

Draft Development Control Plan

Site B, Castle Hill

Submitted to Hills Shire Council
On behalf of QIC



'Gura Bulga'

Liz Belanjee Cameron




'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

Contact		Michael Oliver	moliver@ethosurban.com	
		Director	0402 644 681	
This document has been prepared by:		This document has been reviewed by:		
				
Matthew Short		09/09/2022	Matthew Di Maggio	09/09/2022
				
Michael Oliver		09/09/2022		
Version No.	Date of issue	Prepared By	Approved by	
1.0 (DRAFT)	31/08/2022	MS	MDM & MO	
2.0 (FINAL)	09/09/2022	MS	MDM & MO	

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1.0 Introduction

This Section establishes a framework and controls to the development of site known as 'Site B' (the Precinct) that is generally bounded by Showground Road, Kentwell Avenue, Castle Street and Pennant Street, Castle Hill, and located in the Castle Hill Strategic Centre.

1.1 Land to which this section applies

This Plan applies to the area outlined in red in **Figure 1**, being the area bounded by Pennant Street and Castle Hill Library/Horizon Apartments to the east, Showground Road to the south, Castle Street to the north and Kentwell Avenue to the west.



Figure 1 Site Aerial

1.2 Aims and Objectives of this Section of the DCP

The objectives of this Section of the DCP are:

- To guide the future development of a high-quality mixed-use precinct by identifying the vision, development principles, key elements and an indicative street layout.
- To facilitate the development of residential apartments as part of a mixed-use development with local services, amenities and employment-generating uses.
- To ensure the orderly and efficient development of the Precinct to achieve high-quality urban design outcomes.
- To ensure development will not detrimentally impact the amenity and environment of adjoining land.
- To create walkable, activated and safe streetscapes.
- To integrate ecologically sustainable development (ESD) and design excellence principles into the Precinct's redevelopment.
- To provide design guidance for the creation of a centrally located high-quality public park that contributes to the amenity and vibrancy of Castle Hill.
- To encourage appropriate landscaping and public domain.

1.3 Relationship to other sections of the DCP

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

2.0 Desired Future Character

2.1 Desired Future Character

The vision for the Precinct is to create a transport-orientated mixed-use precinct organised around an integrated, centrally located high-quality public park, which will serve as a community-anchoring space, creating a fine-grain and vibrant urban environment. The precinct will provide employment floorspace, activated retail ground floor tenancies, public places, and diverse housing options within walking distance of the Castle Hill Metro Station and Castle Towers Shopping Centre.

2.2 Development Principles

The following development principles seek to achieve the desired future character outlined above.

- **Housing Diversity**– The precinct will contain a diversity of housing options to provide choices for different demographics, living needs and household budgets. These housing options will include 1-, 2- and 3-bedroom units and ground floor live-work townhouse apartments.
- **Activated Urban Streetscapes** – The Precinct will feature a network of interconnected streets that will function as dynamic civic spaces. These streetscapes will create a legible environment with a distinctly urban character, defined street frontages for high-density development and enable ground floor activation opportunities.
- **A Local Liveable Urban Place** – The Precinct will improve Castle Hill's liveability by creating a centrally located public park and an activated urban plaza between the Pennant Street pedestrian bridge and the park. The public park will assist to address the shortage of public open space in Castle Hill, and provide a space where people can gather, exercise, socialise and build community ties. Similarly, the urban plaza will complement adjoining retail tenancies, cafés and restaurants, providing opportunities for outdoor dining, markets and other activities that foster community interaction.
- **A Connected Walkable Precinct** – The Precinct will contain an interconnected grid of pedestrian and cycling pathways, creating a legible and permeable urban environment that encourages active transport. Constructing a pedestrian bridge over Pennant Street will improve connectivity between the site and the Castle Hill Metro Station and Castle Towers Shopping Centre, further encouraging active transport for residents' and visitors' daily needs. Internal streets will feature shared zone treatments, and paths will be lined with trees to provide for pedestrian and cycling enjoyment and safety.
- **Resilient and Sustainable Development**– Green infrastructure will be embraced through water quality and stormwater management, open spaces and the integration of living systems into the Precinct's architectural fabric. The Precinct's canopy coverage shall be increased to foster biodiversity, facilitate urban cooling and improve the area's amenity.
- **Design Quality** – Buildings within the Precinct will be designed to a high architectural standard, incorporating a diverse range of visually appealing materials. The Precinct will feature a landmark building on the corner of Showground Road and Pennant Street to function as a Gateway to Castle Hill's commercial core. Future built form outcomes will provide an appropriate height transition from nearby residential areas to Castle Hill's heart.

3.2 Building Heights

Objectives

- a. To use higher building heights to create a landmark development on the corner of Showground Road and Pennant Street.
- b. To facilitate building heights that maximise residential amenity whilst maintaining an appropriate level of solar access to the centrally located public open space, scaling upward in height toward Castle Hill's commercial core and appropriately interface with surrounding areas.
- c. To ensure that development provides a significant amount of additional residential and employment floorspace in Castle Hill.

Controls

- 1. The maximum height of future development in each development lot is outlined in **Table 1** below.
- 2. A public park shall be provided on the site labelled 'public open space' in **Figure 2**, while an urban plaza shall be provided in the area labelled 'urban plaza'.

Table 1 *Indicative distribution of heights*

Lot	Maximum Height
Lot A	16-storeys
Lot B	12-storeys
Lot C	12-storeys
Lot D	28-storeys
Lot E	14-storeys
Lot F	22-storeys
Lot G	5-storeys

3.3 Streetscape and Public Domain

Objectives

- a. To provide for high-quality public spaces where people can relax and socialise, fostering a sense of community.
- b. To contribute to the creation of a safe, and vibrant mixed-use precinct with attractive streets and public spaces.
- c. To encourage street tree planting in a manner that is compatible with the provision of pedestrian amenity, infrastructure and services.

Controls

- 1. Development is to be generally consistent with the structure plan (**Figure 2**) and demonstrate the provision of a high-quality public domain, including elements such as footpaths, street trees and street furniture.
- 2. Streetscapes are to be generally consistent with the street profiles shown in **Figure 3** to **Figure 8**.

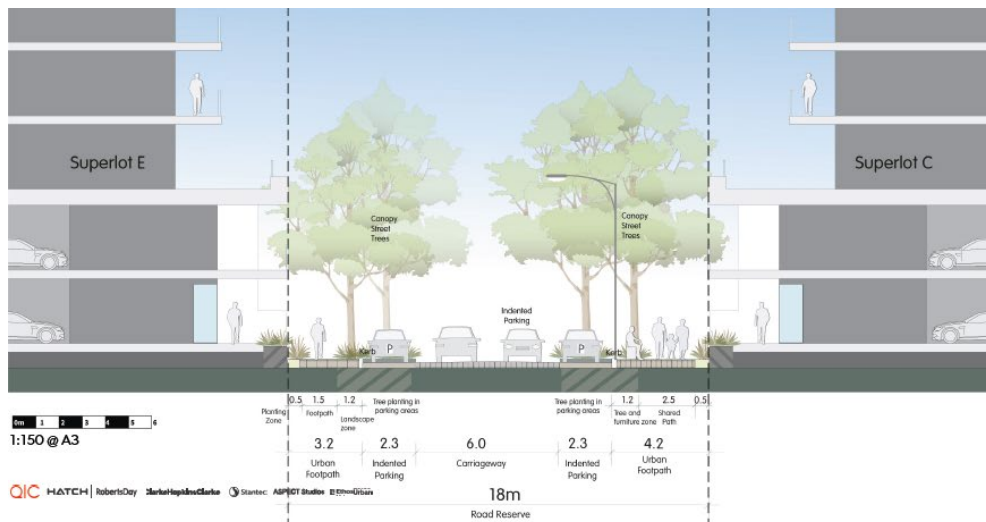


Figure 3 Castle Street Link

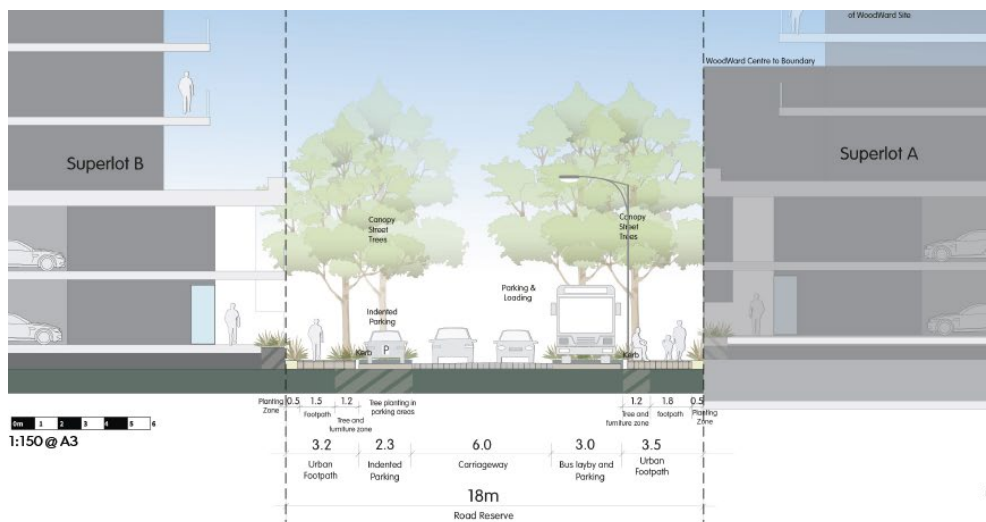
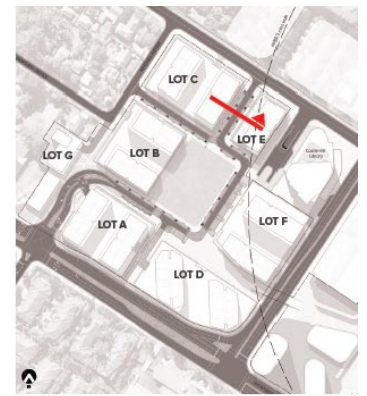


Figure 4 Internal Link Street

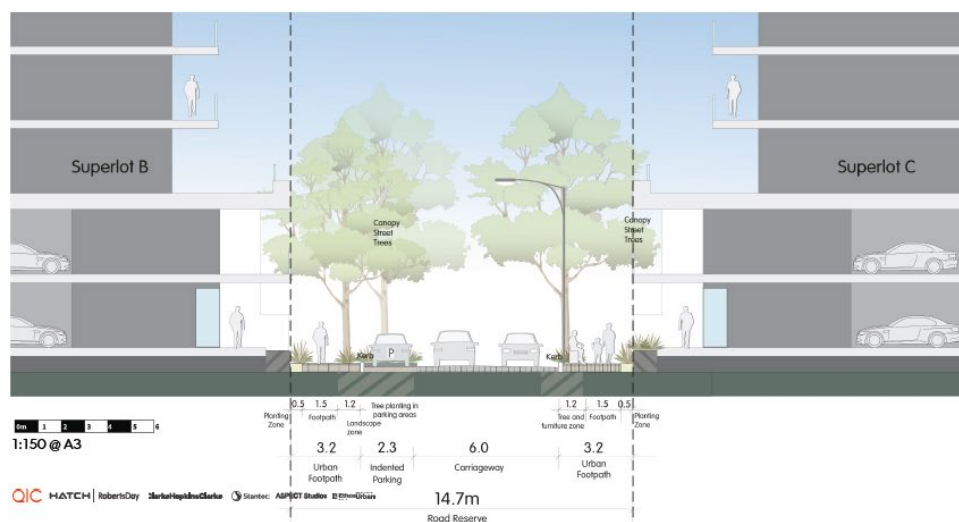
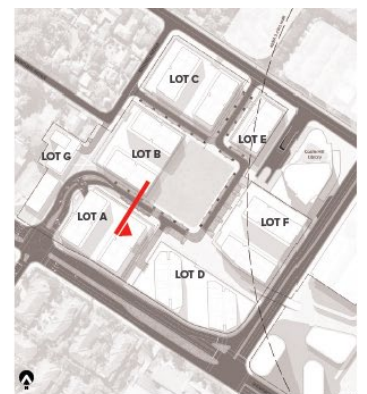
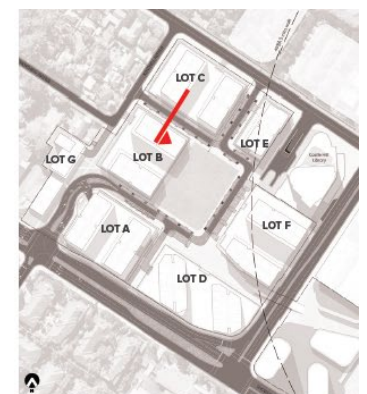
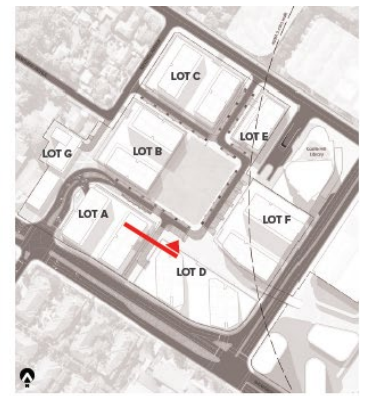


Figure 5 Internal Street





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Figure 6 Showground Laneway

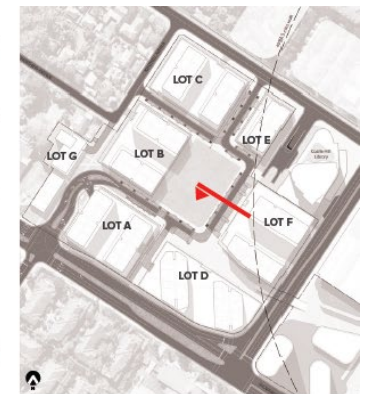
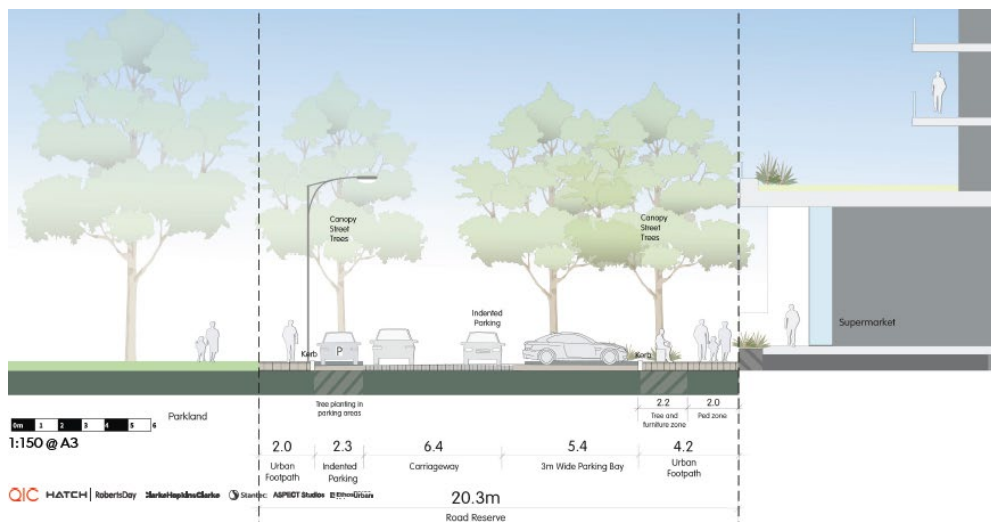


Figure 7 Urban Green Street

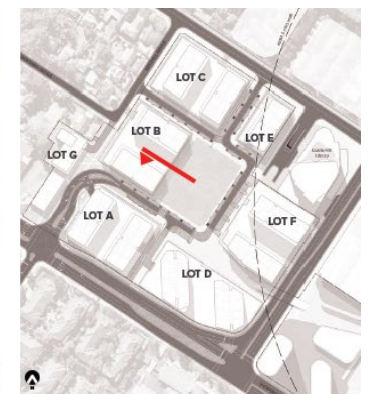


Figure 8 Park Front Paper Road

3. The cycleway network shall be generally consistent with the active transport map shown in **Figure 9**.

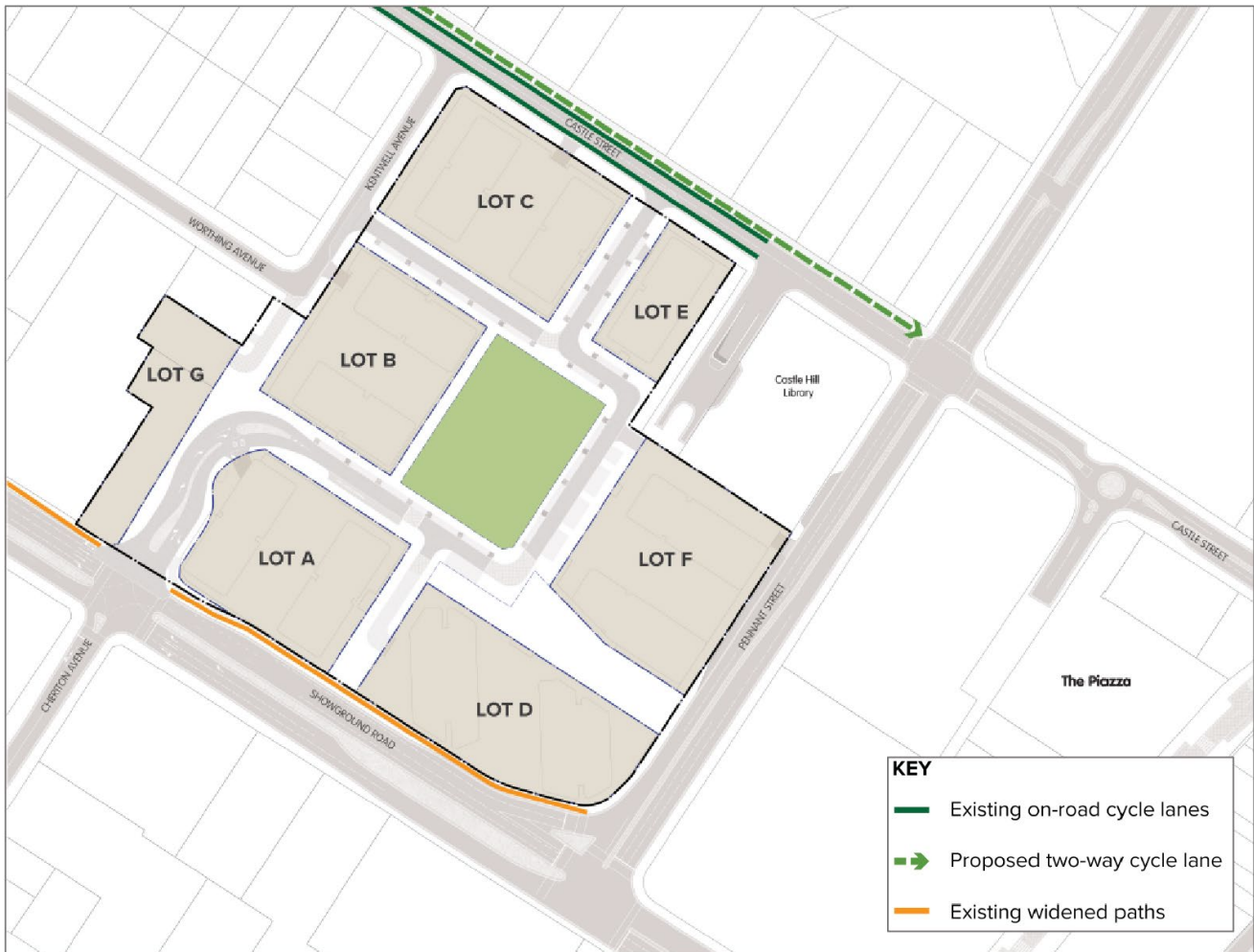


Figure 9 Active Transport Map

4. Canopy trees should generally be planted within street verges and medians to provide shade and reduce pavement surface temperatures. Understorey planting and porous surfaces should also be provided where possible to reduce the extent of paved areas and enhance the streetscape environment's amenity.
5. All public spaces, pedestrian footpaths, building entries, car parks and internal roads shall be provided with appropriate lighting.
6. Blank facades are to not dominate the streetscape.

3.4 Active Street Frontages

Objectives

- a. To encourage active street frontages in suitable locations and encourage activity outside of commercial business hours.
- b. To create energetic, safe and vibrant pedestrian environments.
- c. To provide a mix of uses, supporting the vision of a mixed-use precinct.
- d. To promote passive surveillance of the public domain.

Controls

1. Active street frontages are to be generally consistent with the locations identified in **Figure 10**.

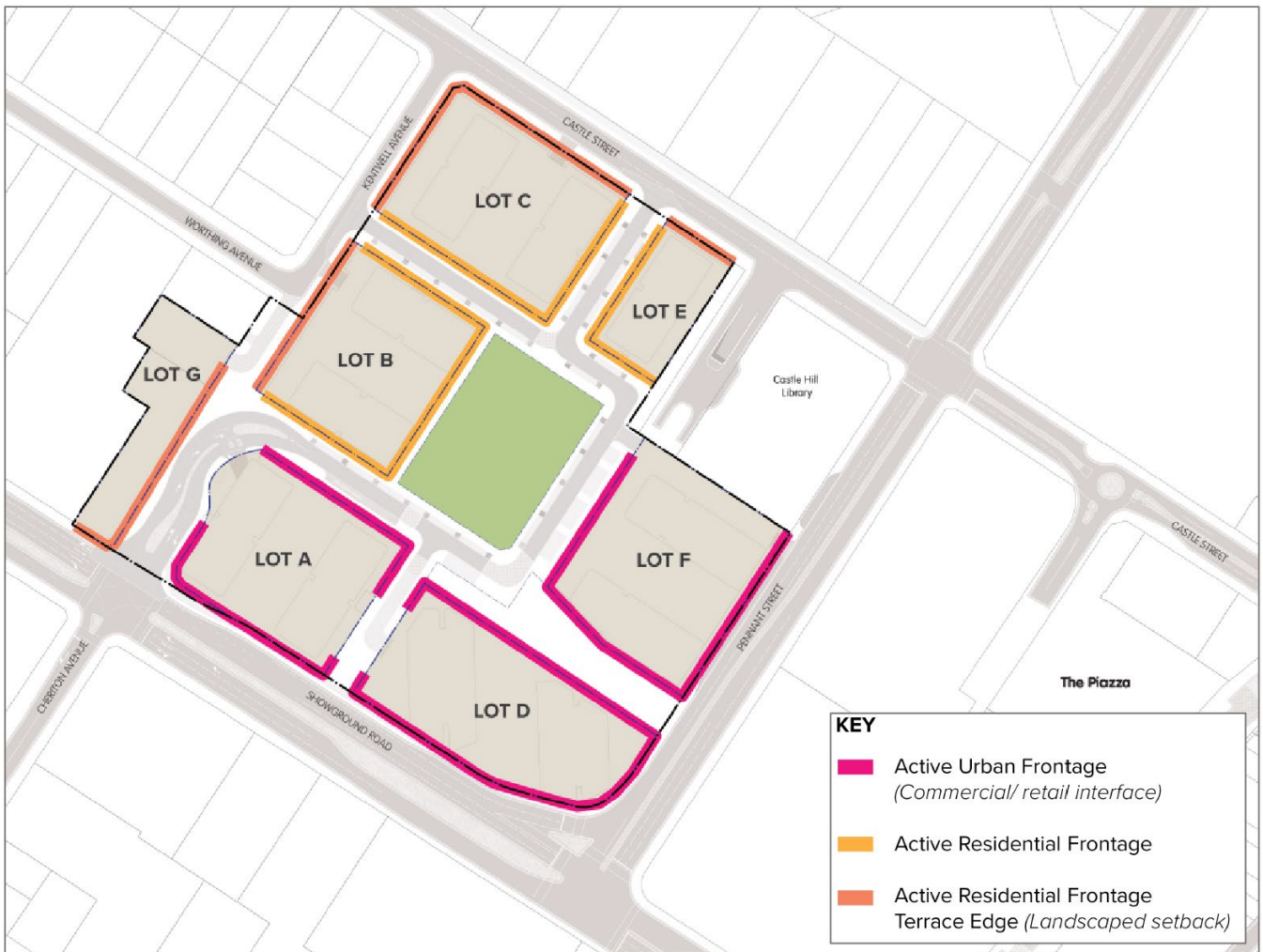


Figure 10 Active Frontages Map

2. Despite **Figure 10** an active frontage is not required for any part of a building used for entrances, lobbies, access for fire services and vehicular access.
3. Active urban street frontages may include one or a combination of the following.
 - Retail premises.
 - Business premises.
 - Food and drink premises.
 - Community and civic uses.
 - Recreation facilities.
 - Residential communal facilities.
 - Lobbies.
4. Buildings are to be designed so that the ground floor for at least part of the premises is generally at the same level as the finished footpath level of the adjacent street and/or open space.
5. Where possible, residential dwellings located at ground level are to be provided with direct private access to the street.
6. Awnings are encouraged over commercial and residential entries. Continuous awnings are to be provided above retail uses and the full length of active frontages.

3.5 Traffic and Car Parking

Objectives

- To provide an appropriate amount of car parking for proposed developments.
- To encourage the use of active transport and public transport.
- To minimise conflict between pedestrians and vehicles through the careful design of car park access points.
- To ensure that traffic flow efficiently into and out of the Precinct and surrounding street network.

Controls

Car Parking

- The number of on-site car parking proposed for a development shall not exceed the maximum car parking rate outlined in **Table 2** below. The car parking rates in The Hills Development Control Plan 2012 (Part C Section 1 - Parking) shall apply for any use not specified.

Table 2 Car Parking Rate

Land Use		Maximum Car Parking Rate
Residential accommodation	1-bedroom	0.5 spaces
	2-bedroom	0.8 spaces
	3-bedroom	1.3 spaces
Commercial premises		2 space per 100sqm GFA
Bulk Goods Premises		2 spaces per 100sqm GFA
Retail premises		3.5 spaces per 100sqm GFA
Centre-based Child Care		0.2 spaces per child

- Car parking for mixed-used developments and residential flat buildings shall be generally provided underground or within podium structures and generally concealed or sleeved from the public domain.
- Car share spaces are encouraged and may be used to justify a reduction in total residential and visitor parking.
- Car share spaces are to be provided in a location that is accessible to visitors.

Access

- The location of means of access to customer and visitor car parking shall be clearly visible and readily distinguishable from access routes to private residential parking areas.
- Vehicular entry and exit points to podium and basement car parks shall be designed to provide a safe environment for pedestrians and vehicles, enable service vehicles to access car parks and minimise visual impact.

Bicycle Parking

- Secure, conveniently located bike parking facilities shall be provided at the rates specified in **Table 3** below.

Table 3 Bicycle Parking Rate

Land Use	Bicycle Parking Rate
Residential accommodation	0.33 spaces per dwelling
Commercial premises	0.33 spaces per 100sqm GFA
Retail premises	0.20 spaces per 100sqm GFA

4.0 Residential Flat Buildings & Mixed Use Buildings

This section of the DCP applies to the development of residential flat building or mixed-use building in the Precinct.

4.1 Building Setbacks

Objectives

- To provide a strong delineation between private and public domain and create a consistent streetscape.
- To reduce the perceived scale and bulk of taller building elements and enable adequate sunlight access to the public domain.
- To protect the amenity of adjoining public spaces through appropriate building siting.
- To ensure adequate separation between buildings and towers to mitigate impacts and allow for satisfactory levels of amenity, including privacy, daylight access, acoustic amenity and natural ventilation.

Controls

- Buildings are to generally be consistent with the building setbacks shown in **Figure 11**.



Figure 11 Building Setback Map

- Buildings taller than four storeys are encouraged to utilise setbacks to create a distinct tower and podium form.
- Balconies should generally not protrude into setback areas.

4. Buildings on street corners are encouraged to address both street frontages, with corners emphasised by appropriate architectural treatment.

4.2 Podium and Tower Built Form

Objectives

- a. To ensure a consistent and visually interesting streetscape.
- b. To ensure that podium design is responsive to the surrounding character, in terms of height and design.
- c. To ensure that towers minimise the bulk and scale of the proposed development, create a distinct and attractive skyline, provide view corridors, and maximise solar access to units and adjoining sites.
- d. To provide appropriate separation between towers to protect the amenity of adjoining and surrounding properties.

Controls

1. All development above four storeys is encouraged to incorporate a podium.
2. The maximum podium height is four storeys in height.
3. Podium facades shall avoid blank, featureless walls by patterning high quality architectural elements such as balconies, bay windows, canopies and fenestration and the like.
4. Tower forms shall be orientated to provide visual privacy for dwellings, communal and private open spaces.
5. Tower facades shall generally be:
 - o Articulated to manage passive solar gain in summer.
 - o Well-glazed with functional windows where possible to reduce reliance on artificial cooling.
 - o Designed with high-quality sustainable materials and finishes that promote building longevity.
 - o Varied in design and articulation to promote visual interest.

4.3 Residential Uses on Ground and First Floors

Objectives

- a. To provide residential activation to streets and encourage a diversity of dwelling types.
- b. To provide diversity of dwelling typologies within the site.

Controls

1. Higher density development with residential ground and lower floor uses shall adopt a two-storey terrace house appearance where practical to present a fine grain articulation and human scale to the street frontage.
2. Residential ground floor units should have individual entrances accessed directly from the street where practical.

4.4 Open Space and Landscaping

Objectives

- a. To ensure ample provision of high-quality private and common open space.
- b. To integrate areas of common open space into building design.
- c. To ensure that private and common open space respects the privacy of nearby residents.
- d. To maximise landscaping opportunities and ensure landscaping is well-integrated into the design of the development and contributes to the safety and security of the development and surrounding areas.

Controls

Private Open Space

1. Balconies shall be designed to prevent the adverse overlooking of adjacent residential properties.
2. Ground floor residential apartments shall be provided with an area of private open space between the building line and street boundary.

Common Open Space

3. Common open space required for residential buildings may be delivered on landscaped common podiums and through internal communal facilities (i.e. gymnasiums, music rooms).
4. Areas of common open space, such as rooftop, podium or terrace gardens, shall be provided with a suitable amount of landscaping to provide amenity and facilitate social interaction.
5. Where achievable, dwellings shall be orientated toward common open space areas to encourage passive surveillance.
6. The location of common open space shall consider solar access, view outlook and visual privacy to adjoining dwellings.
7. Consideration shall be given to providing a range of amenities including seating, shade structures, community gardens and children's play equipment in the design of common open space areas.

Landscaping

8. High-quality landscaping shall be provided in all common open space areas.
9. Species selection shall include native vegetation or other suitable species that are low-maintenance and which minimise water usage.
10. Landscaping of a shared podium or roof spaces shall be easily maintained and not comprise the structural integrity of the building.
11. Buildings may incorporate vertical landscaping in key locations to the building's green character and soften its visual appearance.

4.5 Solar Access and Overshadowing

Objectives

- a. To ensure satisfactory solar access for living spaces within buildings and open space areas adjacent to development.
- b. To ensure centrally located public park receives a satisfactory level of solar access during key times of usage.
- c. To facilitate the equitable sharing of new development's solar impacts.

Controls

1. At least 65% of the area of the public park is to receive direct solar access at midday on the 22nd of June.
2. Solar access to future dwellings within the development shall comply with the minimum solar access requirements within the Apartment Design Guide.

4.6 Environmentally Sustainable Development

Objectives

- a. To create a healthy, resilient and low-energy precinct.
- b. To ensure development incorporates the principles of environmentally sustainable development.
- c. To promote the use of energy-efficient materials, designs and technologies and renewable energy.
- d. To ensure development adopts the waste hierarchy of 'reduce, reuse and recycle'.

Controls

1. Developments is encouraged to incorporate photovoltaic panels installed on roofs to generate renewable energy to contribute to common area electricity consumption.
2. Development is encouraged to incorporate high-performance facades, responsive to orientation and overshadowing to increase thermal comfort and reduce heating and cooling bills for residents.
3. Development is encouraged to include electric vehicle charging facilities to accommodate current expected demand and designed to ensure that further electric vehicle charging infrastructure can be readily to support future demand.
4. Building envelopes are encouraged to be fitted with high-efficiency windows and insulation.
5. Highly efficient HVAC systems are encouraged to be installed to reduce the energy required for heating and cooling.
6. Sustainable building materials are encouraged to be used where possible.
7. Occupancy-sensitive lighting controls are encouraged to be used in common areas with intermittent occupation.
8. Eave overhangs, pergolas and other shading structures are encouraged to be used in building design to permit winter sun and screen summer sun.
9. No natural gas boilers shall be installed for space heating and domestic hot water.
10. All dwellings are encouraged to be designed to achieve minimum thermal comfort and energy efficiency requirements.

5.0 Multi-Dwelling Housing

This section of the DCP applies to development of multi-dwelling housing on Lot G as identified in **Figure 2**.

5.1 Building Setbacks

Objectives

- To create a consistent and attractive streetscape, characterised by tree-lined streets and landscaping.
- To protect the visual and acoustic privacy, solar access and natural ventilation of adjoining public spaces through appropriate building siting.
- To ensure satisfactory separation between buildings to ensure an appropriate level of amenity and outlook for existing and future occupiers.

Controls

- Buildings are to be consistent with the building setbacks listed in **Table 4** below.

Table 4 Multi-Dwelling Housing Setbacks

Setback	Distance
Front Setback	3m
Side setbacks	0m between terraces/townhouses 3m from side property boundaries 1m from the side property boundaries that adjoin a laneway
Rear setbacks	0m

5.2 Private Open Space and Landscaping

Objectives

- Ensure a suitable provision of good-quality private open space to cater for recreational needs of building occupants.
- To ensure that private open space respects the privacy of residents.
- To maximise landscaping opportunities and ensure landscaping is well-integrated into the design of development and contributes to the safety and security of the development and surrounding areas.

Controls

- A minimum of 30% of the site shall be provided with landscaping areas, exclusive of access driveways and parking.
- Multi dwelling housing developments are to be designed to ensure that at least 80% of dwellings have a private open space area that receives direct sunlight to 50% of the open space area between 10am and 3pm on 21 June. For the remaining 20% of units 50% of each private open space area is to receive direct sunlight for 3 hours between 10am and 3pm on 21 June.