Development Control Plan

Part D Section

1020 Melia Court, Castle Hill – Rogan Hill Park

Prepared by Paro Consulting for Castle Hill Glen Pty Ltd

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Document Status

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Contents

1. INTRODUCTION

This Section of the DCP has been prepared to guide future residential development on the site at 1020 Melia Court Castle Hill which is known as Rogan Hill Park.

1.1 LAND TO WHICH THIS SECTION APPLIES

This Section of the DCP applies to the area outlined in red on land at 1020 Melia Avenue, Castle Hill as shown in Figure 1 – Land to which the DCP applies.

Figure 1: Land to which the DCP applies

The land is legally described as the following:

1020/DP876671	1021/DP876671	2/DP576773

1.2 SITE CONTEXT

The site's primary frontage is to Melia Crescent and Glen Road. The site is located is within close proximity to Castle Hill Railway Station (approximately 1.1km) to the west and Cherrybrook Railway Station (approximately 900m) to the east and Castle Hill Road being a Classified Road (50m) to the north of the site.

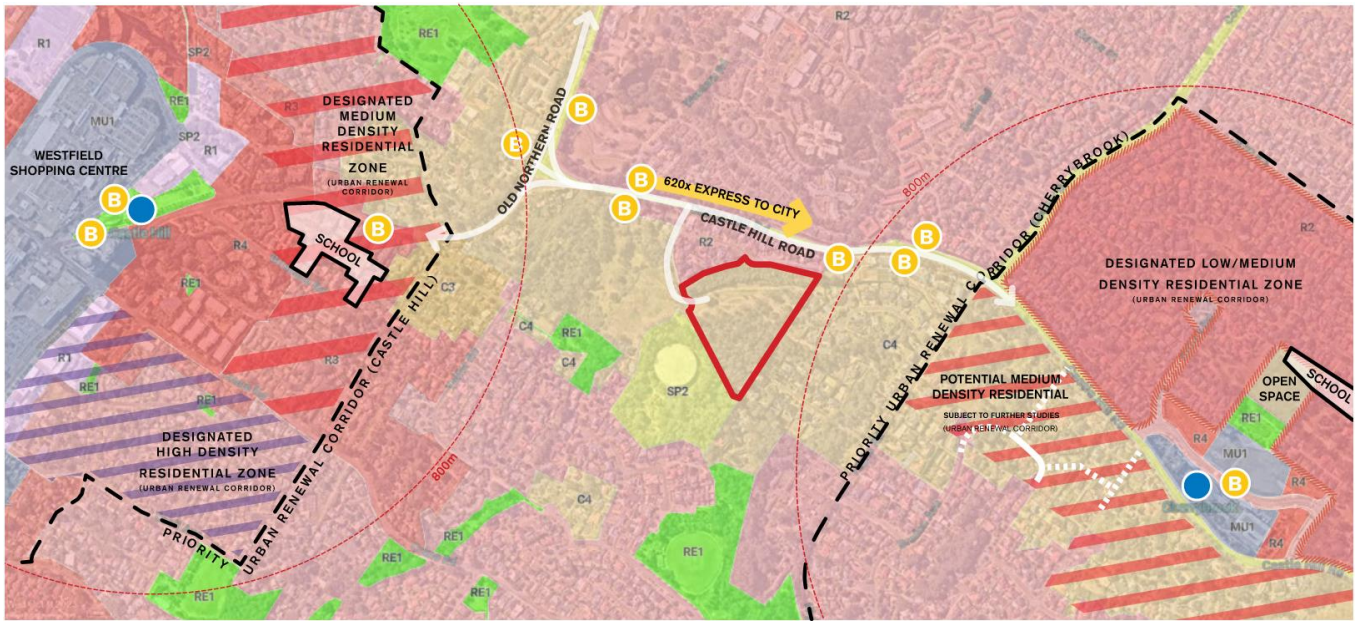

Figure 2: Urban Context

1.3 PURPOSE OF THIS SECTION

The purpose of this Section of the DCP is to:

- To provide a clear vision and desired future character for the Rogan Hill Park.
- To encourage innovative and high-quality architectural outcomes and public spaces that integrate with the natural features of the site.
- To promote the delivery of a high-quality medium density residential development that supports the needs of residents and provides facilities for the wider community.
- To ensure buildings are sited, orientated and designed to provide a high-levels of amenity within the site and for adjoining properties.
- To provide density, bulk, scale that is appropriate to the site and respects the surrounding topography.
- Provide a high level of pedestrian connectivity throughout the site to encourage recreation and interaction.
- To provide accessible and usable public open space for residents as well as the winder community.
- To protect and enhance existing areas of ecological significance within the site through the designation of conservation zones and increase the existing tree canopy.
- The delivery of affordable rental housing and housing diversity.
- Manage environmental constraints, including geotechnical constraints, through site responsive design.

1.4 RELATIONSHIP WITH 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 B Section 10 – Medium Density Residential (Terraces)

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. DESIRED FUTURE CHARACTER AND PRINCIPLES

Rogan Hill Park will be a high quality, accessible and connected residential 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 and nature reserve setting. Buildings will be focused around a tree lined internal road and 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 from garden apartments to cascading terraces. The design of buildings will capitalise on the local and district views, with all residential units enjoying views to gardens, parkland and nature reserve. 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 well designed, high quality apartment buildings and terraces that ensure amenity impacts on neighbouring sites is minimised and does not adversely affect solar access or reduce privacy.

b) Design buildings to integrate with and respect the steep topography of land and for development to be of a scale and form that aligns with the landscape character of the site and preserves the views from the Melia Court ridgeline and prevents landslide.

c) Plan for the retention of significant trees where possible to protect the green and leafy character and provide large areas of deep soil for landscaping and tree canopy.

d) Deliver a central park and provide as a focal point for outdoor activities and gatherings. Open spaces catering for both passive and active uses whilst contributing to greenery and a sense of connection to nature.

e) Create a walkable and accessible community that promotes mental wellbeing and ensure residents can easily access communal facilities, open space, and trails.

f) Provide a generous landscaped interface to adjacent buildings that is compatible with the scale of neighbouring properties providing a transition of landscaped apartments to cascading terraces responding to the natural topography.

g) Provide a generous landscaped interface to adjacent buildings that is compatible with the scale of neighbouring properties providing a transition of landscaped apartments to cascading terraces responding to the natural topography.

h) The environmental conservation and protection of significant vegetation whilst promoting environmental awareness.

3. ILLUSTRATIVE MASTER PLAN

Objectives

a) To provide a framework for future high-quality redevelopment of the site.

b) To ensure future development responds to the site's topography and key environmental features.

c) To minimise potential visual and amenity impacts to surrounding properties.

d) To ensure future development maximises open space.

e) To create suitable vehicle access and pedestrian linkages throughout the site.

Controls

1. Development of the site should be generally consistent with the illustrative master plan shown in Figure 3.

Figure 3: Illustrative Masterplan Plan

4. GENERAL CONTROLS

4.1 LAYOUT AND DESIGN

4.1.1 SITE PLANNING

Objectives

a) To ensure sufficient areas for access, parking, building separation, landscaping, recreation and environmental conservation.

b) To ensure a high level of amenity for residents and adjoining properties.

c) To provide safe and usable open space areas.

d) To provide pedestrian connectivity throughout the site.

e) To provide areas for ecological conservation.

Controls

1. The siting of buildings should ensure the tallest buildings are located to the north and adjoin the public park to minimise visual amenity impacts for adjoining low density residential areas and respond to the topography of the land.

2. The siting of buildings should take advantage of views towards open space areas and bushland to enhance visual amenity and promote natural surveillance.

3. Provide designated areas for ecological conservation which relate to the significance of existing vegetation.

4. Provide pedestrian linkages throughout the site that connect the residents and wider community with open space and designated conservation areas.

4.1.2 SITE COVERAGE

Objectives

a) To maximise the provision of open space areas.

b) To ensure adequate management of stormwater and minimise runoff by reducing impervious area.

c) To minimise the bulk and scale of development.

d) To ensure a positive contribution to the local character.

e) To provide outdoor landscaped open space and recreation facilities for residents and the wider community.

Controls

1. Maximum 30% site coverage for the total site area.

2. A schedule showing the site coverage and landscape area must be submitted with the DA and included in site plan.

4.1.3 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. 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.
3. All cut and fill works shall be in accordance with Council's Design Guidelines Subdivisions/Developments and Works Specification Subdivisions/Developments.
4. All landfilled areas must comprise clean material free from contamination. Imported material shall be certified "Virgin Excavated Natural Material (VENM)".
5. Landfilled areas must be suitably compacted and stabilised with density tests to verify that compaction was achieved in accordance with Council requirements.
6. Embankment batters shall generally have a maximum slope of 1:6.
7. 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.
8. Development shall comply with the provisions of State Environmental Planning Policy (Resilience and Hazards) 2021.

4.1.4 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.

4.2 ACCESS AND MANOEUVRING

4.2.1 PEDESTRIAN AND VEHICULAR ACCESS

Objectives

a) To ensure vehicle entrances are well designed and located to facilitate safe vehicle and pedestrian access.

b) To ensure vehicular access points do not detract from the visual character of the streetscape.

c) To ensure development does not have unreasonable impact on traffic flows.

d) To ensure vehicular access and movement does not impact on streetscape quality, amenity or pedestrian safety.

Controls

1. Access and movement should generally be in accordance with Figure 4 and 5.
2. Single vehicular access to the site is to be provided via Glen Road.
3. A traffic management plan is to be submitted as part of the first development application for the site and should detail; access arrangements and any proposed staging for the redevelopment.
4. Vehicle and pedestrian access points should be suitably identified and signed.
5. Internal roads should support a pedestrian focused environment.
6. The delivery of a new public footpath from the site to Castle Hill Road.

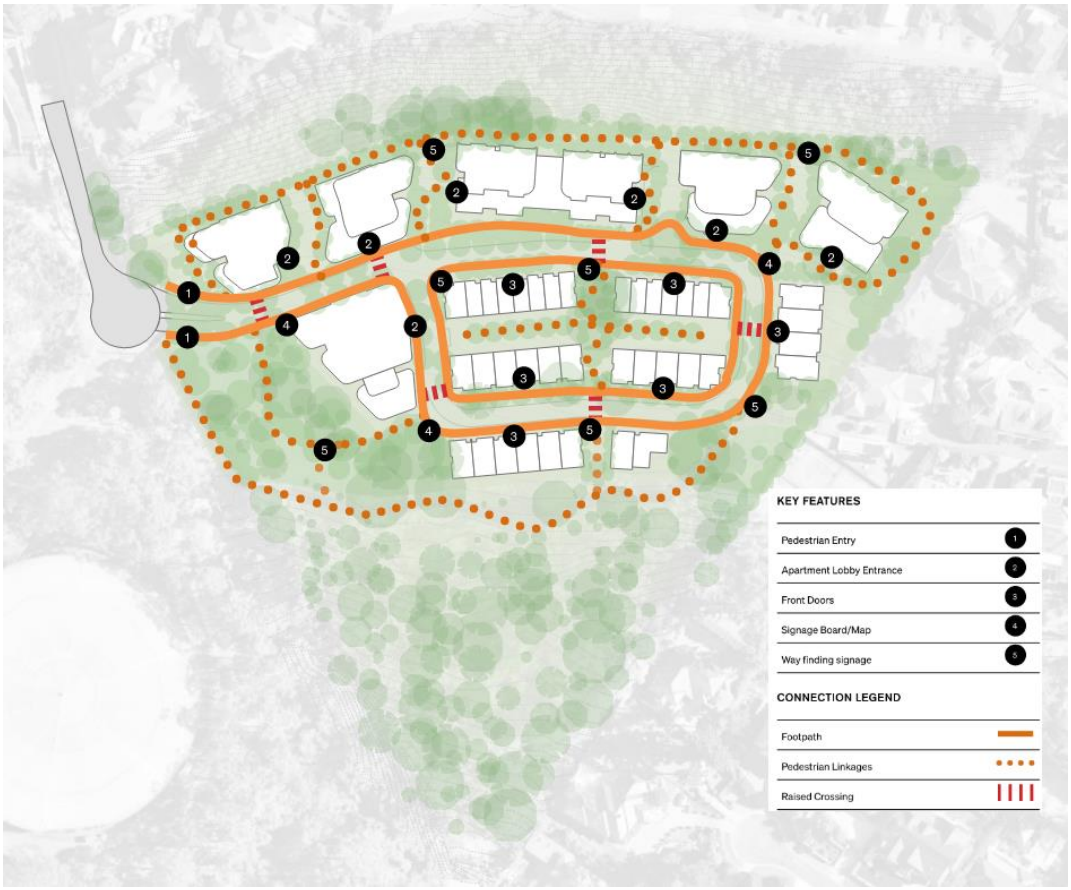

Figure 4. Pedestrian access network plan

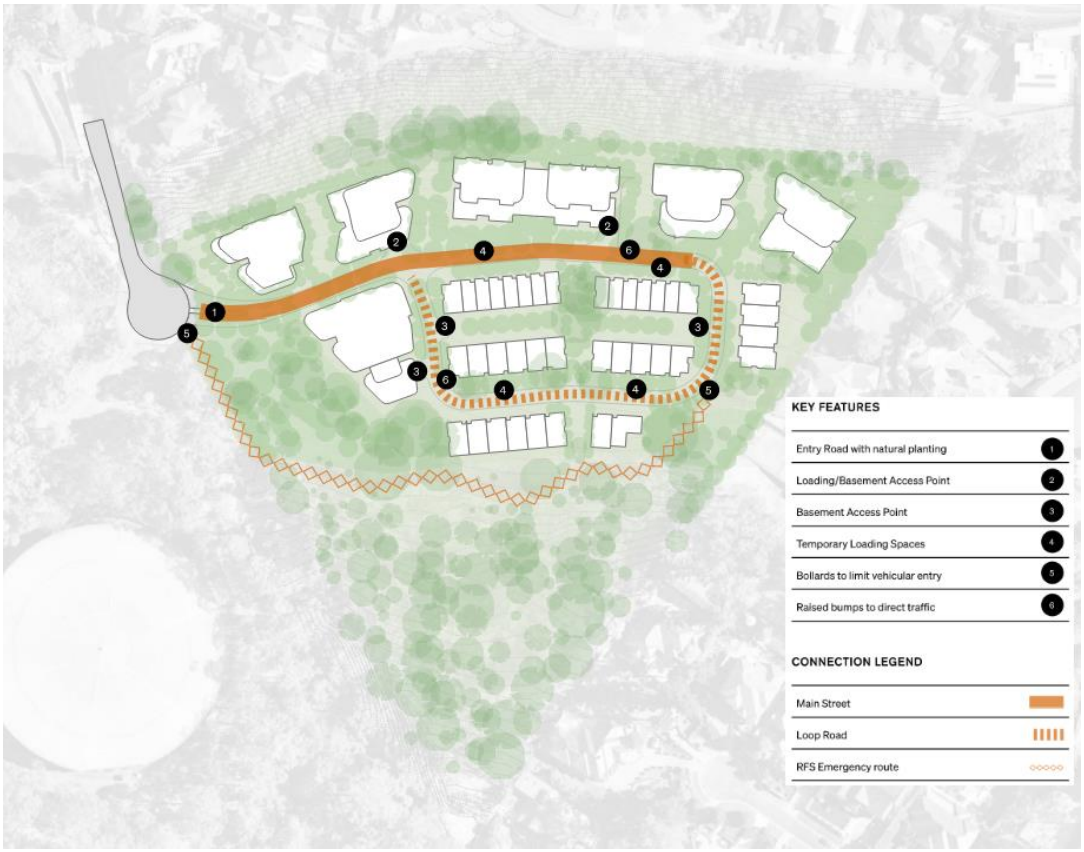

Figure 5. Vehicular movement plan

4.2.2 PARKING AND BASEMENT ACCESS

Objectives

a) To provide sufficient parking space for residents and visitors, whilst encouraging public transport use.

b) To ensure that parking is appropriately located so that visual impacts of parking facilities are minimised.

c) To ensure sufficient parking associated for the future park.

Controls

1. Onsite carparking shall be provided in accordance with Part C Section 1 of The Hills Shire DCP.
2. Street parking made available for the use of visitors of the future park.
3. Carpark access should not adversely impact pedestrian movement.
4. Car parking must be located below ground or integrated as part of the building or appropriately screened through landscaping.

5. RESIDENTIAL

5.1 BUILT FORM

5.1.1 BUILDING HEIGHT

Objectives

a) To ensure building heights respond to the topography and natural features of the site.

b) To ensure building heights minimise impacts on the surrounding area, including existing dwellings and open space areas.

c) To minimise overlooking and overshadowing of adjoining properties.

Controls

1. Refer to Clause 4.3 Height of Buildings of The Hills LEP 2012 and Height of Buildings Map.
2. Maximum height in storeys should not exceed the building heights shown in Figure 6.
3. Building heights are not to result in any overshadowing of neighbouring properties.
4. Building heights are to respond to the slope of the site to prioritise views from all buildings and retain district views from Melia Court.

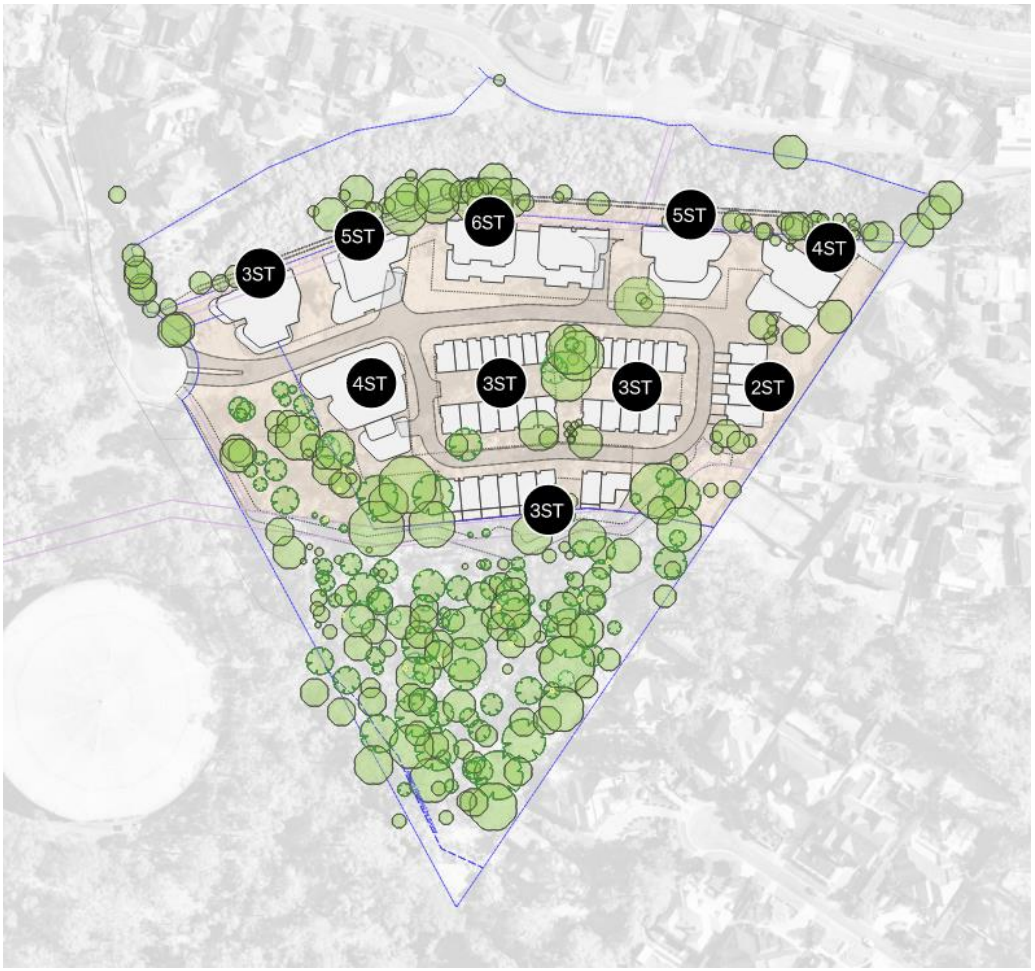

Figure 6. Maximum height in storeys for each building plan

5.1.2 SETBACKS

Objectives

a) To ensure buildings provide an adequate setback to adjoining properties.

b) To create sufficient opportunities for landscaping and open spaces.

c) To protect the amenity of adjoining public spaces through appropriate building siting.

d) To minimise overshadowing and protect the privacy of adjacent dwellings.

Controls

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

Table 1. Setback Control

Setbacks	Controls
Street Verge Width (locations depicted in Figure 6)	**3m**
Perimeter Boundary Setback (locations depicted in Figure 6)	**6m**

Basement Parking Setback	Basements not to protrude into setbacks unless for structural purpose to mitigate landslip.

2. Minimum building separation is to be provided in accordance with the Apartment Design Guide in relation to residential flat buildings.

3. Townhouse units are not permitted within the building setbacks outlined within figure 7.

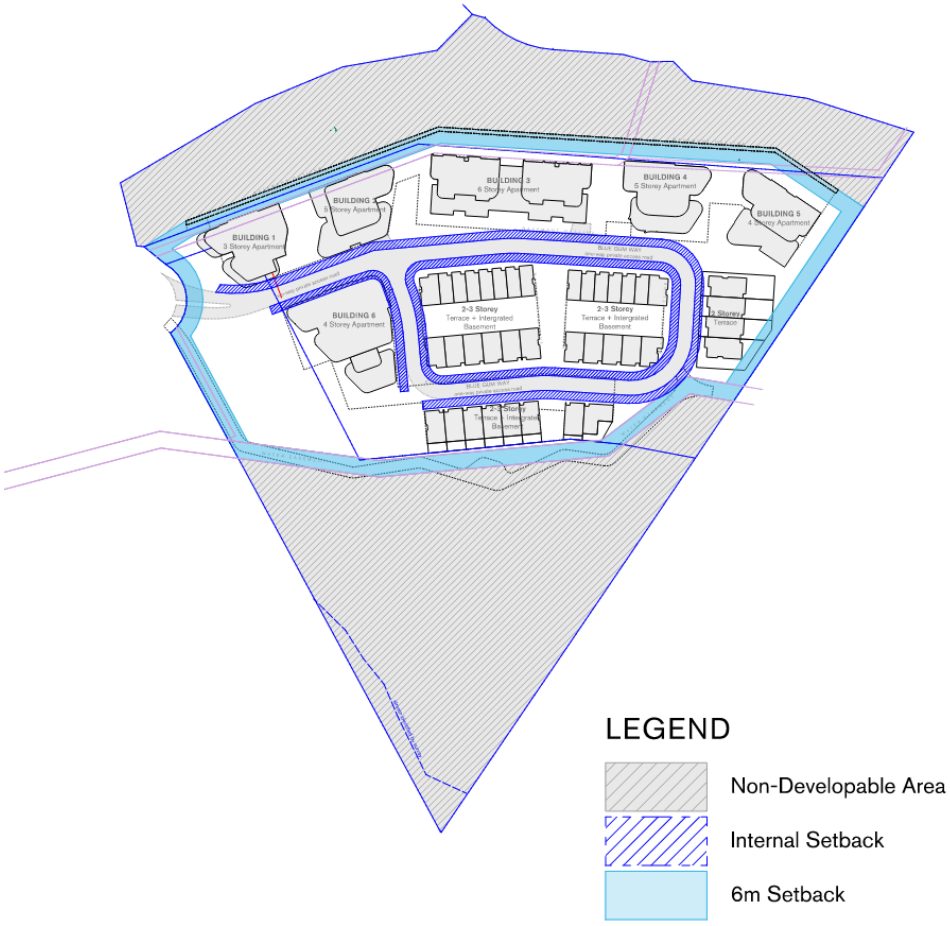

Figure 7. Setback Plan

Figure 8. Separation and Buffer Plan

5.1.3 BUILDING DESIGN AND CHARACTER

Objectives

a) To ensure building design is reflective of the landscape setting and environmental features of the site.

b) To ensure building design is consistent with the desired future character of the site.

c) To ensure buildings provide a high quality of residential amenity.

Controls

1. Developments are to be stepped so that ground floor responds to natural ground level.
2. Building design is to minimise visual impacts and overshadowing on adjoining sites.
3. The maximum unarticulated 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.
4. Development should be compatible with the existing building context with respect to level design, cornice lines, window proportion and roof design.
5. 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. Buildings are to incorporate high-quality materials that relate to the surrounding parkland setting.
8. Where a garage is proposed within the primary frontage of a townhouse, it must not occupy more than 50% of townhouse frontage.

5.2 OPEN SPACE AND LANDSCAPING

5.2.1 DEEP SOIL AREA AND LANDSCAPING

Objectives

a) To ensure residents are provided with a reasonable level of outdoor amenity and access to green space.

b) To ensure the visual bulk of buildings is minimised.

c) To generate appropriate water management and overland flow.

d) To provide connectivity throughout.

e) To ensure development includes suitable deep soil areas that provide optimal growing conditions for existing and new trees and vegetation.

f) To effectively mitigate the urban heat island effect.

Controls

1. A minimum of 70% of the total site area must be provided as deep soil area as identified in Figure 9.
2. Landscaped area of the site is to be generally in accordance with the landscape concept plan identified in Figure 10.
3. Provide suitably landscaped pedestrian through site links.
4. 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. The landscaping strategy is to demonstrate how the site will integrate with the nature reserve and future park, including consideration of views, solar access, and improved access and security, as well as differentiation between private and public open space for residents.
5. A 6m landscape buffer is required to the perimeter of the developable area to ensure adequate privacy and neighbour amenity. This buffer must be capable of accommodating deep soil planting.

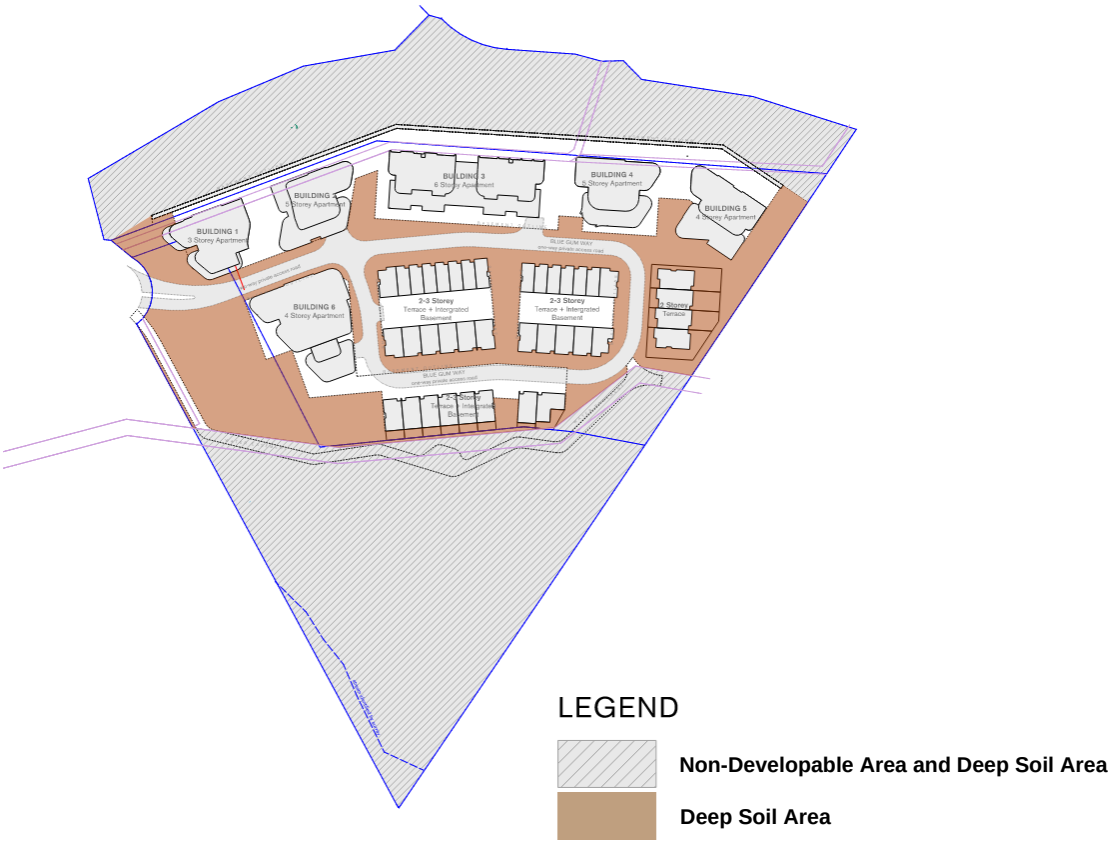

Figure 9. Deep Soil Area Plan

Figure 10. Landscaped Area Plan

5.2.2 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 a minimum of 400 new trees shall be planted throughout the site.
2. The consolidated communal open space area centrally located within the site is to achieve a minimum canopy cover of 60% of the total site area.
3. 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.
    - Provide details of how those trees to be retained will be protected during construction.
4. A minimum of 70% of proposed trees must be endemic.

5.2.3 PARKLAND AND COMMUNAL OPEN SPACE

Objectives

a) To provide functional and attractive parkland for residents and the Castle Hill community.

b) To retain existing significant trees.

c) To encourage new public domain areas.

d) To provide a range of facilities within a publicly accessible area and encourage a variety of users.

e) To promote pedestrian and cycle activity.

f) To promote environmental conservation and education.

Controls

1. A consolidated area of central parkland with a minimum area of 2,000m^2 is to be provided on the site.
2. The central parkland should be easily accessible for all community members via designated through-site linkages.
3. Communal open spaces should ensure;
    - An accessible and usable design
    - Increased safety through design that incorporates passive surveillance
    - Provide facilities for a wide range of users and encourage interaction and recreation

- Enhance views from buildings and the overall amenity of the area.

4. Existing mature trees should be retained where possible.

5.2.4 THROUGH SITE LINK AND PEDESTRIAN AMENITY

Objectives

a) To provide pedestrian connectivity throughout the site.

b) Provide opportunities for recreation.

c) Provide opportunity for ecological interaction.

d) Provide a design that enhances safety and security for all users.

Controls

1. Provide active walkways throughout the site, linking residents and the broader community to the central parkland and conservation area whilst ensuring environmental protection.
2. Through-site linkages should integrate with the landscape areas and include suitable endemic plantings.
3. Through-site linkages should be suitably lit and designed with opportunity for casual surveillance.

5.2.5 ENVIRONMENTAL CONSERVATION AREA

Objectives

a) To ensure existing areas of ecological significance are preserved and enhanced through the provision of conservation zones.

b) To facilitate improved habitat areas for flora and fauna.

c) To provide a high level of visual amenity.

d) To provide an opportunity for recreation and environmental focused education.

Controls

1. Future development on the site is to include a conservation zones that protect and enhance the most significant vegetation on the site.
2. Provide vegetated corridors throughout the site to increase and enhance habitat areas for flora and fauna.
3. Conservation areas should be maintained and enhanced through weed management and regeneration initiatives.
4. All additions planting within conservation zones will consist of local endemic vegetation species.
5. Provide walkways and trails throughout the site and conservations areas that encourage community use, promote walking and create environmental awareness whilst ensuring environmental protection.
6. A Vegetation Management Plan should be provided detailing proposed ecological works and details for ongoing management.