

Appendix C – DCP Compliance Table

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| Precinct planning outcomes | |
| 2.2 The Indicative Layout Plan | |
| 2.2.1 Objectives | |
| <p>a. To ensure that development in the Precinct occurs in a coordinated manner consistent with the North West Structure Plan and the Precinct's Indicative Layout Plan.</p> | <p>The proposed works will occur as part of an already approved development which has already received consent and aligns with the Precincts Indicative Layout Plan.</p> <p>The transformation of the precinct will maximise the opportunities of the area and create further benefits for the site</p> |
| <p>b. To ensure that infrastructure, services and amenities are sufficient to cope with population growth.</p> | <p>The proposed additional works to the existing approved development have been assessed to ensure there is sufficient infrastructure and utility service capacity. The existing approved consents ensure the efficient capacity of infrastructure and services on the site.</p> |
| 2.2.2 Controls | |
| <p>1. All development applications are to be generally in accordance with the Indicative Layout Plan.</p> | <p>The proposal does not seek to alter the land uses and general design of the approved development associated with the site. The additional works will continue to align with the Indicative Layout Plan.</p> |
| <p>2. When assessing development applications, council will consider the extent to which the proposed development is consistent with the Indicative Layout Plan, including the degree to which the target density is exceeded and impact on, cumulative and precedent implications for the planned infrastructure, and services and amenities provision.</p> | <p>As above.</p> |

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| <p>3. Any proposed variations to the general arrangement of the Indicative Layout Plan, including variations from the target density must be demonstrated by the applicant, to council's satisfaction, to be consistent with the Precinct Planning vision in the relevant Precinct Schedule.</p> | <p>Not applicable, refer above.</p> |
| <p>2.3 Subdivision site analysis</p> | |
| <p>2.3.3 Aboriginal and European heritage</p> | |
| <p>2.3.3.1 Objectives</p> | |
| <p>a. To manage Aboriginal heritage values to ensure enduring conservation outcomes.</p> | <p>Impacts to Aboriginal heritage values have been appropriately managed. An Aboriginal Heritage Letter has been prepared by Urbis and confirms there were no Aboriginal objects on the site and there is low archaeological potential within the site. Therefore, the report assessed the redevelopment could proceed as planned subject to the implementation of an Unexpected Finds Process.</p> |
| <p>b. To ensure areas identified as archaeologically or culturally significant are managed appropriately.</p> | <p>As above.</p> |
| <p>2.3.4 Native vegetation and ecology</p> | |
| <p>2.3.4.1 Objectives</p> | |
| <p>a. To conserve and rehabilitate the remaining native vegetation within the relevant Precinct;</p> | <p>Compliant. The proposed development will involve the removal of only a small number of isolated trees located within an area mapped as existing certified land. Importantly, a large patch of remnant vegetation to the east of the site will remain unaffected by the works. Landscaping within the development will incorporate prescribed trees and preferred native</p> |

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| | species identified in Appendix D of the Blacktown City Council Growth Centres Precinct Development Control Plan 2010. |
| b. To ensure that native vegetation contributes to the character and amenity of the relevant Precinct; | Compliant. Appendix D of the Blacktown City Council Growth Centres Precinct Development Control Plan 2010 includes a list of native species which are components of locally occurring native vegetation communities. These species will be included in the landscaping plans being prepared by Ratio and as such, the areas of vegetation within the development will contribute to the character and amenity of the Precinct. |
| c. To preserve and enhance the ecological values of the Precinct, and ecological links to surrounding areas. | Compliant. The proposed development will not compromise ecological connectivity within the Precinct. Remnant vegetation to the east will continue to function as an ecological link, and the inclusion of locally native species in landscaping will provide additional habitat values. In particular, the planting of flowering native species is expected to support mobile nectivorous fauna, thereby enhancing ecological values and links to surrounding areas. |
| Neighbourhood and subdivision design | |
| 3.1 Residential density and subdivision | |
| 3.1.1 Residential density | |
| 3.1.1.1 Objectives | |
| a. To ensure minimum density targets are delivered. | The proposed works will support the density targets of the area and provide additional dwellings to the already approved proposal at the site. This will create medium density housing in the form of residential flat buildings that is within the walking catchment of public transport. |

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| c. To establish and maintain the desired character of the residential areas. | The proposed works will remain generally consistent with the approved development scheme which has ensured a high-quality, modern design that is in accordance with the desired character of the area. |
| d. To promote housing diversity and affordability. | The proposed works will increase the housing supply provided by the site under the approved consent. An additional 77 apartments are proposed, including 66 affordable housing units. |
| e. To minimize the proliferation of small lot housing in low density areas and ensure that the intensity of development aligns to the zone intent. | As above. The proposed development will maximise the housing supply and density delivered on this site. |
| f. To ensure local infrastructure is sufficient to cope with population growth. | The proposed additional works to the existing approved development have been assessed to ensure there is sufficient infrastructure and utility service capacity. The site is also within the walking catchment of public transport. |

3.1.1.2 Controls

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| 1. All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the minimum residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct. | The site has already been approved for residential flat buildings. The proposed works will deliver additional dwellings and affordable housing units to further contribute to the dwelling target of the precinct. |
| 2. Residential development is to be generally consistent with the residential structure as set out in the Residential Structure Figure in the relevant Precinct Schedule, the typical characteristics of the corresponding Density Band in Table 3-1. | The site has already been approved for residential flat buildings. The proposed works will deliver additional dwellings and affordable housing units to further contribute to the dwelling target of the precinct in accordance with the Residential Structure and typical characteristics set out in this control. |

Development in the residential zones

4.1 Site responsive design

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| <p data-bbox="136 217 365 245">4.1.1 Site analysis</p> <p data-bbox="136 280 1077 389">The Site Analysis Plan should show the existing features of the site and its surrounding area, together with supporting written material. At minimum, the Site Analysis Plan must show the following features:</p> <ul data-bbox="136 411 1111 986" style="list-style-type: none"> <li data-bbox="136 411 1088 520">▪ the position of the proposed building in relation to site boundaries and any other structures and existing vegetation and trees on the site; <li data-bbox="136 542 595 571">▪ any easements over the land; <li data-bbox="136 593 1095 660">▪ the location, boundary dimensions, site area and North Point of the land; <li data-bbox="136 683 1111 750">▪ location of existing street features adjacent to the property, such as trees, planting, street lights; <li data-bbox="136 772 1088 880">▪ contours and existing levels of the land in relation to buildings and roads; and, whether the proposed development will involve any changes to these levels; <li data-bbox="136 903 972 932">▪ location and uses of buildings on sites adjoining the land; <li data-bbox="136 954 804 986">▪ a stormwater concept plan (where required). | <p data-bbox="1122 280 2063 389">The proposed design responds to the detailed site analysis outlined in the application and responds to opportunities and constraints of the site.</p> |
| <p data-bbox="136 1021 595 1050">4.1.3 Sustainable building design</p> | |
| <p data-bbox="136 1085 376 1114">4.1.3.1 Objectives</p> | |
| <p data-bbox="136 1149 887 1177">a. To maximise microclimate benefits to residential lots.</p> | <p data-bbox="1122 1149 2074 1257">The design maximises microclimate benefits to residential lots through careful orientation, landscaping, and shading strategies that enhance comfort and reduce reliance on mechanical heating and cooling.</p> <p data-bbox="1122 1279 2063 1347">To provide a more comfortable environment for occupant and visitors, the development has adopted the following strategies:</p> |

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| | <ul style="list-style-type: none"> ▪ Outdoor communal spaces with landscaping, gardens and lawns to provide additional vegetation. ▪ Green roofs or rooftop gardens ▪ Install high-albedo pavements or permeable pavers in walkways and communal open space areas. ▪ Integrate vertical greenery, where façades face each other. ▪ Add pergolas over communal open spaces combined with climbing plants for natural shading. ▪ Light coloured materials selected for roofs and facades where possible. ▪ Introduction of architectural elements and shading where possible. |
| b. To enhance streetscape amenity. | The design enhances streetscape amenity through high-quality landscaping, articulated built form, and active frontages that contribute to a more attractive and engaging public realm. |
| c. To minimise energy usage and greenhouse emissions and encourage the adoption of renewable energy initiatives. | The design minimises energy usage and greenhouse emissions by incorporating passive design principles, efficient building systems, and provisions to support the integration of renewable energy initiatives. |
| d. To minimise the use of non-renewable resources and minimise the generation of waste during construction. | The design seeks to minimise the use of non-renewable resources and reduce construction waste through efficient material selection, recycling practices, and sustainable construction methods. |
| 4.1.3.2 Controls | |
| 1. New residential dwellings, including a residential component within a mixed-use building and serviced apartments intended, or capable of being, strata titled are to be accompanied by a BASIX Certificate and are to incorporate all commitments stipulated in the BASIX Certificate. | <p>The BASIX assessment along with thermal comfort modelling will be undertaken and reported within the BASIX Report by Gradwell Consulting. The development is achieving the following BASIX outcomes:</p> <ul style="list-style-type: none"> ▪ 35% Energy (Target 35%) |

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| | <ul style="list-style-type: none"> ▪ 40% Water (Target 40%) ▪ Thermal comfort <ul style="list-style-type: none"> – Maximum heating load = 55.7 MJ/m² – Maximum cooling load = 56.2 MJ/m² – Average 6 Star NatHERS across the development |
| 2. Indigenous species are to make up more than 50% of the plant material mix. | This is achieved. Refer to Page 9 of the Landscape Report which includes the specific landscape design response to this control. |
| 3. The majority of plant species are to be selected from the preferred species listed at Appendix D. | This is achieved. Refer to Page 9 of the Landscape Report which includes the specific landscape design response to this control. |
| 4. A landscape plan is to be submitted with every application for multi-dwelling housing and residential flat buildings. | A Landscape Plan has been provided by Ratio and supports this application. |
| 5. The provisions of BASIX will apply with regards to water requirements and usage. | As detailed above. A BASIX assessment is being completed and ensure compliance with the water requirements. |
| 6. The design of dwellings is to maximise cross flow ventilation. | The dwellings are designed to maximise cross-flow ventilation through careful orientation, window placement, and internal layout. |
| 7. Open fireplaces, wood fired heaters and slow combustion stoves are not permitted. | The design does not include open fireplaces, wood-fired heaters, or slow combustion stoves. |
| 8. The positioning and size of windows and other openings is to take advantage of solar orientation to maximise natural light penetration to indoor areas and to minimise the need for mechanical heating and cooling. | Windows and openings are positioned and sized to optimise solar orientation, maximising natural light penetration and reducing reliance on mechanical heating and cooling. |
| 10. Design and construction of dwellings is to make use of locally sourced materials where possible. | The design and construction of the dwellings seek to utilise locally sourced materials where possible to reduce transport impacts and support local industry. |

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| 11. Residential building design is to use, where possible, recycled and renewable materials. | Where possible, products selected for the project will be sustainable which are verified through recycled content, re-use, environmental product declarations, certifications and more. This will ensure reduced toxicity and improve environmental quality while reducing waste. |
| 4.3 Additional controls for certain dwelling types | |
| 4.3.5 Controls for residential flat buildings, manor homes and shop-top housing | |
| 4.3.5.1 Objectives | |
| a. To establish a high-quality residential environment where all dwellings have a good level of amenity. | The proposal establishes a high-quality residential environment by ensuring all dwellings are designed with a good level of amenity, natural light, ventilation, and functional living spaces. |
| b. To encourage a variety of housing forms within residential areas. | Housing choice and affordability is provided by the proposed development. The proposed works will increase the housing diversity on the site to provide additional apartment dwellings as well as 66 affordable housing units. |
| c. To ensure the provision of housing that will, in its adaptable features, meet the access and mobility needs of any occupant. | <p>The design incorporates adaptable features to support accessibility and mobility, ensuring the dwellings can meet the needs of a wide range of occupants.</p> <p>Design intent to meet access & adaptable housing requirements. Refer to Access Report 01.</p> |
| 4.3.5.2 Controls | |
| <p>2. Residential flat buildings are to:</p> <ul style="list-style-type: none"> ▪ be located on sites with a minimum street frontage of 30m, and ▪ have direct frontage to an area of the public domain (including streets and public parks), and | The proposed residential flat building is located on a site with the required street frontage, provides direct frontage to the public domain, has been designed to protect the amenity of adjoining residential land by minimising overshadowing, privacy and visual impacts and provides a well-articulated massing strategy. |

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| <ul style="list-style-type: none"> ▪ not adversely impact upon the existing or future amenity of any adjoining land upon which residential development is permitted with respect to overshadowing impact, privacy impact or visual impact ▪ avoid a 'ziggurat' appearance when designing for building separation, 1 step maximum in the built form is preferred. | <p>Refer to the Architectural Plans for further details.</p> |
| <p>3. All residential flat buildings are to be consistent with:</p> <ul style="list-style-type: none"> ▪ SEPP No. 65 – Residential Apartment Development and the NSW Apartment Design Guide ▪ the primary controls set out in Table 4-10 | <p>The proposed residential flat building has been designed in accordance with SEPP No. 65 – Residential Apartment Development, the NSW Apartment Design Guide, and the primary controls set out in Table 4-10. The proposed development will generally meet or exceed ADG requirements (with the exception of a minor shortfall in deep soil area).</p> |
| <p>4. In all residential flat building developments containing 10 dwellings or more, a minimum of 10% of all apartments are to be designed to be capable of adaptation for access by people with all levels of mobility. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes 'pre-adaptation' design details to ensure people with a disability can visit.</p> | <p>The development provides 42 adaptable units of the 411 units (10.2%), meeting the 10% requirement.</p> <p>Design intent to meet access & adaptable housing requirements. Refer to Access Report 01.</p> |
| <p>5. Where possible, adaptable dwellings are to be located on the ground floor. Dwellings located above the ground level of a building may only be provided as adaptable dwellings where lift access is available within the building. The lift access must provide access from the basement to allow access for people with disabilities.</p> | <p>While not all adaptable dwellings are located on the ground floor, all are fully accessible via lift from both the ground level and basement, ensuring compliance with accessibility requirements.</p> <p>Design intent to meet access & adaptable housing requirements. Refer to Access Report 01.</p> |
| <p>6. The first 3 m of the side and rear setback must be a deep soil zone.</p> | <p>The first 3 m of the side and rear setbacks are provided as deep soil zones, apart from minor encroachments for entry ramps and stairs.</p> <p>Page 9 of the Landscape Report includes the specific landscape design response to this control.</p> |

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| 7. Basements and basement parking areas are not permitted in the setback. Vehicle access ramps running parallel to the boundary must be setback 3m from side and rear boundaries. | No vehicle access ramps run parallel to the boundaries, and all basement areas are located outside the 3 m side and rear setbacks. |
| 8. The development application must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995). | Design intent to meet access & adaptable housing requirements. Refer to Access Report 01. |
| 9. Car parking and garages allocated to adaptable dwellings must comply with the requirements of Australian Standards for disabled parking spaces. | Accessible parking has been provided. Refer to Section 1.0 of Access Report 01 for the number of spaces provided and detailed requirements. |
| 10. A landscape plan is to be submitted with every application for residential flat buildings. | A Landscape Plan has been provided by Ratio and supports this application. |
| 11. Ground level common open space must include deep soil planting. Large areas of consolidated planting are preferred over narrow perimeter planting. | Page 9 of the Landscape Report includes the specific landscape design response to this control |
| 12. Common open space above ground level must not exceed a maximum of: <ul style="list-style-type: none"> ▪ 30% on podium, balcony or terrace area ▪ 30% of the total common open space on the roof of the building. | 76% of the total communal open space is provided at ground level, with the remaining 24% distributed across six rooftop areas, ensuring compliance with podium and roof space limits. Page 9 of the Landscape Report includes the specific landscape design response to this control |
| 13. Outdoor spaces on rooftop and podium level common open space must be designed to: <ul style="list-style-type: none"> ▪ provide suitable shade, drainage and weather protection ▪ provide landscaping and sustainable planting (minimum dimension of 1.5 m and 0.6 m minimum soil depth) | Rooftop and podium common open spaces have been designed to incorporate shade structures, adequate drainage and weather protection, landscaped areas with sustainable planting (1.5 m minimum dimension and 0.6 m soil depth), wind mitigation and edge safety |

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| <ul style="list-style-type: none"> mitigate wind impacts and provide safety around edges for the safety of residents and visitors and pedestrians in the public domain. The Applicant must address how the design will prevent falls and objects being thrown over the side. have set hours of operation. As a guide 8 am to 8 pm is encouraged on weekdays/nights. | <p>measures, with restricted hours of operation in line with recommended guidance.</p> <p>Page 9 of the Landscape Report includes the specific landscape design response to this control</p> |

Key controls for residential flat buildings, manor homes and shop-top housing (R3 zone residential flat buildings)

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| <p>Site coverage 50%</p> | <p>The proposal achieves a site coverage of 7,527 m² (49%) over a total site area of 15,267 m², complying with the 50% site coverage control.</p> |
| <p>Landscaped area (minimum) 30% of site area</p> | <p>Minor non-compliance with numerical metric, however achieved objective and is appropriate in its context. The development will provide 20% of landscape area.</p> |
| <p>Communal open space 25% of site area 3 m min. dimension</p> | <p>A total of 5,718.96 m² (37.5% of the site area) is provided as communal open space, exceeding the 25% minimum requirement.</p> |
| <p>Principal private open space (PPOS) Min. 15m² per dwelling with min. dimension of 2.5 m or Min 8m² per dwelling with min. dimension of 2.0 m if provided as a balcony or rooftop</p> | <p>The development complies with the NSW Apartment Design Guide (ADG) standards, providing a minimum of 4m² for studios, 8m² for one-bedroom, 10m² for two-bedroom, and 12m² for three-bedroom or larger apartments, each with a minimum depth of 2 metres.</p> |
| <p>Front setback 6m</p> | <p>The development complies with the 6 m front setback requirement, with balconies encroaching up to 4.5 m from the boundary for the first three storeys, within the permitted 50% façade length.</p> |

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| Balconies and other articulation may encroach into the setback to a maximum of 4.5m from the boundary for the first 3 storeys, and for a maximum of 50% of the façade length | |
| Side setback (minimum) 6 m up to 4 storeys 9 m for 5 storeys and over | The development complies with the 6m up to 4 storeys and 9m for 5 storeys and above. |
| Rear setback (minimum) 6 m | The development complies with the 6m rear setback. |
| Zero-lot line (minimum) Not permitted | N/A |
| Habitable room/balcony separation distance (minimum) for 3 storeys and above 12 m | The development complies with the 12m habitable room/balcony separation distance. |
| Car parking spaces <ul style="list-style-type: none"> ▪ 1 space per dwelling, plus 0.5 spaces per 3-or more-bedroom dwelling ▪ May be in a 'stack parking' configuration ▪ Car parking spaces to be located below ground or behind building line ▪ 1 visitor car parking space per 5 apartments ▪ Bicycle parking spaces: 1 per 3 dwellings | Car parking is provided in accordance with the required rates, including 1 space per dwelling plus 0.5 spaces for 3-bedroom dwellings, 1 visitor space per 5 apartments, and bicycle parking at a rate of 1 per 3 dwellings. All parking is located below ground in a compliant configuration. |
| Garage dominance A maximum of two garage doors per 20m of lot frontage facing any one street frontage | The design complies with the control, with no more than two garage doors provided per 20 m of street frontage. |

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| Garages and car parking dimensions (min.) Covered: 3 m x 5.5 m Uncovered: 2.5 m x 5.2 m Aisle widths must comply with AS 2890.1 | All car parking spaces and aisles have been designed in accordance with the minimum dimensions and requirements of AS 2890.1. |

Schedule 8 Riverstone East Precinct

3 Subdivision planning and design

3.1 Vision

Planning for the Riverstone East Precinct responds to the need for new and diverse housing in Sydney that is well connected to major centres and employment, protects natural assets and encourages sustainable living. Consideration of the surrounding context, history and natural environment has informed the precinct planning process.

The Precinct will consist of a mix of housing types that allows greater choice for different household types. It is predominantly accommodated with low density housing. Medium density housing is located around the village centre, schools and open spaces. Medium and high density housing is located in proximity to Cudgegong Road station on the Sydney Metro North West in the adjacent Area 20 (Cudgegong Road Station) Precinct, to optimise convenient living near retail, community facilities, schools, recreational facilities and public transport.

Items and places of significant heritage value, particularly Aboriginal Heritage and Nu Welwyn, have been integrated into the planning of the Precinct and protected through a sensitive design approach.

The village centre will support retail, commercial services, and a community facility to promote community interaction. A business

The proposed development will deliver upon the vision of the Riverstone East Precinct by providing new and diverse housing that is well connected to centres and employment, whilst respecting the existing character and natural assets of the area.

Housing choice and affordability is enhanced by the proposed works, as it seeks to increase the housing supply of the site from the approved consent. It will deliver an additional 84 apartment dwellings, as well as 70 affordable housing units. This will improve the housing diversity offering to local area.

The site is well located to benefit from existing public transport infrastructure. This will increase the amenity of the site to support residents to be less dependent on private vehicles.

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| <p>enterprise corridor along Schofields Road provides employment uses in a visually prominent and accessible location. The distribution of both active and passive open space uses supports connections to key destination areas including the Sydney Metro North West and a green corridor along First Ponds Creek.</p> <p>Direct road connections to the nearby Riverstone and Schofields Railway Stations and the Sydney Metro North West ensure regional public transport accessibility. Consideration has also been made for a transport corridor to link the Sydney Metro North West to the west. A safe and permeable street network will promote accessibility, connectivity and social interaction. The provision of cycle ways and pedestrian connections as well as public transport connections to surrounding centres will promote a community that is less dependent on private vehicle use.</p> | |