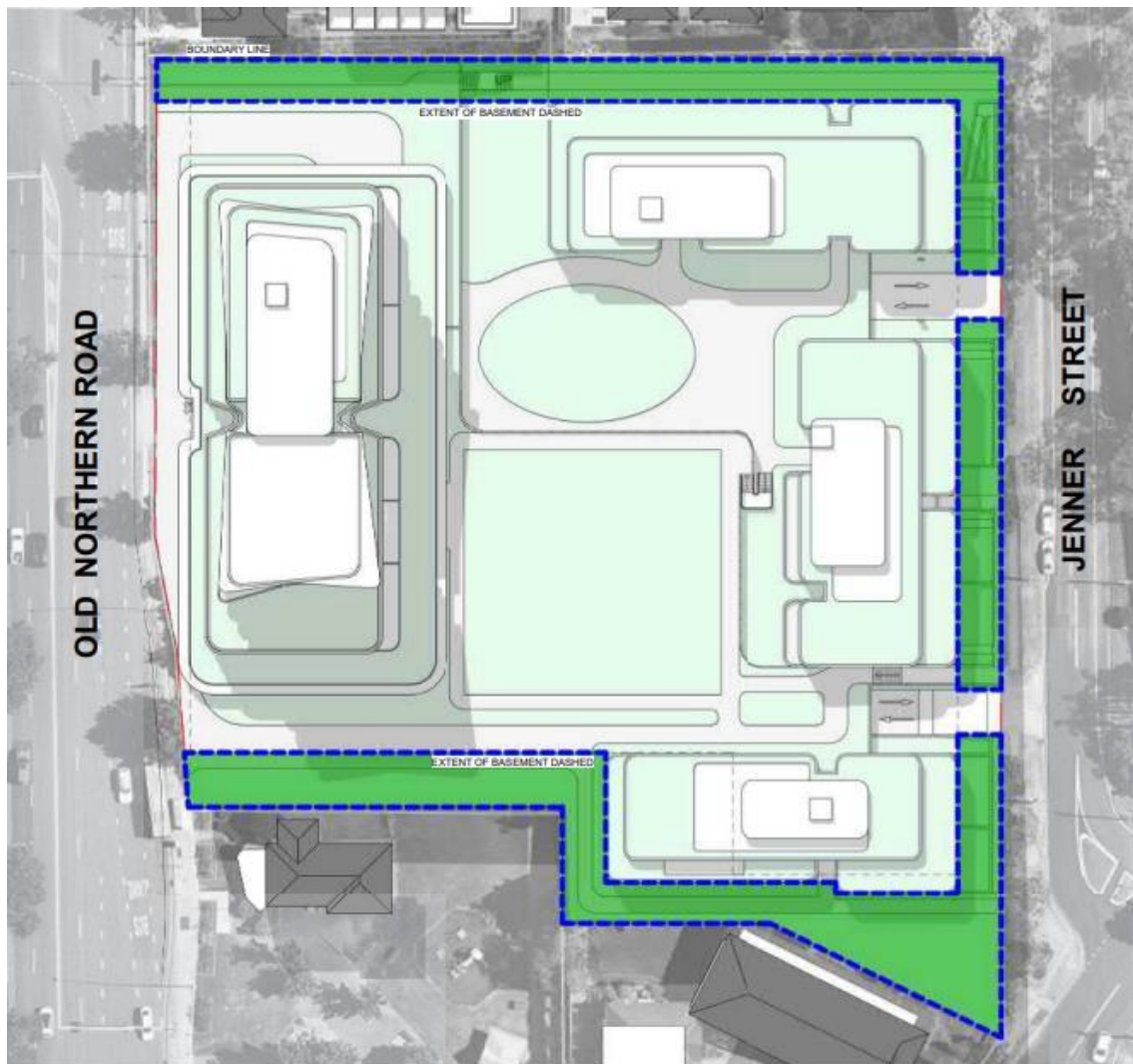


Figure 9: Indicative landscaped area (Source: Altis)



1 **DEEP SOIL DIAGRAM**  
Scale: 1 : 500


	SITE AREA:	13,409m <sup>2</sup>	
	ADG REQUIREMENT:	939m <sup>2</sup>	7%
	DEEP SOIL AREA: (min. 6m width)	2220m <sup>2</sup>	16.5%

Figure 10: Indicative deep soil plan (Source: Altis)

### 3.8 Public Domain

#### OBJECTIVES

- i) Development is to activate and present a high-quality built form to the public domain.
- ii) Development supports the vision of the *Baulkham Hills Town Centre Public Domain Plan*.

#### DEVELOPMENT CONTROLS

- (a) An active street frontage is to be provided to Old Northern Road and large expanses of blank wall facing the street are to be avoided.
- (b) Building services within the ground floor façade fronting Old Northern Road are to be limited to encourage active uses.
- (c) Footpaths are to be built to the building edge at Old Northern Road with the Bowling Club and retail entrances directly facing Old Northern Road to improve street activation.
- (d) Street tree planting is to be provided along Old Northern Road.
- (e) Where possible, existing street tree planting along Old Northern Road is to be retained.
- (f) Two public through site links are to be provided between Old Northern Road and Jenner Street at the northern and southern boundaries, with a minimum width of 2.5 metres.
- (g) The through site link is to be illuminated from dusk till dawn to enhance safety of pedestrians moving within the site.
- (h) On level access, paved pathways or lifts are to be provided to allow for the equitable movement of people across the site, in accordance with the *Disability Discrimination Act 1992*.
- (i) Development should be consistent with the *Baulkham Hills Town Centre Public Domain Plan*.

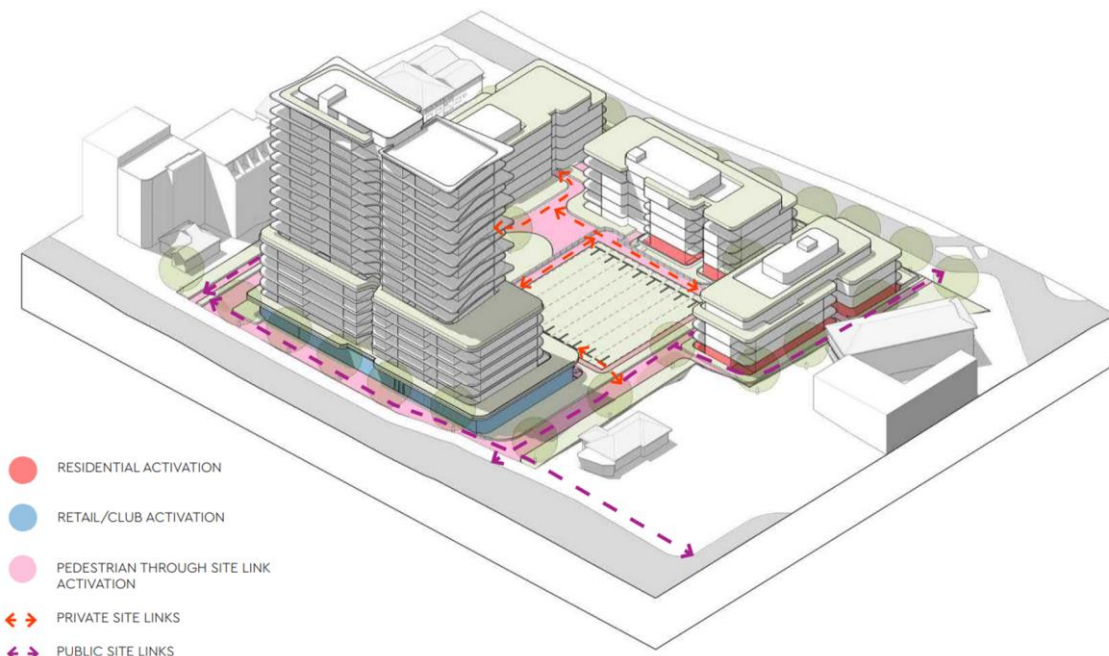


Figure 11: Activation Plan (Source: Altis)



19/012 | Development Control Plan | The Hills Club | August 2022

### **3.9 Safety and Security**

#### **OBJECTIVES**

- i) Building design enhances safety and security for intended users.

#### **DEVELOPMENT CONTROLS**

- (a) Residential uses are provided on the ground floor of the Jenner Street frontage to facilitate passive surveillance and create a connection between the buildings and the public domain.
- (b) Passive surveillance of the through site links and Old Northern Road should also be facilitated through design of the retail, club and residential uses within the buildings.
- (c) Above ground floor windows and balconies overlook all on-site pedestrian paths and communal open spaces.
- (d) Entrances and exits to the street are directly accessible, illuminated and highly visible.
- (e) Lighting is to be designed to avoid light spill onto adjoining properties.
- (f) CCTV cameras are to be provided at entries and exits of the club premises to promote safe patron dispersal.
- (g) Development is to address the principles of Crime Prevention through Environmental Design (CPTED).
- (h) Loading docks are sign-posted and secured to prevent unauthorised access.

Note: Consideration shall also be given to The Hills Council's Policy Designing Safer Communities, Safer by Design Guidelines (June 2002).

### 3.10 Traffic, Parking and Access

#### OBJECTIVES

- i) To minimise adverse traffic impacts and improve the flow and function of the local road network.
- ii) To provide sufficient parking spaces for development while encouraging public transport use.
- iii) To ensure that car parking is appropriately located, reduces overall building size and enables the creation of a positive relationship between buildings and the adjoining public domain, through high levels of integration at the ground level.
- iv) Access to the site is to provide for the safe and efficient circulation of pedestrians, bicycles and motor traffic, as well as on street parking requirements.

#### DEVELOPMENT CONTROLS

- (a) Vehicular access to the site shall be provided in accordance with Figure 13:
  - No access is to be provided from Old Northern Road to residential and club car parks
  - The loading dock associated with retail and club uses is to be accessed from a single location on Old Northern Road
  - A maximum of two (2) vehicular access points are to be provided along Jenner Street
- (b) On-site carparking is provided in accordance with Part C Section 1 of this DCP and *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (whichever is lesser).
- (c) Reduced car parking rates may be considered due to the site's location within close proximity of public transport.
- (d) On-site car parking is to be provided in basement form only.
- (e) Carpark access should not adversely affect pedestrian movement or the visual amenity of the public domain on Jenner Street.
- (f) Loading dock access should be designed to minimise adverse impacts on pedestrian movement and the visual amenity of the public domain on Old Northern Road.

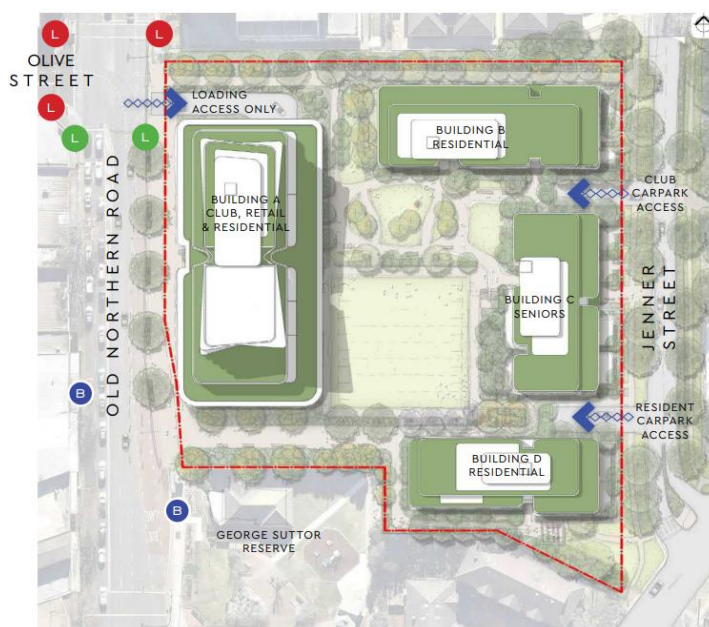


Figure 13: Site access plan (Source: Altis)

### **3.11 Ecologically Sustainable Development**

#### **OBJECTIVES**

- i) Building designs are innovative and sustainable to reduce the reliance on, and consumption of, fossil fuels and potable water supplies.
- ii) Development adapts to climate change.
- iii) Developments contribute to improved quality of life, health and well-being of the community.
- iv) The design, construction and operation of development minimises adverse impacts on the natural environment.

#### **DEVELOPMENT CONTROLS**

- (a) Residential flat buildings should achieve a minimum 5 star NatHERS energy rating for each unit.
- (b) Development other than residential should achieve a minimum 5 star Green Star Design and as Built rating, respectively,
- (c) Building operation should achieve a minimum 4.5 star base building and tenancy NABERS Energy rating, where applicable.
- (d) The incorporation of green walls and roofs into the design of buildings is encouraged. Where suitable, building facades should incorporate vertical landscaping features to soften the visual bulk of buildings and to improve streetscape appeal.
- (e) Canopy trees, understorey planting and permeable surfaces should be provided where possible to reduce the extent of paved surfaces and to enhance the amenity of the development and streetscape.
- (f) Building designs are to:
  - maximise the use of natural light and cross ventilation
  - reduce the reliance on mechanical heating and cooling through the use of eaves, awnings, good insulation and landscaping
  - include energy efficient light fittings and water fittings
  - allow for separate metering of water and energy usage for commercial and multi-unit tenancies



### **3.12 Heritage**

#### **OBJECTIVES**

- i) To ensure that development is undertaken in a manner that is sympathetic to adjoining heritage items and their setting.

#### **DEVELOPMENT CONTROLS**

- (a) Development must address and comply with the provisions of Part C Section 4 – Heritage of this DCP.
- (b) Impacts on the immediate setting of Creasey's Cottage are mitigated through appropriate setbacks and landscaping to reduce the visual dominance of new buildings.
- (c) Hedging style plants and mature tree species are to be planted on the northern boundary of the site with Creasey's Cottage.
- (d) Development should not impact the potential archaeological significance of George Suttor Reserve associated with the 'Baulkham Hills Tramway Cutting'.