



Concept Approval SSD 5175 includes the following conditions relevant to the application of the Eastern Creek Business Hub Design Guidelines:

*Development in Accordance with the Plans and Documents*

A4 The applicant shall carry out the development generally in accordance with the:

c) Eastern Creek Business Hub Design Guidelines prepared by Architectus dated 12 February 2014

*Building Design*

B1. To ensure a high quality urban design and architectural response is achieved, the site layout and architectural design of the ECBH shall have regard to, and be generally consistent with, the Design Guidelines prepared by Architectus dated 12 February 2014 accompanying the Response to Submissions.

B2. Details are to be provided with the development application for the detailed design and construction of the ECBH demonstrating compliance with Condition B1 above, unless it can be satisfactorily demonstrated to the approval authority that a superior built form and/or urban design outcome can be achieved.

The following table considers the requirements of the Design Guidelines (DG) against the proposed Stage 1 concept and identifies:

- which sections/controls should be amended with the modification application to enable the future Stage 1 DA to satisfy Condition B1

\* It should be noted that Figure numbers throughout the document have changed, due to the deletion and insertion of Figures. Where Figures have been replaced, the revised Figure numbers have been noted within the table below.

| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| Section                                        | Original Design Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Modifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>1.0 Introduction</b>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>1.1 Introduction</b>                        | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>1.2 Proposal</b>                            | <p><b>The objectives of the Eastern Creek Business Hub are to:</b></p> <ul style="list-style-type: none"> <li>Utilise low value land to contribute to the long term sustainable future of the Western Sydney Parklands and generate jobs for western Sydney.</li> <li>Provide for the conservation and rehabilitation of significant landscape elements, including remnant vegetation and threatened species.</li> <li>Establish an environmentally and commercially viable framework for the Business Hub.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Images:</b></p> <ul style="list-style-type: none"> <li>Figure 3: Indicative Landscape Plan, amended as per revised concept plan</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>1.3 Urban Design Principles</b>             | <p>The following design principles provide the foundation for the urban structure and development of the precinct:</p> <p><b>Access</b></p> <ul style="list-style-type: none"> <li>Provide a clear and well defined entry to the business hub. (Figure 4)</li> </ul> <p><b>Environment and conservation</b></p> <ul style="list-style-type: none"> <li>Incorporate environmentally sustainable design principles.</li> <li>Conserve and enhance existing remnant vegetation with appropriate buffers, setbacks and asset protection zones. (Figure 5)</li> <li>Use Water Sensitive Urban Design principles to manage stormwater.</li> <li>To incorporate best practice WSUD measures including substantial coverage by tree canopy for at grade parking areas.</li> </ul> <p><b>Appropriate address</b></p> <ul style="list-style-type: none"> <li>Built form fronting Rooty Hill Road South is well articulated and responds to the scale of the locality.</li> <li>Provide an active address by building to the new business hub access street.</li> </ul> <p><b>Setbacks from Rooty Hill Road South</b></p> <ul style="list-style-type: none"> <li>Increase setbacks from Rooty Hill Road South in response to scale of the building. The setback area functions as a landscape buffer to the residential areas to the west and north west.</li> </ul> <p><b>Quality public domain</b></p> <ul style="list-style-type: none"> <li>Create the foundation for a high quality public domain that has good amenity, footpaths and street trees, landscaping and areas that are suitable for civic and community uses.</li> </ul> <p><b>High quality buildings and landscape</b></p> <ul style="list-style-type: none"> <li>Achieve high quality buildings in a landscaped setting through adherence to</li> </ul> | <p><b>Deleted:</b></p> <ul style="list-style-type: none"> <li>To incorporate best practice WSUD measures including substantial coverage by tree canopy for at grade parking areas.</li> <li>Provide an active address by building to the new business hub access street.</li> </ul> <p><b>Inserted:</b></p> <ul style="list-style-type: none"> <li>To incorporate best practice WSUD measures including tree planting for at grade parking areas.</li> <li>Provide an address by buildings to the new business hub access road.</li> </ul> <p><b>Images:</b></p> <ul style="list-style-type: none"> <li>Figure 6 amended as per revised concept plan</li> </ul> | <p>The principles were amended to incorporate the proposed reconfiguration of land uses and street frontages. The provision of landscaping setbacks, as outlined within the original concept plan design guidelines, contradicts the inclusion of active frontages. Due to the location context and surrounding low density, the approved land uses of bulky goods and retail will not have high pedestrian, patronage, as such a landscaped setting of the Retail Centre is considered more appropriate.</p> |

| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                            |
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|                                                | <p>Design Guidelines. (Figure 6)</p> <p><b>Crime prevention and public safety</b></p> <ul style="list-style-type: none"> <li>Integrate Crime Prevention Through Environmental Design principles in the circulation, built form and landscaping.</li> </ul> <p><b>A well connected precinct</b></p> <ul style="list-style-type: none"> <li>Connect with existing bicycle and pedestrian networks to promote connectivity and permeability.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                            |
| <b>2.1 Urban Structure</b>                     | <p>The proposed urban structure and key principles for planning and development of the precinct are illustrated in the structure plan (Figure 7). The Structure Plan establishes the developable area of the precinct, staging for development, conservation measures, access and buffer areas. These are described in turn below.</p> <p>The <b>primary</b> land use elements of the Eastern Creek Business Hub are:<br/>Large format retail, bulky goods premises, business premises, and smaller retail premises, shown on the Structure Plan across all developable parts of the site to provide flexibility for its future development. All retail premises/business premises use will be served by an access road aligned at the Cable Place intersection to Rooty Hill South Road. The Structure Plan forms the basis for the superlot subdivision design and provides the development structure for future Development Applications for buildings on the site.</p> <p><b>Complementary</b> elements include:</p> <ul style="list-style-type: none"> <li>Conservation areas for environmental restoration, woodland revegetation and protection, and stormwater management;</li> <li>A gas main easement for the existing high pressure gas main which is maintained along the unmade Belmore Road alignment. The road reservation becomes a 20m wide buffer to the gas main (owned and operated by Jemena).</li> </ul> <p>Indicative preferred and alternate layouts for the Business Hub are illustrated in Figures 25 and 26 on pages 16-17.</p> <p>The estimated gross floor area for future land uses are:<br/>Phase 1 (South of Beggs Road easement):</p> <ul style="list-style-type: none"> <li>Bulky goods 10,000sqm</li> </ul> | <p><b>Deleted:</b><br/>Indicative preferred and alternate layouts for the Business Hub are illustrated in Figures 25 and 26 on pages 16-17.<br/>The estimated gross floor area for future land uses are:<br/>Phase 1 (South of Beggs Road easement):</p> <ul style="list-style-type: none"> <li>Bulky goods 10,000sqm</li> <li>Large format retail 14,000sqm</li> <li>Convenience retail 9,500sqm</li> </ul> <p><b>Inserted:</b><br/>The Indicative preferred layout for the Business Hub is illustrated in Figure 25 on page 17.<br/>The maximum estimated gross floor area for future land uses are:<br/>Phase 1 (South of Beggs Road easement):</p> <ul style="list-style-type: none"> <li>Bulky goods 10,000sqm</li> <li>Large format retail 14,000sqm</li> <li>Convenience retail 9,500sqm</li> <li>Child Care 700sqm</li> </ul> | <p>The precinct description was amended to include the proposed land uses of a childcare centre, in addition to the convenience retail</p> |

| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|                                                | <ul style="list-style-type: none"> <li>Large format retail 14,000sqm</li> <li>Convenience retail 9,500sqm</li> </ul> <p>Phase 2 (north of Beggs Road easement):</p> <ul style="list-style-type: none"> <li>Bulky goods 19,300sqm</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>2.0 Structure Plan</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>2.2 Conservation</b>                        | <p>Conserving and enhancing existing remnant vegetation with appropriate buffers, setbacks and asset protection zones is an underlying principle of the Structure Plan and Design Guidelines. Key elements are illustrated in Figure 8 and include:</p> <ul style="list-style-type: none"> <li>Retention of 13 hectares of land for conservation purposes, predominantly on the eastern side of the business hub;</li> <li>Retention of significant trees within developable lots where possible;</li> <li>Retention of significant trees within buffers, setbacks and in road reserves and drainage lines (where possible) and</li> <li>Restoration planting of Cumberland Plain Woodland vegetation within the open space area to form the basis for a future Eastern Creek Biobank site.</li> </ul> <p>The business precinct will require 1.93 hectares of remnant vegetation to be removed. A Biodiversity Offset Strategy is proposed to compensate for the vegetation that is to be removed.</p>                                    | <p><b>Images:</b></p> <ul style="list-style-type: none"> <li>Figure 8: Proposed Offset Zones, amended as per revised concept plan</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Amended to reflect proposed modification to built form. The proposed changes do not impact the conservation of vegetation as shown in the original <b>Figure 8: Proposed Offset Areas</b>.</p>                                                                                                                                                                                                                                            |
| <b>2.3 Access and Connectivity</b>             | <p><b>Vehicle Access</b></p> <p>Vehicle access to the Business Hub will be from the new access road connecting from Rooty Hill Road South at the signalised intersection aligned with Cable Place.</p> <p>The access arrangements for the precinct include the following elements as illustrated in Figure 9:</p> <ul style="list-style-type: none"> <li>An internal access road comprising a 20m reservation for the first 130m to the bend in the road and then reducing to 18.5m. The road will have an 11m wide carriageway for its full length to enable two travel lanes. The carriageway allows for footpaths on both sides in the wider section and on one side where it narrows.</li> <li>Left in/left out entry to the development area between the alignments of Penfold and Cawarra Streets.</li> <li>Co-location of access to subdivided lots where possible to avoid multiple driveways.</li> <li>widening of Rooty Hill Road South at the Great Western Highway to facilitate improvements to the intersection.</li> </ul> | <p><b>Deleted:</b></p> <ul style="list-style-type: none"> <li>Left in/left out entry to the development area between the alignments of Penfold and Cawarra Streets.</li> </ul> <p><b>Inserted:</b></p> <ul style="list-style-type: none"> <li>A separated left in entry and left out exit for heavy vehicles to the development area, on Rooty Hill Road South.</li> <li>Two left in/left out entries to the development area, from the proposed access road.</li> </ul> <p><b>Images:</b></p> <ul style="list-style-type: none"> <li>Amended Figure 11: Vehicular Access, amended as per revised concept plan</li> </ul> | <p>Diagram and text description were amended to incorporate the revision to heavy vehicle and other vehicular access to Lot 2. Due to the topography and area requirements for the loading zone, vehicular access was separated, and access from Rooty Hill Road South was limited to heavy vehicles.</p> <p>Due to the changed rationale of the village centre, public vehicular access was relocated to the main proposed Access Road.</p> |

| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                 |
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| 2.4 Access and Connectivity                    | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NA                                                                                                                                                                                                                                                                              |
| 2.5 Built Form                                 | <p>This Design Guideline document encourages a built form that establishes a strong relationship to the adjacent open space and the wider Western Sydney Parklands.</p> <p>Key elements of the intended built form are:</p> <ul style="list-style-type: none"> <li>Visually interesting streets and avoid street views that are dominated by long building elevations not buffered by landscaping or monotonous building forms/designs;</li> <li>Buildings that address the street with clearly defined entrances;</li> <li>Buildings that have an appropriate scale for an employment area;</li> <li>Predominantly single level built form with maximum heights between 8m and 12m and floorplates up to 14,000sqm;</li> <li>Landscaped setbacks to Rooty Hill Road South that mitigate the visual impact of development to adjoining residential areas;</li> <li>A palette of materials that enhances the parkland character of the business hub;</li> <li>Active frontages along primary streets, both existing and proposed, that create a cohesive streetscape and desirable pedestrian environment;</li> <li>Appropriate setbacks and landscaping to protect the setting and amenity of the existing dwelling at 151 Rooty Hill Road South.</li> </ul> | <p><b>Deleted:</b></p> <ul style="list-style-type: none"> <li>Active frontages along proposed streets, that create a cohesive streetscape and desirable pedestrian environment;</li> <li>Figure 26: Alternate Indicative Layout deleted</li> </ul> <p><b>Inserted:</b></p> <ul style="list-style-type: none"> <li>Development creates cohesive streetscapes and a desirable pedestrian environment integrated with the landscape.</li> </ul> <p><b>Images:</b></p> <ul style="list-style-type: none"> <li>Figure 13: Aerial perspective, amended as per revised concept plan.</li> <li>Figure 14 replaced to illustrate an example of the desired landscaping, now captioned "Figure 14: High quality landscaping elements incorporated with the built form and streetscapes".</li> <li>Figure 21 replaced to illustrate an example of the desired landscaping.</li> <li>Figure 25: Preferred Indicative Layout plan amended as per revised built form.</li> </ul> | <p>Due to the location context and surrounding low density, the approved land uses of bulky goods and retail will not have high pedestrian, patronage, and a landscape setting will be more appropriate.</p> <p>There is no longer a requirement for an alternative layout.</p> |
| 2.6 Landscape and public domain                | <p>The landscape design philosophy seeks to create a landscape character that responds to the Parklands, The Rooty Hill and Morreau Reserve that is refined and adapted to suit the design character of the proposed urban setting.</p> <p>The vegetation and landscape will use a mix of indigenous, native and exotic species. The location of planting, and selection of species, seeks to visually absorb the bulk and scale of the proposed development, and to improve streetscape aesthetics and micro climate amenity.</p> <p>Landscape buffers are to be used to provide a "soft" transition between the business hub and the nearby residential areas, and to Morreau Reserve to the north. Views between the Parklands and adjoining neighbourhoods will have a landscaped character that is influenced by the park edge location.</p>                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>Deleted:</b></p> <p>The design philosophy incorporates the principles of water sensitive urban design (WSUD), adopting measures <del>such as permeable paving, "hit and miss" and flush kerbs</del> to direct water to rain gardens and bio-swales where practical.</p> <p><b>Images:</b></p> <ul style="list-style-type: none"> <li>Figure 27: Illustrative Village Centre Landscape Master Plan; amended as per revised concept plan, now captioned "Figure 26: Illustrative Village Centre Landscape Master Plan (Group GSA)"</li> <li>Figure 28: Illustrative Landscape Master Plan, amended as per revised concept plan, now captioned "Figure 27: Landscape</li> </ul>                                                                                                                                                                                                                                                                                 | <p>Permeable paving will be impractical during wet climate, as the ground becomes very muddy and difficult for pedestrians, particularly for pedestrians with trolleys. As such permeable paving was considered inappropriate due to the retail uses of the site.</p>           |

| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                   |
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|                                                | The design philosophy incorporates the principles of water sensitive urban design (WSUD), adopting measures such as permeable paving, "hit and miss" and flush kerbs to direct water to rain gardens and bio-swales where practical. Drainage corridors are designed to work with the natural landform, maximise natural overland flows and allow as much seepage through to the water table as practical.                                                                                                                                                                                                                                                                                                                                                                                                                            | Master Plan (Group GSA)"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                   |
| 2.7 Subdivision &                              | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NA                                                                                |
| 2.8 Drainage and civil works                   | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NA                                                                                |
| <b>3.0 Design Guidelines</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                   |
| <b>3.1 Subdivision Design</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                   |
| <b>3.1.1 Subdivision layout</b>                | <p><b>Objectives</b></p> <p>O1. Ensure flexibility for lot layouts to allow for various employment uses to accommodate large format retailers, destination bulky goods, bulky goods and convenience retail.</p> <p>O2. Provide deep allotments that reflect the needs of employment development.</p> <p>O3. Ensure efficient utilisation of the development area.</p> <p><b>Controls</b></p> <p>C1. Subdivision is to be undertaken generally in accordance with the proposed subdivision plan.</p> <p>C2. Subdivision of super lots to enable flexibility for future lot subdivision in response to market demands. An example of future lot subdivision for large and medium lots is illustrated in Figure 31 and 32.</p> <p>C3. Maintain reserve for Phase 2 Access Road extension and pedestrian connection to Church Street.</p> | <p><b>Deleted:</b></p> <p>O1. Ensure flexibility for lot layouts to allow for various employment uses to accommodate large format retailers, destination bulky goods, bulky goods and convenience retail.</p> <p>C2. Subdivision of super lots to enable flexibility for future lot subdivision in response to market demands. An example of future lot subdivision for large and medium lots is illustrated in Figure 31 and 32.</p> <p><b>Inserted:</b></p> <p>O1. Ensure flexibility for lot layouts to allow for various employment uses to accommodate large format retailers, destination bulky goods, bulky goods, convenience retail and childcare.</p> <p>C2. Subdivision of super lots to enable flexibility for future lot subdivision in response to market demands. Examples of future lot subdivision is illustrated in Figure 30 and Figure 31.</p> | Subdivision plans were amended to be consistent with the revised concept plan.    |
| <b>3.1.2 Minimum lot size and dimensions</b>   | <ul style="list-style-type: none"> <li>▪ Lots are to have a minimum land area of 4,000sqm</li> <li>▪ Lots are to have a minimum width at the building line of 45m.</li> <li>▪ Where lots cannot achieve a building line of 45m lots must share access and frontage to achieve the minimum requirements.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>Deleted:</b></p> <ul style="list-style-type: none"> <li>▪ Lots are to have a minimum land area of 4,000sqm</li> </ul> <p><b>Inserted:</b></p> <p><b>3.1.2 Minimum lot dimensions</b></p> <p><b>Images:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | To allow for future flexibility for smaller ancillary uses such as the childcare. |

| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |
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| 3.2 Access and circulation                     | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | NA       |
| 3.3 Safety and amenity                         | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | NA       |
| 3.4 Heritage                                   | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | NA       |
| 3.5 Environmental Management                   | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | NA       |
| <b>A – General design guidelines</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |
| <b>General Design Guidelines</b>               | <p><b>Objectives</b></p> <p>O1. Encourage a built form that establishes a strong relationship to the adjacent open space and the nearby Western Sydney Parklands.</p> <p>O2. Ensure that built form responds to the existing streetscape of Rooty Hill Road South.</p> <p>O3. Ensure that development contributes to cohesive streetscapes and desirable pedestrian environments.</p> <p>O4. Encourage a high standard of architectural and sustainable building design for employment and retail buildings.</p> <p>O5. Avoid street views of long building elevations not screened by landscaping or that display monotonous building forms and design.</p> <p>O6. Encourage distinctive building forms that promote the identity of each tenancy.</p> <p>O7. Encourage a high quality built form by encouraging visual interest on elevations fronting streets, parking areas, and open space.</p> <p>O8. Integrating built form to context through the use of complementary vertical forms, landscaping and street lighting.</p> <p><b>Controls</b></p> <p>C1. All development applications are to be prepared by a registered architect.</p> <p>C2. A site analysis plan is required demonstrating site characteristics (site boundaries, north point, contours, location of services and nature of surrounding development etc) and site opportunities and constraints.</p> <p>C3. Locate activity including offices, entries and pedestrian areas fronting streets and</p> | <p><b>Deleted:</b></p> <p>O2. Ensure that built form responds to the existing streetscape of Rooty Hill Road South.</p> <p>O3. Ensure that development contributes to cohesive streetscapes and desirable pedestrian environments.</p> <p>C3. Locate activity including offices, entries and pedestrian areas fronting streets and ensure buildings address streets to improve surveillance and visual interest.</p> <p>C4. Buildings are to be designed with pitched and skillion roofforms that reflect the traditional Australian warehouse aesthetic.</p> <p>C7. Parking areas and service loading areas are to be located behind the building line and integrated into site layout and building design, and not dominate the primary streetscape of an allotment.</p> <p><b>Inserted:</b></p> <p>O2. Ensure that built form positively contributes to the existing streetscape of Rooty Hill Road South.</p> <p>O3. Ensure that development fronting proposed roads, contributes to cohesive streetscapes and desirable pedestrian environments.</p> <p>C3. Locate activity including offices, entries and pedestrian areas fronting proposed streets and ensure buildings address streets to improve surveillance and visual interest.</p> |          |

| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                              |
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| Section                                        | Original Design Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Modifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Comments                                                                                                                                                                                                     |
|                                                | <p>ensure buildings address streets to improve surveillance and visual interest.</p> <p>C4. Buildings are to be designed with pitched and skillion roofforms that reflect the traditional Australian warehouse aesthetic.</p> <p>C5. Provide effective sunshading for windows, wall surfaces and building entries (other than loading docks) by the use of design elements such as overhanging eaves and awnings, undercrofts, colonnades and external sunshading devices including screens.</p> <p>C6. Provide articulated and well detailed elevations including the use of projections and recesses, a variety of quality materials, externally expressed structures and framing systems, glazing, sun shade structures, colours and other forms of architectural detailing. Blank building facades facing street frontages are not permitted.</p> <p>C7. Parking areas and service loading areas are to be located behind the building line and integrated into site layout and building design, and not dominate the primary streetscape of an allotment.</p>                                                              | <p>C4. Buildings are to be designed with roof-forms that reflect the traditional Australian aesthetic.</p> <p>C7. Parking areas and service loading areas are to be located behind the landscape setback, be integrated into site layout and building design, and not dominate the primary streetscape of an allotment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                              |
| 3.6.2 Street address                           | <p><b>Objectives</b></p> <p>O1. Encourage buildings that address the street with entrances that are clearly visible and accessible (Figure 34).</p> <p>O2. Maximise activity along the Access Street.</p> <p>O3. Encourage passive surveillance of public areas.</p> <p>O4. Encourage a distinctive and appropriate streetscape character.</p> <p><b>Controls</b></p> <p>C1. All buildings to provide a clearly defined pedestrian entry with a canopy, recess, awning and/or colonnade facing the primary street frontage to distinguish that entry (Figure 35).</p> <p>C2. Where an allotment has its primary street frontage to Rooty Hill Road South a minimum of 60% of the primary building façade at ground level is to be activated by the inclusion of offices, showrooms, building entry ways and the like located to face the street.</p> <p>C3. Where an allotment has its primary street frontage to the Access Street a minimum of 40% of the primary building façade at ground level is to be activated by the inclusion of offices, showrooms, building entryways and the like, located to face the street.</p> | <p><b>Deleted:</b></p> <p>O2. Maximise activity along the Access Road.</p> <p>C2. Where an allotment has its primary street frontage to Rooty Hill Road South a minimum of 60% of the primary building façade at ground level is to be activated by the inclusion of offices, showrooms, building entry ways and the like located to face the street.</p> <p>C3. Where an allotment has its primary street frontage to the Access Street a minimum of 40% of the primary building façade at ground level is to be activated by the inclusion of offices, showrooms, building entryways and the like, located to face the street.</p> <p><b>Inserted:</b></p> <p>C3 Where an allotment has its primary street frontage to the Access Road a minimum of 30% of the primary building facade at ground level is to be activated by the inclusion of offices, showrooms, building entryways and the like, located to face the street.</p> <p>O2. Encourage activity along the Access Street.</p> | <p>Allotments facing Rooty Hill Road South are no longer applicable to the proposed revised concept plan. Activity is focused around the village centre, which forms a small portion of the Access Road.</p> |
| 3.6.3 Building envelope                        | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NA                                                                                                                                                                                                           |
| 3.6.4 Site Coverage                            | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NA                                                                                                                                                                                                           |



| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |             |                   |                     |                   |        |                   |     |      |             |                   |                     |                   |        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| Section                                        | Original Design Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Modifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comments |      |             |                   |                     |                   |        |                   |     |      |             |                   |                     |                   |        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 3.6.5 Materials and finishes                   | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | NA       |      |             |                   |                     |                   |        |                   |     |      |             |                   |                     |                   |        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| B – General development guidelines             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |             |                   |                     |                   |        |                   |     |      |             |                   |                     |                   |        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 3.6.6 Parking                                  | <p><b>Objectives</b></p> <p>O1. Ensure that adequate provision is made on each development site for parking.</p> <p>O2. Improve the appearance of car parking areas on the streetscape in order to minimise the visual impact of car parking areas on the streetscape (Figure 42).</p> <p>O3. Provide shade for car parking areas (Figure 42).</p> <p>O4. Provide for bicycle parking areas.</p> <p>O5. Ensure best practice Water Sensitive Urban Design measures are integrated into parking layouts (Figure 43).</p> <p><b>Controls</b></p> <p>C1. Access routes to car parking areas are to be clearly identified.</p> <p>C2. The main parking areas are to be located behind, beside and/or under the building to reduce visibility from the street.</p> <p>C3. Visitor parking is to be clearly marked and easily identifiable and be located closest to the building's main entry.</p> <p>C4. All car parking outside the building footprint to be integrated with landscaping to provide shade and visual amenity.</p> <p>C5. Allow for shared car parking arrangements between neighbouring allotments for efficient use of access driveways.</p> <p>C6. Incorporation of canopy tree planting throughout the carpark to improve amenity and microclimate effect.</p> <p>C7. A minimum 1500mm wide landscape strip is to be provided between banks of car parking to provide shade and minimise visual impact of car parking.</p> <p>The following Water Sensitive Urban Design strategies should be incorporated into large parking layouts of 100 cars or greater:</p> <p>C7.1 Permeable pavements and asphalt to assist with detention of stormwater</p> <p>C7.2 Planting pits with flush kerbs and wheel stoppers that allow overhang of cars into planting pit</p> <p>C7.3 Parking areas must incorporate a minimum of 1 tree per 8 parking spaces and achieve a 50% coverage of hard stand areas by mature tree canopy.</p> <p>C8. A dedicated area for bicycle parking is to be provided within the car park and shall include bicycle racks or similar.</p> | <p><b>Deleted:</b></p> <p>C2. The main parking areas are to be located behind, beside and/or under the building to reduce visibility from the street.</p> <p>C6. Incorporation of canopy tree planting throughout the carpark to improve amenity and microclimate effect.</p> <p>C7.3 Parking areas must incorporate a minimum of 1 tree per 8 parking spaces and achieve a 50% coverage of hard stand areas by mature tree canopy.</p> <p>C9. Car parking is to be provided in accordance with the rates in the table below:</p> <table><tr><th>Use</th><th>Rate</th></tr><tr><td>Bulky Goods</td><td>1 space/60sqm GFA</td></tr><tr><td>Large Format Retail</td><td>1 space/25sqm GFA</td></tr><tr><td>Retail</td><td>1 space/25sqm GFA</td></tr></table> <p><b>Inserted:</b></p> <p>C2. The main parking areas are to be located adjacent and/or under the building to minimise visual impact of carparking on the street.</p> <p>C6. Incorporation of tree planting throughout the carpark to improve amenity and microclimate effect.</p> <p>C7.3 Parking areas must incorporate a minimum of 1 tree per 8 parking spaces and achieve a 35% coverage of hardstand areas by mature tree canopy.</p> <p>C9. Car parking is to be provided in accordance with the minimum rates in the table below:</p> <table><tr><th>Use</th><th>Rate</th></tr><tr><td>Bulky Goods</td><td>1 space/60sqm GFA</td></tr><tr><td>Large Format Retail</td><td>1 space/25sqm GFA</td></tr><tr><td>Retail</td><td>1 space/25sqm GFA</td></tr></table> | Use      | Rate | Bulky Goods | 1 space/60sqm GFA | Large Format Retail | 1 space/25sqm GFA | Retail | 1 space/25sqm GFA | Use | Rate | Bulky Goods | 1 space/60sqm GFA | Large Format Retail | 1 space/25sqm GFA | Retail | 1 space/25sqm GFA | <p>The amendments seek to provide more flexibility in the delivery of car parking, and species of trees. The amendments seek to allow the provision of additional car parking beyond the rates prescribed by the table in control 9. This would allow additional car parking, subject to future market demand, during later phases of the development.</p> <p>The inclusion of minimum parking rates for the Child Care seeks to ensure the adequate provision of car parking, and is consistent with Blacktown DCP and updated traffic analysis consultation for the precinct.</p> |
|                                                | Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Rate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |      |             |                   |                     |                   |        |                   |     |      |             |                   |                     |                   |        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |                     |                     |        |                   |  |  |            |                                           |  |
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|                                                | C9. Car parking is to be provided in accordance with the rates in the table below:<br><table><tr><th>Use</th><th>Rate</th></tr><tr><td>Bulky Goods</td><td>1 space / 60sqm GFA</td></tr><tr><td>Large Format Retail</td><td>1 space/ 25 sqm GFA</td></tr><tr><td>Retail</td><td>1 space/25sqm GFA</td></tr><tr><td></td><td></td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Rate | Bulky Goods                                                                                                                                                                                                                                                                                                                                                                                                                          | 1 space / 60sqm GFA | Large Format Retail | 1 space/ 25 sqm GFA | Retail | 1 space/25sqm GFA |  |  | Child Care | 1 space/employee, plus 1 space/6 children |  |
| Use                                            | Rate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |                     |                     |        |                   |  |  |            |                                           |  |
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| Retail                                         | 1 space/25sqm GFA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |                     |                     |        |                   |  |  |            |                                           |  |
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| 3.6.7 Allotment landscaping                    | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |      |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |                     |                     |        |                   |  |  |            |                                           |  |
| 3.6.8 Private domain signage                   | <p><b>Objectives</b></p> <p>O1. Accommodate the need to identify and promote retail and employment development whilst preventing the unnecessary proliferation of advertising signs or structures.</p> <p>O2. Encourage signage that is imaginative, innovative and commensurate with the quality of development within the Eastern Creek Business Hub.</p> <p>O3. Ensure signage does not detract from the visual appeal of the Eastern Creek Business Hub.</p> <p>O4. Ensure signage is of a high quality of design and construction and an integral element of the built environment and landscape setting (Figure 46).</p> <p><b>Controls</b></p> <p>C1. Advertising signage for the business hub should be kept to a minimum and should relate only to the use occurring on the respective property and is to identify the relevant business name.</p> <p>C2. Two signs only are permitted on the principal frontage, one on the awning, transom or below parapet that is sized so that it is visible and legible from the principal road frontage and one adjacent to the pedestrian entry door that is sized to be visible and legible by pedestrians already on the allotment and about to enter the building.</p> <p>C3. Freestanding signs are not permitted on frontages facing Rooty Hill Road South or the Great Western Highway.</p> <p>C4. Freestanding signage such as a directory boards for buildings or sites including those with multiple occupancies are to be limited to a single structure at the entry to the site from a public road, along the road frontage.</p> <p>C5. Freestanding signs are not to exceed 6m in height from ground level.</p> <p>C6. For single developments, the total permissible signage and advertisements are not to exceed 1sqm of advertising per 3m of street frontage OR 50sqm, whichever is the lesser</p> |  | <p><b>Deleted:</b></p> <p>C2. Two signs only are permitted on the principal frontage, one on the awning, transom or below parapet that is sized so that it is visible and legible from the principal road frontage and one adjacent to the pedestrian entry door that is sized to be visible and legible by pedestrians already on the allotment and about to enter the building.</p> <p>C3. Freestanding signs are not permitted on frontages facing Rooty Hill Road South or the Great Western Highway.</p> <p>C4. Freestanding signage such as a directory boards for buildings or sites including those with multiple occupancies are to be limited to a single structure at the entry to the site from a public road, along the road frontage.</p> <p>C5. Freestanding signs are not to exceed 6m in height from ground level.</p> <p>C6. For single developments, the total permissible signage and advertisements are not to exceed 1sqm of advertising per 3m of street frontage OR 50sqm, whichever is the lesser (on corner lots or lots with dual frontage only one lot frontage can be relied upon).</p> <p><b>Inserted:</b></p> <p>C2. Per lot, 2 freestanding signs only are permitted on the principle street frontage, as well as major sign incorporated into the design of the building.</p> <p>C3. Signs are permitted on the pedestrian entries, one on the awning, transom or below parapet that is sized so that it is visible and legible from the principal road frontage, and one adjacent to the pedestrian</p> |      | <p>Controls have been amended to facilitate for precinct signage along Rooty Hill Road South, and allow sufficient provision for the signage requirements of occupying retail premises.</p> <p>It is envisioned that pylon signage will have a positive visual impact and improve legibility. The proposed predominant landscape setting of buildings requires pylon as primary signage instead of primary signage on buildings.</p> |                     |                     |                     |        |                   |  |  |            |                                           |  |

| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |
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|                                                | <p>(on corner lots or lots with dual frontage only one lot frontage can be relied upon).</p> <p>C7. Directional signage for car parking areas, loading docks, delivery areas and the like are to be well designed and located at a convenient point close to the main access to a development site.</p> <p>C8. The placement, colouring, type and scale of signage erected within individual properties are to be consistent throughout the development and complementary with the architectural style of the building (Figure 47).</p> <p>C9. Signs are not to create a hazard for traffic or pedestrians.</p> <p>C10. Roof signs or signs that break the roof line of a building are generally not permitted. In exceptional circumstances a roof sign or a sign which breaks the roof line of a building may be permitted where it forms an integral part of, and enhances, the architecture of a building.</p> <p>C11. Private domain signage is to be located so as not to obstruct sight lines of motor vehicles or trucks, or impede pedestrian movement.</p> <p>C12. Signs are not to cause environmental damage to trees or large shrubs.</p> <p>C13. Animated signs with erratic or flashing movements are not permitted.</p> <p>C7. Illuminated signage is to minimise light spill in to the night sky and into the adjacent parklands. Illuminated signage is also to be energy efficient and to have a consistent light level with the general level of lighting which illuminates shadows and enhances the safety of adjoining public areas (Figure 48-49).</p> <p>C8. Illuminated signs which feature exposed lamps or neon tubes are permitted only where they do not detract from the architectural quality of the buildings.</p> <p>C9. No support, fixing, suspension or other systems required for the installation of signage is to be exposed, unless designed as an integral feature of the sign. Conduits, wiring and the like is to be concealed.</p> | <p>entry door.</p> <p>C4. Freestanding signage such as a directory boards for buildings or sites including those with multiple occupancies are to be limited to 2 structures at the entry to the site from a public road, along the road frontage.</p> <p>C5. Freestanding signage must be located within the signage zones as indicated in Figure 52.</p> <p>C6. Pylon signage is not to exceed 12m in height from ground level.</p> <p>C7. For single developments, the total permissible signage and advertisements are not to exceed 1sqm of advertising per 3m of street frontage.</p> <p>C19. The location, size and form of any freestanding signage for the retail pad sites will be subject to detailed assessment at the development application stage.</p> <p>C20. The location, size and form of signage on the pad site buildings, will be subject to detailed assessment as part of any relevant Development Application.</p> <p>C21. Shopfront signage for individual retail tenancies are to be assessed as part of detailed development applications.</p> <p><b>Images:</b></p> <ul style="list-style-type: none"> <li>Figure 46 replaced image, now captioned “Figure 45: Example of pylon signage”</li> <li>Figure 48 replaced image, now captioned “Figure 47: Illuminated signage should be integrated into the elevation of the building.”</li> <li>Figure 49 replaced image, now captioned “Figure 48: Simple signage can be enhanced by moderately illuminated elevations.”</li> </ul> |                                                                                                                      |
| <b>3.6.9 Fences</b>                            | <p><b>Objectives</b></p> <p>O1. Provide security for property tenants and visitors and to contribute to the amenity of the business hub</p> <p>O2. Ensure fences and walls improve amenity for employees and development and that they contribute positively to adjacent buildings.</p> <p>O3. Encourage pedestrian access to businesses from the street.</p> <p>O4. Ensure boundary fences and walls between allotments provide security.</p> <p>O5. Ensure materials used in fences and walls are of a high quality and consistent with the character of the business hub.</p> <p>O6. Restrict the size and type of fences provided along drainage channels to allow for</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>Deleted:</b></p> <p>C1. No fencing is permitted within the landscaped component of the front setback</p> <p><b>Inserted:</b></p> <p>C1. No fencing is permitted within the landscaped component of the front setback, unless it can be demonstrated that it is required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Amended to allow flexibility, as fencing may be required for secondary treatment due to change in topography.</p> |

| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                         |                                                                    |
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| Section                                        | Original Design Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Modifications                                                                                           | Comments                                                           |
|                                                | <p>views into and out of the landscaped areas for aesthetic, amenity and safety reasons.</p> <p><b>Controls</b></p> <p>C1. No fencing is permitted within the landscaped component of the front setback.</p> <p>C2. In general no fencing other than a low feature wall may be erected on any site at the entry driveway. Low feature walls should be utilised for retaining walls, garden beds and the like. (Figure 51)</p> <p>C3. No pre-finished and pre-coloured corrugated metal (e.g. Colorbond) or lapped and capped fencing is permitted to any public area.</p> <p>C4. The use, design and materials of fences and walls are to be compatible with well designed fences and walls in the public domain.</p> <p>C5. Side and rear fences and walls can be built to a maximum height of 1.8m to screen the rear of the allotment from adjacent sites.</p> <p>C6. Side fencing is not to be located forward of the landscape zone.</p> <p>C7. Side and rear fencing is to allow cross ventilation by the use of open chain wire, timber or metal picket fencing.</p> <p>C8. Fencing is to utilise dark colours to reduce visibility.</p> <p>C9. Fences alongside rock battered channels that are adjacent to public open space are to a maximum of 1m high, be open structures and include a handrail. These fences are to be designed and/or specified by a registered landscape architect. (Figure 50)</p> |                                                                                                         |                                                                    |
| <b>3.6.10 Recycling and waste management</b>   | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | NA                                                                                                      |                                                                    |
| <b>3.6.11 Outside storage</b>                  | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | NA                                                                                                      |                                                                    |
| <b>3.6.12 Rooftop mechanical plant</b>         | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | NA                                                                                                      | NA                                                                 |
| <b>3.6.13 Sustainable building design</b>      | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | NA                                                                                                      | NA                                                                 |
| <b>3.6.14 Cut and fill</b>                     | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | NA                                                                                                      | NA                                                                 |
| <b>C – Site specific development controls</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                         |                                                                    |
| <b>3.6.14 Lot 1</b>                            | (No change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | NA                                                                                                      | NA                                                                 |
| <b>3.6.16 Lot 2</b>                            | Lot 2 is located adjacent to Rooty Hill Road South and the Access Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b>Deleted:</b></p> <p>This site is most suited to a range of uses including convenience retail,</p> | The proposed use of childcare was added to the description of land |

| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| Section                                        | Original Design Guidelines                                                                                                                                                                                                                                                                                                                                                                                            | Modifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                | <p>This site is most suited to a range of uses including convenience retail, large format retail and bulky goods.</p> <p>It is expected that the development of Lot 2 be of high design quality that provides an appropriate address to Rooty Hill Road South and the surrounding context. To achieve this, developments are to adhere to the following site specific development controls outlined in Figure 53.</p> | <p>large format retail and bulky goods.</p> <p>It is expected that the development of Lot 2 be of high design quality that provides an appropriate address to Rooty Hill Road South and the surrounding context. To achieve this, developments are to adhere to the following site specific development controls outlined in Figure 53.</p> <p><b>Inserted:</b><br/>This site is most suited to a range of uses including convenience retail, large format retail, bulky goods and childcare.</p> <p>It is expected that the development of Lot 2 be of high design quality that provides an appropriate address to its proposed internal access road and the surrounding context. To achieve this, developments are to adhere to the following site specific development controls outlined in Figure 51.</p> <p><b>Images:</b></p> <ul style="list-style-type: none"> <li>Figure 53: Development Control Plan- Lot 2, amended to reflect proposed revised concept plan, now captioned "Figure 52: Development Control Plan- Lot 2".</li> </ul> | <p>uses within Lot 2.</p> <p>An active address to Rooty Hill Road South is no longer appropriate, due to the considerable change in topography between Rooty Hill Road South level and the approved level for the site. This has also led to relocation of the village centre to face the parklands.</p> <p>Although the loading dock is now facing Rooty Hill Road South, its visual impact is considered minimal due to a change in topography. In addition architectural screening will be provided at road level.</p> <p>Due to the reconfiguration of the built form, the articulation zones were no longer applicable, and removed from Figure 53. Architectural screening/feature and pylon signage zones were added to the diagram.</p> <p>The prescribed areas for architectural screening were strategically located to mitigate unwanted visual impacts of the loading zones, and car parking. The pylon signage zones were strategically located to maximize visual catchment, and facilitate wayfinding to the Eastern Creek Business Hub.</p> |
| <b>Setbacks</b>                                | (No change)                                                                                                                                                                                                                                                                                                                                                                                                           | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Height</b>                                  | (No change)                                                                                                                                                                                                                                                                                                                                                                                                           | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Eastern Creek Business Hub – Design Guidelines |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Section                                        | Original Design Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Modifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Articulation Zones                             | <p><b>Objectives</b></p> <p>O1. To ensure developments address key streets with frontages that are active, safe and accessible.</p> <p>O2. To ensure developments address the Cable Place intersection to reflect it as the main entry to the business hub.</p> <p><b>Controls</b></p> <p>The following controls are in addition to the general controls provided in '4.6.2 Street Address' and are specifically related to Convenience Retail development - Development within the specified 'building articulation zone' must include:</p> <p>C1. An active ground level that includes continuous glazing, showrooms, retail displays, building entry, continuous awnings and the like facing the street.</p> <p>C2. At street level, a minimum of 80% of the width of the building is to be made up of glazing and/or openings.</p> <p>C3 Articulated roof forms and innovative signage is required to provide a gateway address to the Business Hub.</p> <p>C4. The provision of a continuous solid 2m wide awning and a min. 2m wide footpath aligned to the building edge for convenience retail development.</p> <p>C5 Provide a safe and direct pedestrian link between the street frontage and the parking (which is to be located behind the building line)</p> | <p><b>Deleted:</b></p> <p><b>Articulation Zones</b></p> <p><b>Objectives</b></p> <p>Q1. To ensure developments address key streets with frontages that are active, safe and accessible.</p> <p><b>Controls</b></p> <p>The following controls are in addition to the general controls provided in 3.6.2 Street Address' and are specifically related to Convenience Retail development - Development within the specified 'building articulation zone' must include:</p> <p>C1. An active ground level that includes continuous glazing, showrooms, retail displays, building entry, continuous awnings and the like facing the street.</p> <p>C2. At street level, a minimum of 80% of the width of the building is to be made up of glazing and/or openings.</p> <p>C3 Articulated roof forms and innovative signage is required to provide a gateway address to the Business Hub.</p> <p>C4. The provision of a continuous solid 2m wide awning and a min. 2m wide footpath aligned to the building edge for convenience retail development.</p> <p>C5 Provide a safe and direct pedestrian link between the street frontage and the parking (which is to be located behind the building line)</p> <p><b>Inserted:</b></p> <p><b>Architectural Screening/Feature</b></p> <p><b>Objectives</b></p> <p>O1. To ensure developments address key streets with frontages that are safe and accessible.</p> <p>O3. To ensure any undesirable visual outcomes due to new development be appropriately mitigated</p> <p><b>Controls</b></p> | <p>Due to the reconfiguration of the built form, the articulation zones were no longer applicable. The controls were replaced with controls prescribing the development of architectural screening.</p> <p>Architectural screening has been utilised to articulate the streetscape, and create a positive desired architectural profile, as well as combined with landscaping elements, to mitigate any negative noise and visual impacts.</p> |

| Eastern Creek Business Hub – Design Guidelines |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |
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| Section                                        | Original Design Guidelines | Modifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Comments |
|                                                |                            | <p>The following controls are in addition to the general controls provided in '3.6.2 Street Address' and are specifically related to development within the specified 'Screening/architectural feature zone', which must include:</p> <p>C1. Provide a safe and direct pedestrian link between the street frontage and the parking.</p> <p>C2. Appropriate architectural screening along Rooty Hill Road South, to create separation between pedestrians and the rear of buildings.</p> <p><b>Images:</b><br/>                     Insertion of 2 figures:</p> <ul style="list-style-type: none"> <li>Figure 53: Architectural screening can be used to articulate the streetscape, and create a positive desired architectural profile</li> <li>Figure 54: An example of architectural screening, combined with landscaping elements, to mitigate any negative noise and visual impacts.</li> </ul> |          |
| <b>Parking</b>                                 | (No change)                | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | NA       |
| <b>Frontage landscape zone</b>                 | (No change)                | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | NA       |
| <b>3.6.14 Lot 3</b>                            | (No change)                | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | NA       |