

Assessment of compliance THDCP 2012

1. PART A Introduction

Noted. This section will not apply to future development where relevant.

2. PART B Land Use Zones

1.1 Part B Section 5 - Residential Flat Building

This section will not apply to future development. The UDG will supersede this. Refer Section 1.2 of the UDG.

Clause	UDG	Assessment
Part B – Land Use / Zones		
Part B Section 5 - Residential Flat Building		
INTRODUCTION		
This Section of the DCP must be read in conjunction with Part A – Introduction of this DCP.	Section 1.2. identifies that the Part A will be read in conjunction with the UDG where relevant.	Consistent.
1.1. LAND TO WHICH THIS SECTION OF THE PLAN APPLIES		
This Section of the DCP applies to land where, under the provisions of The Hills Local Environmental Plan (LEP) 2012, residential flat buildings are a permissible use. The provisions of this Section also apply to shop top housing where specifically identified in the Part B Section 8 - Shop Top Housing of this DCP.	Section 1.2. identifies land to which the UDG will apply.	Consistent.
1.2. ACCESS AND MOBILITY		
<p>This Section of the DCP seeks to ensure equitable access to suitable housing is provided for all people and should be read in conjunction with the following policies and legislation where applicable:</p> <p>Disability Discrimination Act 1992 and Disability (Access to Premises - Buildings) Standards</p> <p>The Disability Discrimination Act 1992 aims to eliminate discrimination against people on the grounds of disability and includes provisions which make it unlawful to discriminate against a person with disability in relation to access to, or use of, premises.</p>	<p>Section 2.9 Diversity and Inclusion</p> <p>Liveable and Adaptable Housing</p> <p>Controls</p> <p>3. Residential flat buildings and multi dwelling housing are to comply with the standards under the Disability Discrimination Act and Building Code of Australia.</p>	Consistent.

Clause	UDG	Assessment										
<p>The Disability (Access to Premises - Buildings) Standards prescribes a set of design and construction standards covering access to new buildings or an extension to/modification of an existing building. Compliance with the Premises Standards ensures compliance with the requirements of the Disability Discrimination Act.</p> <p>Australian Standards referred to in this DCP:</p> <table><tr><th>Standard No.</th><th>Description</th></tr><tr><td>AS1428.1</td><td>Design for access and mobility – general requirements for access – New building work</td></tr><tr><td>AS1428.2</td><td>Design for access and mobility – general requirements for access – Enhanced and additional requirements – Buildings and facilities</td></tr><tr><td>AS4299</td><td>Adaptable housing</td></tr><tr><td>AS2890.6</td><td>Parking facilities - Off-street parking for people with disabilities</td></tr></table>	Standard No.	Description	AS1428.1	Design for access and mobility – general requirements for access – New building work	AS1428.2	Design for access and mobility – general requirements for access – Enhanced and additional requirements – Buildings and facilities	AS4299	Adaptable housing	AS2890.6	Parking facilities - Off-street parking for people with disabilities		
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1.3 SEPP 65 – DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT												
<p>Refer to State Environmental Planning Policy No. 65.</p>	<p>Section 1.2 refers to SEPP 65 in the introduction section 'Relationship of this Urban Design Guideline to other plans and policies'. Refer to Section 1.2. and policies of the UDG.</p>	<p>Generally consistent.</p> <p>The Concept Proposal complies with the requirements of SEPP 65 and associated ADG. Refer to Revised Design Verification Statement (Appendix D) and Revised ADG Compliance Assessment (Appendix A).</p> <p>Future DAs for residential buildings are required to comply with SEPP 65.</p>										
2. AIMS AND OBJECTIVES OF THIS SECTION OF THE DCP												
<p>Council's objectives for residential flat building development are:</p>	<p>The UDG includes a range of objectives and controls that cover these items.</p>	<p>Consistent.</p>										

Clause	UDG	Assessment
<ul style="list-style-type: none"> (i) Encourage a high standard of aesthetically pleasing and functional residential flat building developments that sympathetically relate to adjoining and nearby developments. (ii) Ensure that development will not detrimentally affect the environment of any adjoining lands and ensure that satisfactory measures are incorporated to ameliorate any impacts arising from the proposed development. (iii) Encourage innovative and imaginative designs with particular emphasis on the integration of buildings and landscaped areas that add to the character of the neighbourhood. (iv) Provide high levels of amenity and safety for future residents of any residential flat building development. (v) To ensure that residential flat building developments incorporate the principles of Ecologically Sustainable Development. 		
3. OBJECTIVES AND DEVELOPMENT CONTROLS		
<p>Objectives and development controls for residential flat buildings are set out in the following sections.</p> <p>In addition to the policies, guidelines and documents specified in section 1.4 of Part A - Introduction, this Residential Flat Building Section is to be read in conjunction with other relevant Sections including:</p> <p>Part C Section 1 – Parking</p> <p>Part C Section 2 – Signage</p> <p>Part C Section 3 – Landscaping</p> <p>Part C Section 4 – Heritage</p> <p>Part C Section 6 – Flood Controlled Land</p> <p>A checklist identifying the development controls is provided as a summary in Appendix A – Development Control Calculations/Compliance Sheet within this section.</p>	Section 1.2. identifies that Part A will be read in conjunction with these sections which will continue to apply where relevant.	Consistent. See below for an assessment against Section 1, 3, 4 and 6.
3.1. SITE REQUIREMENTS		
<p>OBJECTIVES</p> <ul style="list-style-type: none"> (i) To ensure development sites have sufficient areas to provide adequate access, parking, landscaping and building separation. (ii) To provide for the orderly development of residential land through the consolidation of lots. (iii) To ensure development on a particular site has due regard to adjoining developments in accordance with Council's ESD objective 7. 	<p>Various objectives and controls in the UDG regarding parking, access, landscaping, building separation and ESD.</p> <p>(ii) Lot consolidation not relevant.</p>	<p>Generally consistent.</p> <p>The proof of Concept Plans and UDG demonstrates that the development lots provide adequate access, parking, landscaping and building separation.</p> <p>The Concept Proposal provides for the orderly and sustainable development of the Site by establishing a framework for the provision of future built form, utilities, water</p>

Clause	UDG	Assessment
		management and ESD measures to be delivered.
DEVELOPMENT CONTROLS (a) The minimum road frontage requirement is 30 metres (b) Development sites shall not be accessed via a right of way and/or access handle. Access driveways should be centrally located within any proposed residential flat building development site. (c) A residential flat building development shall not isolate adjoining lots so that they are incapable of multi dwelling housing development, meaning there will be insufficient area to meet the minimum site area requirement in Clause 4.1A <i>Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings</i> of the LEP 2012.	<p>Complies. Concept approval establishes development lots for Precinct East. Each has a road frontage of >30m.</p> <p>Access locations are identified in the UDG. Refer to car parking and access controls developed for each Precinct Sections 3.2.13. (Precinct West), 4.2.12. (Doran Drive), and 5.2.16. (Precinct East).</p> <p>Concept plan provides for the future built form.</p>	Consistent. Controls specific to each precinct have been developed.
3.7. BUILDING LENGTH		
OBJECTIVES (i) To reduce the visual bulk and scale of residential flat building developments. (ii) To ensure that developments will enhance and contribute to the streetscape and desired character of the future and existing neighbourhood.	<p>Precinct West Section 3.2.2. Building Siting, Massing and Scale Objectives</p> <p>a. To protect and enhance the rich, distinctive and valued character of the area, particularly those elements that contribute to a sense of place and identity including the Castle Hill Showground and Cattai Creek.</p> <p>b. To provide building forms that reinforce the desired character of the area.</p> <p>c. To ensure building orientation maximises visual amenity and natural surveillance, taking advantage of any views to open space, public reserves and bushland.</p> <p>d. To ensure towers are of a slender design to reduce perceived bulk and scale.</p> <p>e. To ensure towers create an open, attractive and distinct skyline.</p> <p>f. To frame and define the streets and public open spaces with appropriately scaled built edge.</p> <p>g. To create a cohesive built environment through consistent and/or complementary elements of built form composition (eg relationships between podiums, modulation, proportions and the like).</p> <p>Doran Drive Section 4.2.3. Building Siting, Massing and Scale Objectives</p> <p>a. To protect and enhance the rich, distinctive and valued character of the area, particularly those elements that contribute to a sense of place and identity including the Castle Hill Showground and Station Plaza.</p> <p>b. To provide building forms that reinforce the desired character of the area.</p>	Consistent. Objectives specific to each precinct have been developed.

Clause	UDG	Assessment
	<p>c. To ensure building orientation maximises visual amenity and natural surveillance, taking advantage of any views to open space, public reserves and bushland.</p> <p>d. To ensure towers are of a slender design to reduce perceived bulk and scale.</p> <p>e. To ensure towers create an open, attractive and distinct skyline.</p> <p>f. To frame and define the streets and public open spaces with appropriately scaled built edge.</p> <p>g. To create a cohesive built environment through consistent and/or complementary elements of built form composition (e.g. relationships between podiums, modulation, proportions and the like).</p> <p>Precinct East</p> <p>Section 5.2.4. Building Siting, Massing and Scale</p> <p>Objectives</p> <p>a. To protect and enhance the rich, distinctive and valued character of the area, particularly those elements that contribute to a sense of place and identity including the Castle Hill Showground and existing landscape within the Precinct East Park.</p> <p>b. To provide building forms that reinforce the desired character of the area.</p> <p>c. To ensure building orientation maximises visual amenity and natural surveillance, taking advantage of any views to open space, public reserves and bushland.</p> <p>d. To ensure towers are of a slender design to reduce perceived bulk and scale.</p> <p>e. To ensure towers create an open, attractive and distinct skyline.</p> <p>f. To frame and define the streets and public open spaces with appropriately scaled built edge.</p> <p>g. To create a cohesive built environment through consistent and/or complementary elements of built form composition (eg relationships between podiums, modulation, proportions and the like).</p> <p>h. To protect the natural features of the Precinct in existing stands of trees and solar access to the public realm.</p>	
<p>DEVELOPMENT CONTROL</p> <p>(a) The maximum linear length of any residential flat building is to be 50 metres.</p>	N/A. Part D Section 5.5 overrides this control and provides for a maximum building length of 65m.	See Section 5.5.
3.8. BUILDING DESIGN AND STREETScape		
<p>OBJECTIVES</p> <p>(i) To ensure residential flat building development of a high standard based on appropriate building design and attention to detail, which integrates suitably into the existing or future urban environment.</p>	<p>The UDG includes a range of built form and design controls to ensure high quality design outcomes.</p> <p>Refer to Sections 2.8. Design Excellence, 2.16. Amenity, Precinct Guidelines – Sections 3.2 Precinct West, 4.2 Doran Drive and 5.2 Precinct East.</p>	Generally consistent. Controls specific to each precinct have been developed.

Clause	UDG	Assessment
<ul style="list-style-type: none"> (ii) To achieve residential flat building developments that is of a high standard of design and construction in terms of both internal and external appearance. (iii) To ensure that developments are aesthetically pleasing, encourage creativity and diversity in design, incorporating architectural relief and modulation of facades to avoid a bulky or monotonous appearance. (iv) To ensure the appearance of residential flat building developments enhance the streetscape, complement adjoining and surrounding development in terms of scale and character. 		
DEVELOPMENT CONTROLS <ul style="list-style-type: none"> (a) Applicants must refer to Council's "<i>Multi-Unit Housing: Urban Design Guidelines, 2002</i>" which have been adopted by Council as a guide for the design of residential flat building development. (b) Designs must be in harmony in terms of form, mass, colour and structure with the existing and likely future development in the street. (c) The siting and design should seek to ensure a clear definition of the street edge and reinforce street corners. Building lines together with landscaping treatments should distinguish the public and private realms. (d) Developments must not be repetitive in design and should incorporate harmonious variations into design features such as verandas, entrances, facades etc. 	N/A	N/A – ADG supersedes this. Refer to Urban Design Report (Appendix H), Urban Design Guidelines (Appendix I) and Design Excellence Strategy (Appendix E) prepared to support this concept proposal.
Walls and Rooflines <ul style="list-style-type: none"> (e) Walls should be articulated in plan and section to reduce building bulk. (f) Walls should comprise a variety of colours to reduce monotony and add variety to the streetscape. (g) Walls should incorporate windows to enhance façade appearance. (h) Walls and roofs are the major elements that determine the development form, scale and bulk. Carefully designed walls with well-balanced vertical and horizontal proportions play a significant role in establishing the character of the development and the streetscape as a whole. (i) Break up large horizontal facades, whether walls or roofs, into smaller sections of no longer than 10 metres, with careful consideration given to materials and colours. (j) Enhance the façade through the use of well-proportioned and balanced projections and recesses. (k) Provide architectural features in the façade that give human scale at ground floor level, such as entry porches, pergolas and so on. 	Addressed by a range of controls. Refer to Sections: 3.2. Precinct West Design Guidelines 3.2.2. Building Siting, Massing and Scale 3.2.3. Street Wall Heights 3.2.9. Building Articulation and Facades 4.2. Doran Drive Precinct Design Guidelines 4.2.1. Doran Drive Plaza 4.2.3. Building Siting, Massing and Scale 4.2.4. Street Wall Heights 4.2.9. Building Articulation and Facades 5.2. Precinct East Design Guidelines 5.2.4. Building Siting, Massing and Scale 5.2.6. Street Wall Heights 5.2.12. Building Articulation and Facades	Generally consistent. Controls specific to each precinct have been developed.
Garages <ul style="list-style-type: none"> (l) Any visible garage walls should be comprised of more than one material and colour to enhance visual attractiveness and interest. 	Precinct West Section 3.2.9. Building Articulation and Facades Control	Generally consistent.

Clause	UDG	Assessment
(m) Any ground level car parking, garages and/or basement garage doorways should be concealed or screened by planting from the street and public view, as much as possible.	<p>16. Any visible carpark entries or walls should be comprised of more than one material and colour to enhance visual attractiveness and interest.</p> <p>17. Any ground level car park entries should be concealed or screened by planting from the street and public view, as much as possible.</p> <p>Doran Drive</p> <p>Section 4.2.9. Building Articulation and Facades</p> <p>Control</p> <p>16. Any visible carpark entries or walls should be comprised of more than one material and colour to enhance visual attractiveness and interest.</p> <p>17. Any ground level car park entries should be concealed or screened by planting from the street and public view, as much as possible.</p> <p>Precinct East</p> <p>11. Any visible carpark entries or walls should be comprised of more than one material and colour to enhance visual attractiveness and interest.</p> <p>12. Any ground level car park entries should be concealed or screened by planting from the street and public view, as much as possible.</p>	
<p>Entrances</p> <p>(n) Entrances to residential flat buildings should be clearly visible from the public and semi-public areas. Lighting should be provided for safety at night. These entries contribute to the streetscape and character; therefore, they need to be considered in the design.</p> <p>(o) Building entries should be readily apparent from the street and clearly visible from inside the dwelling to improve casual surveillance.</p> <p>(p) The space around the building entrance should be sufficiently large to stand out and have a distinctive architectural form.</p> <p>(q) Site entries should be distinctive, attractive and welcoming.</p> <p>(r) Provide sheltered transitional areas around building entries.</p> <p>(s) All ground floor dwellings should have their own entry at ground level.</p> <p>(t) Building entries should be visible from, or address, the site front boundary. Building entries in walls should be clearly delineated and observable from the driveway.</p>	<p>Precinct West</p> <p>Section 3.2.9. Building Articulation and Facades</p> <p>Section 3.2.10. Active Use and Street Frontage</p> <p>Doran Drive</p> <p>Section 4.2.9. Building Articulation and Facades</p> <p>Section 4.2.10. Active Use and Street Frontage</p> <p>Precinct East</p> <p>Section 5.2.10. Residential Typologies and Street Activation</p> <p>Section 5.2.15. Park Interface</p>	Generally consistent. Controls specific to each precinct have been developed.
<p>Views and Siting</p> <p>(u) Siting of the building is to take advantage of any views to nearby/adjoining landscaped open space or any public reserve.</p> <p>(v) The siting and design of dwellings should also take advantage of any views to open space, public reserves and bushland to promote natural surveillance and to enhance the visual amenity of residents. Blank courtyard walls along boundaries shared with open space or reserves should be avoided and opportunities to create and orient dwellings to permit direct views from living areas into the open space/reserve should be pursued in design.</p>	<p>Siting of buildings is addressed by a range of controls. Refer to Sections:</p> <p>Precinct West</p> <p>3.2.2. Building Siting, Massing and Scale</p> <p>Doran Drive Precinct</p> <p>4.2.3. Building Siting, Massing and Scale</p> <p>Precinct East</p> <p>5.2.4. Building Siting, Massing and Scale</p>	<p>Partially consistent. Controls specific to each precinct have been developed.</p> <p>(u) & (v) the UDG include controls relating to the siting of the buildings and dwellings.</p> <p>(w) N/A Courtyards are proposed at ground level of apartments in Precinct East to</p>

Clause	UDG	Assessment
(w) Dwellings that have courtyards facing a street or public place should be avoided. Where other design constraints dictate the need for a fence facing a public street or space. The design must comply with the controls specified in section 3.27 - Fencing of this Section of the DCP and consideration must be given to streetscape and visual impact issues.		activate the street frontage in Part D Section 9 Hills Showground Station Precinct.
SUBMISSION REQUIREMENTS <ul style="list-style-type: none"> Elevations Plans. Design verification as required by SEPP 65 (Refer to section 1.2). 	N/A	<p>To be addressed as part of submission requirements. Not necessary to include in the UDG.</p> <p>Concept proposal complies. Elevations have been provided in the Proof of Concept.</p> <p>Refer to ADG Compliance Summary and Table (Appendix A) and Design Verification Statement (Appendix D).</p>
3.9. URBAN DESIGN GUIDELINES		
OBJECTIVES <ul style="list-style-type: none"> (i) To encourage urban design principles which reinforce the character of the precinct. (ii) To ensure that future development responds to and is compatible with the landscape, topography and visual setting of the area. (iii) To promote a built form of high architectural quality which compliments existing streetscape character and improves the amenity of public space. 	Design Guidelines have been developed for each precinct. Refer to Sections: 3.2. Precinct West Design Guidelines 4.2. Doran Drive Precinct Design Guidelines 5.2. Precinct East Design Guidelines	Generally consistent. Controls specific to each precinct have been developed.
DEVELOPMENT CONTROLS <ul style="list-style-type: none"> (a) Applications must demonstrate conformity with “<i>Baulkham Hills Multi Unit Housing – Urban Design Guidelines, 2002</i>” which has been adopted by Council as a guide for the design of residential flat buildings. This document also details desired future character statements for each precinct and sub-precinct. 	As above.	As above.
SUBMISSION REQUIREMENTS <ul style="list-style-type: none"> Provide a detailed statement, which addresses the “Baulkham Hills Multi Unit Housing – Urban Design Guidelines 2002,” – Section 6 – Precinct Character Statements and Section 7 - Sub-Precinct Character Statements. 	As above.	As above.
3.10. DENSITY		
OBJECTIVES	The Concept Plans for Approval (Appendix B) set out the maximum densities and dwelling yield for each development lot.	This section is superseded by the rezoning of Showground Station Precinct and

Clause	UDG	Assessment
<div><div>(i) To ensure residential flat building development does not over-tax existing services and facilities.</div><div>(ii) To provide opportunities for a suitable density housing form that is compatible with the existing surrounding development.</div></div>		<div>supporting site specific DCP and contributions plan.</div> <div>Refer to Section 4.2 of the RTS for further details regarding density.</div>
<div><div>DEVELOPMENT CONTROLS</div><div>(a) The maximum population density permitted is 175 persons per hectare with a desirable range between 150-175 persons per hectare. The density is based upon the occupancy rates in Table 2:</div><div><div><div>Table 2 Occupancy Rates Dwelling TypeOccupancy Rate (Persons)</div><div><div>Existing dwelling3.5</div><div>1 bedroom unit1.3</div><div>2 bedroom unit2.1</div><div>3 bedroom unit2.7</div><div>4 bedroom unit3.5</div></div></div></div></div>	As above.	Generally consistent.
<div>Note. The maximum density should not be considered as a desired yield for each site. The yield will be dependent on identifying designs that address the objectives of this Section of the DCP.</div>	As above.	Generally consistent.
<div><div>SUBMISSION REQUIREMENTS</div><div><div>• Provide details of the proposed density of the development.</div></div></div>	As above.	To be addressed as part of submission requirements. Not necessary to include in the UDG.
3.11. UNIT LAYOUT AND DESIGN		
<div><div>OBJECTIVES</div><div><div>(i) To ensure that individual units are of a size suitable to meet the needs of residents.</div><div>(ii) To ensure the layout of units is efficient and units achieve a high level of residential amenity.</div><div>(iii) To provide a mix of residential flat types and sizes to accommodate a range of household types and to facilitate housing diversity.</div><div>(iv) Address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.</div></div></div>	<div>Section 2.9. Diversity and Inclusion</div> <div>Dwelling Typologies & Mix</div> <div>Objectives</div> <div><div>a. To provide housing choice to suit different demographics, living needs and household budgets.</div><div>b. To guide appropriate locations for differential typologies given their proximity to infrastructure and mixed-use areas, as well as adjacent residential areas and open space</div></div>	<div>Generally consistent objectives regarding apartment mix.</div> <div>Apartment layout controls are addressed in the ADG pursuant to Clause 6A of SEPP 65.</div>

Clause	UDG	Assessment												
(v) To ensure designs utilise passive solar efficient layouts and maximise natural ventilation.														
DEVELOPMENT CONTROLS Apartment Mix a) No more than 25% of the dwelling yield is to comprise either studio or one bedroom apartments. b) No less than 10% of the dwelling yield is to comprise apartments with three or more bedrooms.	Section 5.5. (2) Part D Section 9 Hills Showground Station Precinct supersedes this section. Controls have been included in Section 1.6 Diversity and Inclusion of the UDG regarding mix generally consistent with Part D.	Generally consistent.												
Residential Flat Development (less than 30 units) c) The minimum internal floor area for each unit, excluding common passageways, car parking spaces and balconies shall not be less than the following: <table><tr><td>1 bedroom unit</td><td>75m²</td></tr><tr><td>2 bedroom unit</td><td>110m²</td></tr><tr><td>3 bedroom unit</td><td>135m²</td></tr></table>	1 bedroom unit	75m ²	2 bedroom unit	110m ²	3 bedroom unit	135m ²	N/A. More than 30 apartments provided.	Apartment sizes will comply with the minimum requirements set out in the ADG pursuant to Clause 6A of SEPP 65.						
1 bedroom unit	75m ²													
2 bedroom unit	110m ²													
3 bedroom unit	135m ²													
Residential Flat Development (30 or more units) d) The minimum internal floor area for each unit, excluding common passageways, car parking spaces and balconies shall not be less than the following: <table><tr><td>Apartment Size Category</td><td>Apartment Size</td></tr><tr><td colspan="2">Type 1</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 or more bedrooms</td><td>95m²</td></tr><tr><td colspan="2">Type 2</td></tr></table>	Apartment Size Category	Apartment Size	Type 1		1 bedroom	50m ²	2 bedroom	70m ²	3 or more bedrooms	95m ²	Type 2		N/A	ADG prevails as per Clause 6A of SEPP 65.
Apartment Size Category	Apartment Size													
Type 1														
1 bedroom	50m ²													
2 bedroom	70m ²													
3 or more bedrooms	95m ²													
Type 2														

Clause	UDG	Assessment
<p>1 bedroom 65m²</p> <p>2 bedroom 90m²</p> <p>3 or more bedrooms 120m²</p> <p>Type 3</p> <p>1 bedroom 75m²</p> <p>2 bedroom 110m²</p> <p>3 or more bedrooms 135m²</p>		
<p>(e) Type 1 apartments shall not exceed 30% of the total number of 1, 2 and 3 bedroom apartments.</p> <p>(f) Type 2 apartments shall not exceed 30% of the total number of 1, 2 and 3 bedroom apartments.</p> <p>(g) All remaining apartments are to comply with the Type 3 apartment sizes.</p>	N/A	ADG prevails as per Clause 6A of SEPP 65
<p>All Residential Flat Buildings</p> <p>(h) Unit layouts that achieve the following are required:</p> <ul style="list-style-type: none"> Minimise corridors/circulation space and avoid dormant areas with little or no natural surveillance; Permit sunlight access; Achieve cross ventilation; and Protect the visual and acoustic privacy of residents. 	N/A	<p>ADG prevails as per Clause 6A of SEPP 65</p> <p>The Proof of Concept Plans demonstrate that units are well laid out and achieve good amenity. Future detailed DAs will address these requirements as per the ADG.</p>
<p>(i) In this regard double loaded floor plans and single aspect units (Refer to Figure 6) must not be used unless:-</p> <ul style="list-style-type: none"> Four (4) hours of direct sunlight is available for windows of primary living areas between 9am and 3pm on 21 June; and Adequate ventilation can be achieved. <p>Source: Better Urban Living Guidelines for Urban Housing in NSW.</p>	N/A	Solar and daylight access is to be in accordance with the ADG as per Clause 6A of SEPP 65.
<p>(j) Floor to ceiling height must be in accordance with Building Code of Australia requirements. Where deeper floor plans are used higher floor to ceiling heights are encouraged to increase penetration of sunlight and air.</p>	N/A	<p>Future residential will be required to comply with the minimum ceiling height controls for residential set out in the ADG which are consistent with the BCA.</p> <p>Controls are included in UDG for minimum ceiling heights for ground floor uses i.e.</p>

Clause	UDG	Assessment
		commercial to ensure flexible approach for uses.
SUBMISSION REQUIREMENTS <ul style="list-style-type: none"> Site plan. Dimensioned development application plans including a schedule of floor areas for each dwelling. For developments containing 30 or more apartments the schedule is to specify the apartment size category for each apartment. 	N/A	<p>To be addressed as part of submission requirements. Not necessary to include in the UDG.</p> <p>Site Plan provided in the Concept Plan Drawings for Approval (Appendix B).</p> <p>Dimensioned DA plans to be provided as part of future detailed DAs for the construction of buildings.</p>
3.12. BUILDING MATERIALS		
OBJECTIVES		
(i) To promote integrated, visually harmonious and attractive buildings in residential areas. (ii) To encourage the use of renewable, energy efficient materials that are durable and cost effective in accordance with Council's ESD objective 5. (iii) To reduce waste generation and wastage of resources in accordance with Council's ESD objective 6. (iv) To encourage consideration of the long-term impact of the production and use of materials used in construction of the development.	Section 2.15. Sustainability Precinct West Section 3.1.2. Material Character Doran Drive Section 4.1.2. Material Character Precinct East Section 5.1.2. Material Character	Generally consistent. Controls specific to each precinct have been developed. Moreover, the ESD Strategy provide more detailed approach to achieving sustainability objectives.
DEVELOPMENT CONTROLS		
(a) All building construction must comply with the <i>Local Government Act 1993</i> Local Government Regulations and the Building Code of Australia. (b) Building materials and appearance play a significant role in establishing the character of new development. Consideration should be given to the existing character and streetscape in the design of new development. A mix of materials (at least two types not including glass windows) should be used in any elevation visible from the street or any adjoining property. Elevations dominated by rendered masonry finishes will not be acceptable. (c) Choice of materials should be based on consideration of both their environmental and economic costs. (d) Buildings materials should be selected carefully so as to reflect and complement the existing character of the street. (e) Graffiti resistant materials should be used in areas that are accessible by the general public and communal areas within the development.	N/A	Compliance with the <i>Local Government Act 1993</i> and National Construction Code (BCA) are statutory requirements. This is referenced in Section 1.2.

Clause	UDG	Assessment
<p>(f) Ensure that colours used are visually pleasing to the viewer and reflect the predominant colours in the area.</p> <p>(g) Avoid the use of materials and colours that would cause excessive glare.</p> <p>(h) The following factors must be considered when selecting materials:</p> <ul style="list-style-type: none"> • Suitability for the purpose; • Durability; • Long term appearance; • Local environmental impacts; • Broader and longer term environmental impacts; and • The quantity of material required. <p>(i) Avoid materials that are likely to contribute to poor internal air quality such as those generating formaldehyde or those that may create a breathing hazard in the case of fire (e.g. polyurethane).</p> <p>(j) Select materials that will minimise the long-term environmental impact over the whole life of the development.</p> <p>(k) Preference is to be given to materials derived from renewable sources or those that are sustainable and generate a lower environmental cost, recycled material or materials with low embodied energy, better lifecycle costs and durability. For example, use of sustainable timbers rather than old growth or rainforest timbers.</p>		
<p>SUBMISSION REQUIREMENTS</p> <ul style="list-style-type: none"> • Schedule of materials. • Streetscape Perspective of proposed development including landscaping. 	N/A	To be addressed as part of submission requirements. Not necessary to include in the UDG.
3.13. OPEN SPACE		
<p>OBJECTIVES</p> <p>(i) To provide open space for recreation and for use by residents within residential flat buildings.</p> <p>(ii) To enhance the quality of the built environment by providing opportunities for landscaping.</p>	<p>Section 2.11.1. Public Open Space</p> <p>Objectives</p> <p>a. To deliver a well-connected, accessible, high quality, diverse, multifunctional and flexible public open space.</p> <p>b. To reinforce primary connections between the Precinct, the Showground Metro Station, Castle Hill Showground and Cattai Creek.</p> <p>c. To provide a central open space that can perform as the active community 'heart' over the Precinct.</p> <p>d. To provide sufficient open space to suit the needs of the residents, employment community and visitor, and that complements the existing open space network.</p> <p>e. To ensure clear, legible and safe pedestrian and cycle connections, including links to the regional cycle network.</p>	Generally consistent, tailored objectives have been included.

Clause	UDG	Assessment
	<p>f. To deliver an environmentally and socially sensitive and responsive design that ensures the environmental qualities of surrounding landscapes are maintained or enhanced.</p> <p>g. To provide an emphasis on local character and a continuity of landscape.</p> <p>h. To ensure the delivery of public art assets as part of an integrated public domain and public open spaces.</p> <p>i. To retain the existing landscape qualities within public open spaces in terms of topography and existing trees.</p>	
Private Open Space		
OBJECTIVES (i) To provide private outdoor living space that is an extension of the dwelling for the enjoyment of residents. (ii) To provide private outdoor living space that receives a reasonable quantity of sunshine during all months of the year.	N/A	Private open space controls to be provided in accordance with the ADG as per Clause 6A of SEPP 65.
DEVELOPMENT CONTROLS (a) Private open space must be readily accessible from living areas of dwelling units. At Ground Level: (b) For dwellings with ground level access private open space shall be provided with a minimum width of 4 metres and depth of 3 metres. (c) This private open space shall be provided within one metre of natural ground and may be included as part of the minimum landscape area requirements. (d) Private (ground level) open space areas shall be enclosed with a wall/fence or landscape screen with an effective height of 1.8 metres from the finished ground level. (e) The design of the building and landscaping treatment should ensure the privacy of these ground level spaces. Enclosing screen walls or fences shall be designed to ensure privacy, both from communal open space or access ways and from dwellings and their courtyards. (f) Design techniques that protect the privacy of the courtyards by restricting overlooking from above are also encouraged. (g) Potential techniques are shown in Figure 9 below. Above Ground Level: (h) In order to provide useable open space to dwellings above ground level, any balcony or terrace shall have a minimum area of 10m ² and a minimum depth of 2.5 metres.	N/A	Private open space to be provided in accordance with the ADG as per Clause 6A of SEPP 65.

Clause	UDG	Assessment
Common Open Space OBJECTIVES (i) To provide a functional open space area within the development for the informal recreation of all residential flat building residents and children's play. (ii) To provide opportunities for additional landscaping and retention of any significant features that add to the amenity of the site in accordance with Council's ESD objective 4.	Precinct West Section 3.2.1. Communal Open Space Doran Drive Precinct Section 4.2.2. Communal Open Space Precinct East Section 5.2.3. Communal Open Space	Generally consistent. Controls specific to each precinct have been developed.
DEVELOPMENT CONTROLS (a) In order to provide for the recreational needs of the residents a common open space area is to be provided in a singular large parcel. Such open space area is to include opportunities for both active and passive recreation facilities (i.e. equipment such as seating, shade structures, BBQ and children's play equipment for passive recreational use). (b) Large developments (greater than 20 dwellings) shall consider provision of a swimming pool, common room and hard stand outdoor play area. (c) The common open space is to be centrally located and such area shall be capable of surveillance from at least two dwellings for safety reasons.	As above.	Generally consistent. Controls specific to each precinct have been developed.
(d) The orientation and location of the open space should also take into consideration opportunities to maximise solar access to the open space during winter. It must receive at least four hours of sunlight between 9am and 3pm on 21 June.	N/A	Solar and daylight access requirements are to be provided in accordance with the ADG as per Clause 6A of SEPP 65.
(e) The area provided shall be equivalent to the rate of 20m ² per dwelling.	N/A. Part D Section 9 Hills Showground Station Precinct supersedes this section – refer to Section 5.4 (9) – 10m ² per dwelling required.	See response at Section D and Section 4.3, Table 8 , Item 9.
(f) Common open space must be sufficient in size to enable it to be used for recreational activities, or be capable of growing substantial vegetation.	Precinct West Section 3.2.1. Communal Open Space Doran Drive Precinct Section 4.2.2. Communal Open Space Precinct East Section 5.2.3. Communal Open Space	Generally consistent. Controls specific to each precinct have been developed.
(g) Common open space must be designed in conjunction with pedestrian pathways.	Precinct West Section 3.2.1. Communal Open Space Doran Drive Precinct Section 4.2.2. Communal Open Space Precinct East	Generally consistent. Controls specific to each precinct have been developed.

Clause	UDG	Assessment
	Section 5.2.3. Communal Open Space	
SUBMISSION REQUIREMENTS <ul style="list-style-type: none"> Plans are to indicate those areas including dimensions of any part of the site to be used for private and common open space. 	N/A	To be addressed as part of submission requirements. Not necessary to include in the UDG.
3.14.SOLAR ACCESS		
OBJECTIVES <ul style="list-style-type: none"> (i) To orient the development in a way that best allows for appropriate solar access and shading. (ii) To maximise natural lighting to internal living and open space areas in winter and provide adequate shading to internal areas and private open space during summer to improve residential amenity (iii) To ensure no adverse overshadowing of adjoining allotments/developments. 	Section 2.16.1. Solar Access Objectives <ul style="list-style-type: none"> a. To ensure solar access to public open spaces achieves a high level of amenity year round for those visiting, residing and working in the Precinct. b. To ensure that overshadowing from new development does not result in significant loss of sunlight and diminish the enjoyment of public and private open spaces. 	Proposed building envelopes have been orientated to maximise solar access. Solar and daylight access requirements are to be provided in accordance with the ADG as per Clause 6A of SEPP 65.
Solar Access Design Considerations		
DEVELOPMENT CONTROLS <ul style="list-style-type: none"> (a) Orient and design buildings to maximise the number of dwellings with direct sunlight where possible. Ideally, face the long axis of the development up to 30 degrees east and 20 degrees west of true north. This is illustrated in Figure 10. (b) Face living spaces to the north wherever possible. (c) Narrow footprint buildings and split level floor plans permit good solar access (Refer to Figure 9). (d) Main windows should have suitable shading or other solar control to avoid discomfort (shutters/blinds/screens/retractable awnings). (e) Use horizontal shading devices (for north facing windows) including eaves, verandas, pergolas, awnings and external horizontal blinds to allow low summer sun whilst providing shade from high summer sun. (f) East and west facing windows can cause excess heat in summer. Minimise the size of east and west facing windows, or consider external vertical shading devices such as vertical blinds, blade walls and thick vegetation. (g) Shading elements are to be integrated into the overall elevation design. 	N/A	Buildings been designed and orientated to maximise solar access. Solar and daylight access requirements are to be provided in accordance with the ADG as per Clause 6A of SEPP 65.
Overshadowing		
DEVELOPMENT CONTROLS	Part D Section 9 Hills Showground Station Precinct supersedes this control.	Refer to Section 5.7, Control 3.

Clause	UDG	Assessment
(h) The common open space area must receive at least four hours of sunlight between 9am and 3pm on 21 June. (i) Buildings must be designed to ensure that adjoining residential buildings and the major part of their landscape receive at least four hours of sunlight between 9am and 3pm on 21 June.	Controls for solar access to public open space have been included in Section 2.16.1. Solar Access.	
SUBMISSION REQUIREMENTS <ul style="list-style-type: none"> Shadow Diagrams 	N/A	To be addressed as part of submission requirements. Not necessary to include in the UDG.
3.15. VENTILATION		
OBJECTIVES <ul style="list-style-type: none"> (i) To maximise ventilation flows in each dwelling. (ii) To minimise the filtering of cold or warm air through gaps in the construction of each dwelling in accordance with Council's ESD objective 5. 	N/A	Ventilation requirements are to be provided in accordance with the ADG as per Clause 6A of SEPP 65.
DEVELOPMENT CONTROLS <ul style="list-style-type: none"> (a) Consider ventilation in early design stages. Figure 10 identifies design options for achieving natural ventilation. (b) Consider prevailing breezes in relation to building orientation, window design and internal circulation. (c) Place windows to allow for cross ventilation i.e. on opposite sides of the building rather than adjacent walls where possible. These windows are to be lockable in a partly open position. (d) Promote air circulation and consider the installation of fans, roof vents, louvered windows and high-level windows to aid air circulation. (e) Provide security screen doors at unit entries. (f) Minimise air gaps by incorporating door and window seals. 	N/A	Ventilation requirements are to be provided in accordance with the ADG as per Clause 6A of SEPP 65.
3.16. LIGHTING		
OBJECTIVE <ul style="list-style-type: none"> (i) To maximise the use of natural lighting and to minimise the energy consumption of residential flat building developments in accordance with Council's ESD objective 5. 	Refer to Section 2.15. Sustainability.	Generally consistent.
DEVELOPMENT CONTROLS <ul style="list-style-type: none"> (a) Lighting is to be provided and installed in accordance with the Building Code of Australia. (b) Lighting must be adequate to ensure the security and safety of residents and visitors. 	Section 1.2 of the UDG refers to the Building Code of Australia in the 'Relationship of this Urban Design Guideline to other plans'. Section 2.10.2. Active Transport Control 6. Developments are to have adequate lighting in common and access areas to ensure the safety of residents and property.	Generally consistent.

Clause	UDG	Assessment
(c) Maximise the use of natural lighting through window placement and skylights. (d) In common areas lights are to be time switched and energy efficient fitting should be used. (e) Motion detectors are to be used for unit entries, lobbies and outdoor security. (f) Incorporate dimmers motion detectors, and automatic turn-off switches where appropriate. (g) Provide separate switches for special purpose lights.	Section 2.11.3. Materials and Elements Control 8. Lighting is to be provided to all public spaces and connections for interest, wayfinding and safety purposes. Lighting shall be designed to minimise glare and light pollution and is to be aesthetically pleasing, functional and relates to intended night time use and activity.	
3.17. STORMWATER MANAGEMENT		
OBJECTIVES (i) To control stormwater and to ensure that residential flat building developments do not increase downstream drainage flows or adversely impact adjoining and downstream properties. (ii) To ensure the integrity of watercourses is protected and enhanced in accordance with Council's ESD objective 4. (iii) To provide for the disposal of stormwater from the site in efficient, equitable and environmentally sensible ways in accordance with Council's ESD objective 3. (iv) To provide for on-site detention of site drainage.	Refer to Section 2.14. Integrated Water Management	This section has been superseded by Part D Section 19 of THDCP 4.5 Integrated Water Management. Notwithstanding controls have been included in Section 2.14. specific to the project.
DEVELOPMENT CONTROLS (i) Drainage easements will be required where the development property does not drain directly into the existing stormwater drainage system or a public road. Development Consent will not be issued until the submission of documents demonstrating the creation of any necessary easements over downstream properties. (ii) Discharge points are to be controlled and treated to prevent soil erosion, and may require energy dissipating devices on steeper topography, to Council's requirements. (iii) Where necessary, downstream amplification of existing drainage facilities will be required including Council infrastructure if required. (iv) Developments within the Upper Parramatta River Catchment must comply with any requirements of the Sydney Catchment Management Authority. (v) On-site detention, water recycling, or water quality management systems may be required to Council's and/or the Sydney Catchment Management Authority and/or the Hawkesbury Catchment requirements, to counteract an increase in stormwater runoff. (vi) The design of drainage systems is to be in accordance with Council's Design Guidelines for Subdivisions/ Developments. (vii) Water Sensitive Urban Design (WSUD) principles shall be employed in the management of the site's stormwater in terms of water retention, reuse and	As above.	As above.

Clause	UDG	Assessment
<p>cleansing. In this regard the drainage design is to include measures to manage the water quality of stormwater runoff. At a minimum the design is to integrate bio-retention filters along roadways, driveways and within open space area.</p> <p>(viii) On site detention tanks are only permitted in common areas within a proposed development (for example driveways, common open space) and not within private courtyards.</p>		
<p>SUBMISSION REQUIREMENTS</p> <ul style="list-style-type: none"> Preliminary Engineering Drainage Plans indicating the proposed drainage infrastructure. Details of easements to be created overdownstream properties if they do not already exist, including the written concurrence of all the affected landowners. If OSD is required, OSD plans must be submitted with the development application. 	N/A	To be addressed as part of submission requirements. Not necessary to include in the UDG.
3.18. VEHICULAR ACCESS		
<p>OBJECTIVES</p> <p>(i) To ensure that vehicles may enter and exit residential flat building developments in a safe and efficient manner in accordance with Council's ESD objective 7.</p> <p>(ii) To maintain the performance of roads that provides an arterial or sub-arterial function in accordance with Council's ESD objective 7.</p>	<p>Refer to Sections 3.2.13. Car parking and Access (Precinct West), 4.2.12. Car parking and Access (Doran Drive), 5.2.16. Car parking and Access (Precinct East).</p> <p>Section 1.2 of the UDG refers to building Code of Australia in the 'Relationship of this Urban Design Guideline to other plans'.</p>	Generally consistent. Objectives specific to each precinct have been developed.
<p>DEVELOPMENT CONTROLS</p> <p>(a) Access to the site is to be in accordance with the requirements within Part C Section 1 – Parking of this DCP.</p> <p>(b) Adequate vehicular entry and exit and circulation areas are to be provided. The design must:</p> <ul style="list-style-type: none"> Provide a safe environment for both pedestrians and vehicles using the site and surrounding road networks; Ensure vehicular ingress and egress to the site is in a forward direction at all times; Provide for service vehicles where possible, and Be designed to minimise the visual impact of hard paved areas. <p>(c) The driveway shall be centrally located within the development and be a minimum of 10 metres from any side boundary or street.</p> <p>(d) Driveways are to have a minimum width of 6 metres at the property boundary for a distance of 6 metres within the development to ensure easy entry/exit of vehicles.</p>	<p>Refer to Sections 3.2.13. Car parking and Access (Precinct West), 4.2.12. Car parking and Access (Doran Drive), 5.2.16. Car parking and Access (Precinct East).</p> <p>The following controls have been included:</p> <ul style="list-style-type: none"> Driveways are to be appropriately set back from corners and intersections. Driveways are to have a minimum width of 6 metres at the property boundary for 6 metres (measured along the centreline of the driveway) within the development to ensure easy entry/exit of vehicles. Adequate vehicular entry, exit and circulation areas are to be provided. The design must: <ul style="list-style-type: none"> a. Provide safe environment for both pedestrians and vehicles using the site and surrounding road networks b. Ensure vehicular ingress and egress to the site is in a forward direction at all times c. Be designed to minimise the visual impact of hard paved areas. 	Generally consistent. Access arrangements specific to each precinct have been developed.

Clause	UDG	Assessment																																						
(e) Driveway gradients shall be in accordance with Australian Standard – AS 2890.1 – Part 1 – Parking Facilities – Off Street Car Parking.																																								
SUBMISSION REQUIREMENTS <ul style="list-style-type: none">Applicants are required to submit plans and details with the development application of proposed vehicular access and circulation for Council's approval. Details must specifically relate to vehicular movement, layout and turning circles.	Access entries for the development lots has been identified in the UDG Report (Appendix H).	To be addressed as part of submission requirements. Not necessary to include in the UDG.																																						
3.19. CAR PARKING																																								
OBJECTIVES <ul style="list-style-type: none">(i) To ensure that all car-parking demands generated by the development are accommodated on the development site.(ii) To protect the free flow of traffic into and out of residential flat building developments and the surrounding street network in accordance with Council's ESD objective 7.	Refer to Sections 3.2.13. Car parking and Access (Precinct West), 4.2.12. Car parking and Access (Doran Drive), 5.2.16. Car parking and Access (Precinct East).	Generally consistent. Objectives specific to each precinct have been developed.																																						
DEVELOPMENT CONTROL <ul style="list-style-type: none">(a) All car parking required by Council shall be provided on-site in accordance with the requirements of Part C Section 1 – Parking of this DCP.(b) On site car parking is to be provided at the following rates:<ul style="list-style-type: none">1-bedroom unit 1 space2 or 3 bedrooms unit 2 spaces(c) Any car parking provided at ground level shall:<ul style="list-style-type: none">Comprise lockable single garages with minimum clear dimensions of 5.5 metres x 3.0 metres (exclusive of any storage area) and lockable double garages of 5.5 metres x 5.4 metres exclusive of storage area (not applicable to visitor parking);Be enclosed in a manner that screens the vehicles from the street; andBe separated from any adjoining property boundaries by a 2-metre-wide landscaped strip.(d) Visitor parking:<ul style="list-style-type: none">Must be provided at the rate of 2 per 5 dwellings. The number required will be rounded up to the nearest whole number;Have minimum dimensions of 5.5 metres x 2.6 metres; andMust be made accessible at all times. Where visitor parking is proposed behind security gates, the access to visitor parking must be maintained through the operation of an intercom system installed at or near the gate.(e) The intercom shall be located to allow a free movement of traffic around the stationary vehicle using the intercom to ensure queuing does not adversely	<p>N/A. Part D Section 9 Hills Showground Station Precinct supersedes this section – refer 5.11 Parking rates and access.</p> <p>Refer to Sections 3.2.13, 4.2.12, and 5.2.16 Car parking and Access.</p> <p>1. Residential car parking spaces are to be provided at the rates specified in the table below. For any use not specified, the car parking rates in The Hills Development Control Plan 2012 (Part C Section 1 – Parking) apply.</p> <table><tr><th></th><th>Minimum (per unit)</th><th>Maximum (per unit)</th><th>Affordable Housing Minimum (per unit)</th><th>Affordable Housing Maximum (per unit)</th></tr><tr><td>1 bedroom units</td><td>0.4</td><td rowspan="3">Average of 1 across all bedroom apartment mix</td><td>0.4</td><td>0.4</td></tr><tr><td>2 bedroom units</td><td>0.7</td><td>0.5</td><td>0.5</td></tr><tr><td>3 bedroom units</td><td>1.0</td><td>1</td><td>1</td></tr><tr><td>Visitor Parking</td><td>0.1</td><td>0.1</td><td>-</td><td>0.1</td></tr><tr><th></th><th>Minimum (per area)</th><th>Maximum (per area GFA)</th><th></th><th></th></tr><tr><td>Retail</td><td>1 space per 130m² GFA</td><td>1 space per 60m² GFA</td><td></td><td></td></tr><tr><td>Commercial</td><td>1 space per 145m² GFA</td><td>1 space per 100m² GFA</td><td></td><td></td></tr></table>		Minimum (per unit)	Maximum (per unit)	Affordable Housing Minimum (per unit)	Affordable Housing Maximum (per unit)	1 bedroom units	0.4	Average of 1 across all bedroom apartment mix	0.4	0.4	2 bedroom units	0.7	0.5	0.5	3 bedroom units	1.0	1	1	Visitor Parking	0.1	0.1	-	0.1		Minimum (per area)	Maximum (per area GFA)			Retail	1 space per 130m² GFA	1 space per 60m² GFA			Commercial	1 space per 145m² GFA	1 space per 100m² GFA			<p>The recommended parking rates (excerpt below) seek to encourage public transport use and minimise traffic impacts.</p> <p>Residential parking rates are proposed in accordance with RMS minimum rates for Metropolitan Regional (CBD) Centres* to a cap of an average of one space per market housing apartment in line the Showground Precinct DCP.</p> <p>*A slight variation is proposed to the minimum parking rate for a 3 bed apartment from 1.2 to 1 to avoid any confusion with having the maximum rate at 1 which was supported by TfNSW.</p> <p>The affordable housing car parking rates proposed are consistent with the SEPP (Affordable Rental Housing) 2009. When the location and configuration of the minimum 5% of affordable housing is determined during detailed DA</p>
	Minimum (per unit)	Maximum (per unit)	Affordable Housing Minimum (per unit)	Affordable Housing Maximum (per unit)																																				
1 bedroom units	0.4	Average of 1 across all bedroom apartment mix	0.4	0.4																																				
2 bedroom units	0.7		0.5	0.5																																				
3 bedroom units	1.0		1	1																																				
Visitor Parking	0.1	0.1	-	0.1																																				
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Commercial	1 space per 145m² GFA	1 space per 100m² GFA																																						

Clause	UDG	Assessment
<p>affect traffic or pedestrian movement on the street. A maximum driveway gradient of 5% for 6 metres before the intercom is required to minimise problems associated with using the intercom on steep driveway gradients.</p> <p>(f) A separate vehicle turning facility should be provided between the intercom location and the security door to ensure visitor vehicles are able to manoeuvre and leave the site in a forward direction using a 3 point turn manoeuvre should the resident be unavailable or deny access to the visitor.</p> <p>(g) If the side boundary of any car parking space is a wall or fence or if it is obstructed (i.e. column) so that door opening is restricted 300mm must be added to the width. If the space is obstructed on both sides 600mm must be added.</p> <p>(h) Manoeuvring areas to all car parking spaces shall comply with the standards in Part C Section 1 – Parking. The layout must be designed to ensure vehicles utilising any parking spaces can enter and leave the site in a forward direction.</p> <p>(i) Parking areas within the front setback are discouraged and in this regard, no more than 2 spaces shall be provided within the setback area.</p> <p>(j) Developments in excess of 10 units are to provide pedestrian access from the street separate from the vehicular access.</p> <p>(k) Vehicle reversing bays or an alternative arrangement is to be provided at the end of aisles to ensure all parking spaces can be accessed in a satisfactory manner.</p> <p>(l) Resident car parking shall be safely secured with any opportunity for unauthorised entry minimised.</p> <p>(m) A carwash bay must be provided in accordance with Part C Section 1 - Parking.</p> <p>(n) All internal stairs that connect the car parking areas to the residential units are to be accessible only to the residents and their authorised visitors. All fire exits from the car parking areas must be designed to be independent from stairs that provide access to residential units.</p>		<p>stage, the affordable housing car parking rates are to be applied.</p> <p>The proposed visitor car parking rate for the residential component remains unchanged at 1 space per 10 dwellings consistent with TfNSW advice and is proposed be a minimum of zero for affordable housing and a maximum of 1 space per 10 dwellings consistent with market housing as these are not specified in the SEPP (Affordable Rental Housing) 2009..</p> <p>Refer to Section 5.2 (Table 4, Item 15) of the RTS and TTIA for further justification.</p>
<p>SUBMISSION REQUIREMENTS</p> <ul style="list-style-type: none"> Site Plan showing the number of car parking spaces, calculations and the dimensions of all parking spaces and driveway widths. 	N/A	To be addressed as part of submission requirements. Not necessary to include in the UDG.
3.20. STORAGE		
<p>OBJECTIVES</p> <p>(i) To ensure that each dwelling has reasonable private storage space (storage requirements include household items either within the dwelling or in secure garage areas).</p>	N/A	Storage to be provided in accordance with the ADG as per Clause 6A of SEPP 65.
DEVELOPMENT CONTROLS	As above.	As above.

Clause	UDG	Assessment										
<p>(a) At least 10m³ must be provided for storage space per dwelling within a lockable garage. It must not encroach into the parking space, and must cover a minimum area of 5m2 with a minimum dimension of 2 metres required. The storage space shall be adjacent to a car space and not overhead.</p> <p>(b) A suitable secure area for storing garden maintenance should be provided.</p>												
<p>SUBMISSION REQUIREMENTS</p> <ul style="list-style-type: none">Plans must show the designated storage area for each dwelling.	N/A	To be addressed as part of submission requirements. Not necessary to include in the UDG.										
<p>3.21. ACCESS AND ADAPTABILITY</p>												
<p>OBJECTIVES</p> <p>(i) To ensure that developments provide appropriate and improved access and facilities for all persons (consistent with the provisions of Australian Standard AS1428.1).</p> <p>(ii) To encourage designers/developers to consider the needs of people who are mobility impaired and to provide greater than minimum requirements for access and road safety.</p> <p>(iii) To ensure that building design does not prevent access by people with disabilities.</p> <p>(iv) Incorporate design measures that are appropriate to people with disabilities.</p>	<p>2.9. Diversity and Inclusion</p> <p>Objectives</p> <p>a. To encourage flexibility in design to allow people to adapt their home as their needs change.</p> <p>b. To ensure the provision of homes that are easier to access, navigate and live in, and more cost effective to adapt when life's circumstances change.</p> <p>c. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of resident due to ageing or disability.</p>	Generally consistent.										
<p>DEVELOPMENT CONTROLS</p> <p>(a) All residential flat buildings must comply with the requirements of the Disability (Access to Premises – Buildings) Standards.</p> <p>(b) One visitor parking bay and one pick-up and drop-off bay for mobility impaired people must be provided complying with the provisions of AS 2890 for people with a disability, additional to the requirements for any visitor parking elsewhere in this DCP.</p> <p>(c) Adaptable or Accessible dwellings are to be provided in accordance with the table below:</p> <table><tr><td>No. of Dwellings</td><td>No. of Adaptable or Accessible Dwellings</td></tr><tr><td>5 or less</td><td>NIL</td></tr><tr><td>6-15</td><td>1</td></tr><tr><td>16-30</td><td>2</td></tr><tr><td>More than 30</td><td>10% of all dwelling units</td></tr></table> <p>Adaptable and Accessible dwellings are defined as follows:</p>	No. of Dwellings	No. of Adaptable or Accessible Dwellings	5 or less	NIL	6-15	1	16-30	2	More than 30	10% of all dwelling units	<p>2.9. Diversity and Inclusion</p> <p>Liveable and Adaptable Housing</p> <p>Controls</p> <p>2. Residential flat buildings and multi-dwelling housing are to meet the requirements for adaptable housing within part B Section 4 Residential Flat Buildings of The Hills DCP 2012.</p> <p>3. Residential flat buildings and multi dwelling housing are to comply with the standards under the Disability Discrimination Act and Building Code of Australia.</p>	Consistent.
No. of Dwellings	No. of Adaptable or Accessible Dwellings											
5 or less	NIL											
6-15	1											
16-30	2											
More than 30	10% of all dwelling units											

Clause	UDG	Assessment
<ul style="list-style-type: none"> Accessible Dwelling means a dwelling unit that complies with Australian Standard 1428:2 and is suitable for occupation for a wheelchair user. Adaptable Dwelling means a dwelling unit that meets the specifications for a Class B Adaptable Dwelling in accordance with Australian Standard 4299. <p>Each Adaptable or Accessible dwelling shall have an accessible parking bay complying with Australian Standard 2890 for people with a disability. An accessible path of travel must be provided from the car parking space to the dwelling.</p>		
SUBMISSION REQUIREMENTS <ul style="list-style-type: none"> Any application for six or more dwellings must be accompanied by: <ul style="list-style-type: none"> (i) An access report prepared by a suitably qualified person, demonstrating the proposed developments ability to comply with the access requirements contained in the Disability (Access to Premises – Buildings) Standards as well as Australian Standards; <ul style="list-style-type: none"> AS 1428.1 General requirements for access –New building work; AS 1428.2 Enhanced and additional requirements – Buildings and facilities; and AS 4299 Adaptable Housing as relevant to the proposal. (ii) A pre and post-adaptation floor plan for adaptable housing. 	N/A	To be addressed as part of submission requirements. Not necessary to include in the UDG.
3.22. PEDESTRIAN / BICYCLE LINKS		
OBJECTIVES <ul style="list-style-type: none"> (i) To consider the needs of the residents with particular consideration to access requirements, safety and security. (ii) To ensure that appropriate pathways, with high levels of pedestrian amenity are provided for residents in the locality along identified desire lines in accordance with Council's ESD objective 9. (iii) To ensure provision is made for bicycle access and storage in accordance with Council's ESD objective 9. 	<p>Objectives and controls are covered by various sections of the UDG:</p> <p>Section 2.8. Design Excellence</p> <p>Controls</p> <p>4. Development is to address the principles of Crime Prevention Through Environmental Design (CPTED). Note: Consideration shall also be given to The Hills Shire Council's Policy Designing Safer Communities, Safer by Design Guidelines (June 2002).</p> <p>5. All future detailed SSDAs are required to submit a CPTED Assessment.</p> <p>2.11.3. Materials and Elements</p> <p>Controls</p> <p>8. Lighting is to be provided to all public spaces and connections for interest, wayfinding and safety purposes. Lighting shall be designed to minimise glare and light pollution and is to be aesthetically pleasing, functional and relates to intended night time use and activity.</p> <p>Precinct West</p> <p>Section 3.2.9. Building Articulation and Facades</p>	Generally consistent.

Clause	UDG	Assessment
	Section 3.2.10. Active Use and Street Frontage Section 3.2.13. Car Parking and Access Doran Drive Section 4.2.9. Building Articulation and Facades Section 4.2.10. Active Use and Street Frontage Section 4.2.12. Car Parking and Access Precinct East Section 5.2.10. Residential Typologies and Street Activation Section 5.2.15. Park Interface Section 5.2.16. Car Parking and Access	
Within the Site DEVELOPMENT CONTROLS (a) Access to dwellings should be direct and without unnecessary barriers. All external and internal pathways and ramps should conform to the requirements set out in Australian Standard 1428 Parts 1 and 2. (b) Clearly defined pedestrian pathways are to be provided between proposed developments and proposed footpaths along sub-arterial roads. (c) Developments are to have adequate lighting in common and access areas to ensure the safety of residents and property. (d) Building and unit numbering and all signage is to be clear and easy to understand. (e) Pathway locations must ensure natural surveillance of the pathway from primary living areas of adjoining units. Dwelling entries must not be hidden from view and must be easily accessible. (f) A bicycle lockup facility is to be provided close to the main entry to the building.	As above.	As above.
Local Pedestrian Links DEVELOPMENT CONTROLS (a) Where it is possible, a pedestrian link through the site must be provided as part of the development to increase the connectivity of the area for local pedestrians. The following factors should be considered when identifying the most appropriate location for the link of the pathway:- <ul style="list-style-type: none"> The link must be no less than 3m wide; It should be a straight-line link through the site linking streets or other public spaces; and The link cannot include stairs and any ramps. It must have a reasonable gradient. Refer to AS 1428.1 Design for Access and Mobility and supplementary AS 1428.2. 	Pedestrian link has been provided through Precinct East. Specific controls have been included in the UDG. Section 5.2.2. Publicly Accessible Pedestrian Link.	Generally consistent.

Clause	UDG	Assessment
<p>(b) The design and layout of any building adjoining and landscaped spaces adjoining the pathway should ensure there is natural surveillance of the pathway to protect the amenity of users. A solid fence along the boundary of the pathway restricting views of the pathway from adjoining properties will not be acceptable.</p> <p>(c) The pedestrian link must be dedicated to Council as a public footway and the footpath, and lighting must be provided at no cost to Council.</p>		
3.23. PRIVACY - VISUAL AND ACOUSTIC		
<p>OBJECTIVES</p> <p>(i) To site and design buildings to ensure visual privacy between dwellings in accordance with Council's ESD objective 7.</p> <p>(ii) To avoid overlooking of living spaces in dwellings and private open spaces.</p> <p>(iii) To contain noise within dwellings and communal areas without unreasonable transmission to adjoining dwellings.</p>	<p>Precinct East Section 3.2.7. Building Separation</p> <p>Doran Drive Precinct Section 4.2.7. Building Separation</p> <p>Precinct West Section 5.2.9. Building Separation</p> <p>UDG include controls to ensure the noise impacts are appropriately managed. Noise controls have been including in the DCP. Refer to Section 2.16.4. Air Quality, Noise and Vibration.</p>	<p>Generally consistent. Objectives and controls specific to each precinct have been developed.</p>
<p>DEVELOPMENT CONTROLS</p> <p>(a) Minimise direct overlooking of main internal living areas and private open space of dwellings both within and adjoining the development through building design, window locations and sizes, landscaping and screening devices (Refer to section 3.13 Open Space).</p> <p>(b) Consider the location of potential noise sources within the development such as common open space, service areas, driveways, and road frontage, and provide appropriate measures to protect acoustic privacy such as careful location of noise-sensitive rooms (bedrooms, main living areas) and double glazed windows.</p> <p>(c) Dwellings that adjoin arterial roads are to be designed to acceptable internal noise levels, based on AS 3671 – Road Traffic Noise Intrusion Guidelines.</p>	<p>As above.</p>	<p>As above.</p>
<p>SUBMISSION REQUIREMENTS</p> <ul style="list-style-type: none"> Statement addressing AS 3671 – Road Traffic Noise Intrusion Guidelines 	<p>N/A</p>	<p>To be addressed as part of submission requirements. Not necessary to include in the UDG.</p> <p>It is noted that a Noise and Vibration Impact Assessment was submitted with the EIS and addressed all relevant legislation and guidelines.</p>
3.24. SERVICES		

Clause	UDG	Assessment
OBJECTIVES (i) To ensure that the physical services necessary to support residential flat building development are available in accordance with Council's ESD objective 6. (ii) To ensure that service facilities are integrated with the design of the development and are suitably sized for the convenience of the occupants.	N/A	Refer to Section 8.11 and Utility Servicing Impact Assessment prepared to accompany the EIS demonstrated that the site could be serviced. Future detailed DAs will be able to ensure adequate provision of services. Controls have not been included as it is considered this is addressed by the ADG, BCA and S73 certificate.
DEVELOPMENT CONTROLS (a) Development consent will not be granted until arrangements satisfactory to the relevant authorities are made for the provision of services. (b) Pump out sewage management systems are not considered acceptable for residential flat building developments. (c) Site services and facilities (such as letterboxes, clothes drying facilities and garbage facility compounds) shall be designed so as: <ul style="list-style-type: none"> To provide safe and convenient access by residents and the service authority; and Be visually integrated with the development and to have regard to the amenity of adjoining development and streetscape. (d) All electricity and telephone services on site must be underground. (e) Laundries shall be provided to each dwelling.	As above.	As above.
SUBMISSION REQUIREMENTS Preliminary discussions should be held with the service authorities listed below prior to submission of any application. Any advice provided by these authorities should be submitted with the application. <ul style="list-style-type: none"> Sydney Water for potable and recycled water, sewage and drainage; Telecommunications carrier for telephones and associated equipment; Energy authority for underground electricity; AGL for gas supplies; and NSW Fire Brigades. Documentation to demonstrate how the objectives and development controls are satisfied.	As above.	As above. Consultation with service providers has been undertaken as part of preparing Utility Servicing Impact Assessment that accompanied the EIS.
3.25. WASTE MANAGEMENT – STORAGE AND FACILITIES		

Clause	UDG	Assessment
OBJECTIVES <ul style="list-style-type: none"> (i) To minimise the overall environmental impacts of waste. (ii) To maximise, through appropriate design, the opportunities to deal with domestic waste (iii) according to the Waste Hierarchy as given in Council's ESD objective 6. (iv) To provide domestic waste management systems that allow for ease of use by occupants and safe and efficient service by collection contractors. (v) To encourage on-site waste collection. (vi) To provide waste storage and collection areas that are integrated with the design of the development. (vii) To ensure minimum visual impact of the waste storage facilities. (viii) To assist in achieving Federal and State Government waste minimisation targets. 	<p>Precinct West and Doran Drive Precinct</p> <p>Sections 3.2.14. and 4.2.13. Service Vehicles and Waste Collection</p> <p>Control</p> <p>6. Waste management shall comply with the waste management controls contained within Part B Section 5 - Residential Flat Buildings and Part B Section 6 - Business of The Hills DCP 2012.</p> <p>Precinct East</p> <p>Section 5.2.17 Service Vehicles and Waste Collection</p> <p>Control</p> <p>6. Waste management shall comply with the waste management controls contained within Part B Section 5 - Residential Flat Buildings of The Hills DCP 2012.</p>	Consistent.
DEVELOPMENT CONTROLS General <ul style="list-style-type: none"> (a) Waste collection and separation facilities must be provided for each dwelling. Each dwelling should have a waste storage cupboard in the kitchen capable of holding at least a single days waste, and sufficient to enable separation of recyclable material. (b) On-site storage and collection of waste must be provided and integrated with the design of the development. (c) Sufficient clearance and manoeuvring space must be provided to allow Council's (or its contractor's) waste collection vehicles to enter and exit in a forward direction, collect waste and recyclables with minimal or no need for reversing and without impeding upon general access to, from or within the site. Applicants should liaise with Council's Resource Recovery Department on truck sizes, required turning paths and access/servicing arrangements. (d) Where Council is satisfied that on-site collection is not possible, bin storage areas must be located to allow bins to be wheeled to the street kerb over flat or ramped surfaces with a maximum grade of 7% (5% for bulk garbage bins) to be serviced by a garbage truck on a flat surface and not over steps, landscape edging or gutters. (e) All waste must be removed at regular intervals and not less frequently than once per week for garbage and fortnightly for recycling. <p>Storage and Facilities</p> <ul style="list-style-type: none"> (f) Adequate storage for waste materials must be provided on site. (g) Waste storage and facilities must be convenient and accessible to the occupant(s) of all units. Storage areas must be accessible by wheelchair where dwellings do not have access to waste garbage chutes or recycling cupboards. 	As above.	As above.

Clause	UDG	Assessment		
<div><div>(h) Adequate storage is to be provided for the number of bins required in accordance with the ratios provided below or as advised by Council's Resource Recovery Department:</div><div><table><tr><th>GARBAGE</th><th>RECYCLING</th></tr><tr><td>An equivalent of 120 litres (minimum) available per unit per week (in the form of a shared bulk garbage bin)</td><td><div>For one bedroom units: 1 x 240 litre bin per four units</div><div>For two bedroom units: 1 x 240 litre bin per three units</div><div>For three bedroom units: 1 x 240 litre bin per two units</div><div>For four bedroom units: 1 x 240 litre bin per unit</div></td></tr></table></div></div>	GARBAGE	RECYCLING	An equivalent of 120 litres (minimum) available per unit per week (in the form of a shared bulk garbage bin)	<div>For one bedroom units: 1 x 240 litre bin per four units</div> <div>For two bedroom units: 1 x 240 litre bin per three units</div> <div>For three bedroom units: 1 x 240 litre bin per two units</div> <div>For four bedroom units: 1 x 240 litre bin per unit</div>
GARBAGE	RECYCLING			
An equivalent of 120 litres (minimum) available per unit per week (in the form of a shared bulk garbage bin)	<div>For one bedroom units: 1 x 240 litre bin per four units</div> <div>For two bedroom units: 1 x 240 litre bin per three units</div> <div>For three bedroom units: 1 x 240 litre bin per two units</div> <div>For four bedroom units: 1 x 240 litre bin per unit</div>			

Note: The required number of bins will be assessed as part of the development application process and will be given as a condition of consent.

(i) In locating and designing waste storage areas consideration must be given to screening views of the facility from any adjoining property or public place while still ensuring there is some natural surveillance from within the development to minimise vandalism and other anti-social activity. Communal storage areas should be located within reasonable travel distance from all dwellings within a development.

(j) Waste storage areas must be kept clean, tidy and free from offensive odours at all times.

(k) The design of the bin storage and collection facilities and on-going use by the occupants is to be addressed in the Design of Facilities and On-Going Management sections of the Waste Management Plan as required in the Submission Requirements of section 3.26 – Waste Management Planning. The design is to be in accordance with Council's Bin Storage Facility Design Specification available on Council's website.

 | || 3.26.WASTE MANAGEMENT PLANNING | | |

Clause	UDG	Assessment
OBJECTIVES (i) To promote improved project management and to reduce the demand for waste disposal during demolition and construction. (ii) To maximise, reuse and recycle building/construction materials. (iii) To encourage building designs and construction techniques that will minimise waste generation. (iv) Minimise waste generation to landfill via the waste hierarchy in accordance with Council's ESD objective 6. (v) To assist in achieving Federal and State Government waste minimisation targets.	Precinct West and Doran Drive Precinct Sections 3.2.14. and 4.2.13. Service Vehicles and Waste Collection Control 6. Waste management shall comply with the waste management controls contained within Part B Section 5 - Residential Flat Buildings and Part B Section 6 - Business of The Hills DCP 2012. Precinct East Section 5.2.17 Service Vehicles and Waste Collection Control 6. Waste management shall comply with the waste management controls contained within Part B Section 5 - Residential Flat Buildings of The Hills DCP 2012.	Consistent.
Demolition DEVELOPMENT CONTROLS (a) Site operations should provide for planned work staging, at source separation, re-use and recycling of materials and ensure appropriate storage and collection of waste. (b) Straight demolition should be replaced by a process of selective deconstruction and reuse of materials. Careful planning is also required for the correct removal and disposal of hazardous materials such as asbestos. (c) Project management must seek firstly to re-use and then secondly to recycle solid waste materials either on or off site. Waste disposal to landfill must be minimised to those materials that are not re-useable or recyclable. (d) When separated, materials are to be kept uncontaminated to guarantee the highest possible reuse value. (e) Details of waste sorting areas and vehicular access are to be provided on plan drawings.	As above.	As above.
Construction DEVELOPMENT CONTROLS (a) Avoid oversupply and waste of materials by careful assessment of quantities needed. (b) The use of prefabricated components may reduce waste.	As above.	As above.

Clause	UDG	Assessment
(c) Re-use of materials and use of recycled material is desirable where possible. (d) Site operations should provide for planned work staging, at source separation, re-use and recycling of materials and ensure appropriate storage and collection of waste. (e) All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and Office of Environment and Heritage and Water requirements.		
SUBMISSION REQUIREMENTS <ul style="list-style-type: none"> Waste Management Plan 	As above.	As above.
3.27. FENCING		
OBJECTIVE (i) To ensure that fencing does not detract from the overall visual amenity and character of the area.	Various objectives included.	Generally consistent.
DEVELOPMENT CONTROLS (a) The fencing materials chosen must protect the acoustic amenity and privacy of courtyards. Courtyard fences shall be constructed of masonry. (b) All boundary fencing/ walls fronting a street shall be setback a minimum of 2 metres, to permit landscaping, and shall include recesses and other architectural features. (c) All fencing or walls shall be combined and integrated with site landscaping. (d) The following fencing or finishes are not acceptable because of its poor visual appearance: <ul style="list-style-type: none"> Pre-painted solid, metal fencing; or Rendered finishes where the entire fence is fully rendered. 	Refer to the following Sections: 2.11.3. Materials and Elements Precinct West 3.2.10. Active Use and Street Frontage Precinct East 5.2.2. Publicly Accessible Pedestrian Link 5.2.3. Communal Open Space 5.2.12. Building Articulation and Facades 5.2.15. Park Interface	Generally consistent. Controls specific to Precinct West and East have been developed. Fencing will not be provided in Doran Drive.
SUBMISSION REQUIREMENT Fencing details for the site, clearly showing the location, height and type of proposed fencing is to be submitted as part of the development application.	N/A	To be addressed as part of submission requirements. Not necessary to include in the UDG.
3.28. DEVELOPER CONTRIBUTIONS		
Applicants should consult with Council's Section 94 Contributions Plan and Council Officers to determine the required amount of Section 94 Contributions payable.	N/A	Superfluous. Not considered necessary to include.
4. INFORMATON REQUIRED FOR A DEVELOPMENT APPLICATION		
In preparing plans applicants must also address the submission requirements listed in section 3 of this Section of the DCP relevant to the application. The	A Site Plan, Site Analysis Plan and Design Verification Statement (Appendix D). Other documentation identified to be addressed as part of future DAs.	To be addressed as part of submission requirements. Not

Clause	UDG	Assessment
<p>following plans and details will be required with all residential flat building applications along with the relevant application form(s).</p> <p>STATEMENT OF ENVIRONMENTAL EFFECTS</p> <p>SITE PLANS</p> <p>SITE ANALYSIS</p> <ul style="list-style-type: none"> Refer to section 3.2. <p>ARCHITECTURAL PLANS</p> <ul style="list-style-type: none"> Internal layout of unit/building (existing and proposed) Elevations <p>PRELIMINARY ENGINEERING DRAINAGE PLANS</p> <ul style="list-style-type: none"> Including any On Site Detention Plans <p>LANDSCAPE PLAN</p> <ul style="list-style-type: none"> These plans are to be in accordance with Part C Section 3 - Landscaping. <p>EARTHWORKS PLAN</p> <p>SIGNAGE PLANS</p> <p>(v) See Part C Section 2- Signage</p> <p>STREETSCAPE PERSPECTIVE MODEL</p> <p>(vi) For all developments comprising 10 or more units a scale model must be provided including adjoining properties at the time of the submission</p> <p>(vii) of the development application and be on display for the duration of the public exhibition period.</p> <p>(viii) Should a model not be submitted with the application, an immediate "stop the clock" order be placed on the development application until the model is presented.</p> <p>WASTE MANAGEMENT PLAN</p> <p>DESIGN VERIFICATION</p> <p>As per SEPP 65 requirements.</p> <p>BASIX CERTIFICATE</p> <p>Note. Refer to Part A – Introduction section 4.0 for general lodgement requirements and detailed requirements to be included in each of the above documentation.</p>		<p>necessary to include in the UDG.</p>

1.2 Part B Section 8 - Shop Top Housing and Mixed-Use Development

Clause	UDG	Assessment
Part B Section 8 - Shop Top Housing and Mixed Use Development		
LAND TO WHICH THIS SECTION OF THE PLAN APPLIES		
This section applies to land where, under the provisions of The Hills Local Environmental Plan (LEP) 2012, shop top housing is a permissible use. Additionally, this Section applies to mixed use developments containing retail and/or commercial premises and residential flat buildings.	This section will be superseded by the UDG as outlined in Section 1.2.	N/A
AIM		
The following controls seek to ensure that shop top housing and mixed use developments provide an appropriate balance of business and residential uses, are of a suitable scale and density for their location and maintain the amenity of surrounding neighbourhoods.	N/A	N/A
STATEMENT OF OUTCOMES AND DEVELOPMENT CONTROLS		
<p>Shop top housing is defined under LEP 2012 as “one or more dwellings located above ground floor retail premises or business premises”. Consistent with this definition shop top housing must comprise only retail or business uses at ground level with flexibility for retail, commercial or residential development above the ground floor.</p> <p>Mixed use development is defined under LEP 2012 as “a building or place comprising 2 or more different land uses”. A mixed use development containing retail and/or commercial premises and residential flat buildings could provide a similar development outcome to shop top housing, however with mixed use development there would be flexibility for residential accommodation at ground level.</p> <p>Shop top housing and mixed use retail/commercial/residential developments are permitted in a number of business and residential zones across the Shire. Each zone has specific objectives and development standards which apply under LEP 2012. LEP 2012 also contains an additional local clause outlining objectives and controls specific to shop top housing and mixed use proposals.</p> <p>The design of shop top housing and mixed use developments can vary from low scale strip retailing with a strip of dwellings above, to taller buildings comprising multiple levels of retailing, commercial premises and/or residential units. The desired scale of these developments will vary based on the role and objectives of the zone in which they are located. The controls in this DCP seek to ensure that the form and scale of shop top housing and mixed use development is appropriate with respect to surrounding development. They also aim to ensure that developments reflect the objectives of the zones within which they are located and where proposed within neighbourhood or local centres reflect the established role and typology of these centres as articulated within Council's Centres Direction.</p> <p>In some circumstances, potential variations to a development control in this DCP, due to such matters as slope or existing building location, are identified to allow flexibility in the application of the control where the variation sought would meet the outcome to be achieved. Other variations may be considered as part of a merit assessment and would be evaluated against the Statement of Outcome for that control.</p>	Section 1.2. identifies that the sections of the THDCP to read in conjunction with the UDG where relevant.	-

Clause	UDG	Assessment
<p>In addition to those policies, guidelines and documents specified in the Introduction, this Shop Top Housing Section of the DCP is to be read in conjunction with other relevant Parts relating to:</p> <ul style="list-style-type: none"> • Business • Landscaping • Parking • Heritage • Signage • Flood Controlled Land <p>Where a development control within this section of this DCP is inconsistent with a site specific control from another section of this DCP, the site specific control within that Section shall prevail to the extent of the inconsistency.</p> <p>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development also applies to shop top housing in specific circumstances. These provisions would apply if the building concerned is at least 3 or more storeys and contains at least 4 or more dwellings. Refer to SEPP No. 65 for further information on the application of the Policy to shop top housing.</p>		
1. SITE PLANNING		
<p>STATEMENT OF OUTCOMES</p> <ul style="list-style-type: none"> • Developments maintain a distinct neighbourhood or local character depending on the zone within which they are located. • Developments are compatible with the character and form of existing and future development in the locality. • Developments provide for the amenity of, and minimise impacts on, residents living within or surrounding the developments. • Developments include usable and attractive outdoor spaces that provide for active and passive recreation opportunities. • Developments are of a high design quality and provide an attractive visual presentation to the street and other surrounding development. 	<p>Refer to UDG which specifies the desired outcome for each precinct.</p> <p>Section 3.1. Precinct West Character</p> <p>Section 4.1. Doran Drive Precinct Character</p> <p>Section 5.1. Precinct East Character</p>	<p>Generally consistent. Objectives and controls specific to each precinct have been developed.</p>
DEVELOPMENT CONTROLS		
<p>Building and ceiling height</p> <p>The applicable height of buildings standard under Clause 4.3A of LEP 2012 equates to the following maximum building heights in storeys:</p> <ul style="list-style-type: none"> - 7 metres: 2 storeys - 10 metres: 3 storeys <p>Minimum floor to ceiling heights are:</p> <ul style="list-style-type: none"> - 3.3m for commercial floors - 2.7m for residential floors 	<p>UDG specifies minimum floor to ceiling heights.</p> <p>Precinct East</p> <p>Section 5.2.14. Street Interface</p> <p>Controls</p> <p>1. Development is to comply with the following interface controls:</p> <ul style="list-style-type: none"> c. Minimum 4m floor to ceiling height for flexible use on the ground floor 	<p>Generally consistent. Ceiling heights for residential are legislated in the ADG and for commercial in the BCA. Proposed controls are consistent.</p>

Clause	UDG	Assessment
	d. Minimum 3.1m floor to ceiling height above the ground floor.	
<p>Setbacks</p> <p>Front (primary and secondary street) setbacks:</p> <ul style="list-style-type: none"> - Zero setback if active frontage provided - 3 metres if no active frontage provided - 3 metres for residential floors above the first storey or for residential floors above an existing retail development (unless active frontage provided where consistent with existing development can be provided) <p>(Refer Section 2 for definition of 'Active Frontage')</p> <p>Side and rear setbacks:</p> <ul style="list-style-type: none"> - 6 metres where adjoining low density residential development - 3 metres where not adjoining low density residential development <p>Upper residential floors must incorporate building articulation such as awnings, porticos, recesses, blade walls and projecting bays.</p> <p>Where a variation to the setback controls is proposed, consideration must be given to the existing and future character and amenity of the surrounding area.</p>	N/A	Part D Section 9 Hills Showground Station Precinct supersedes this section. Refer to Section 5.3.
<p>Common open space</p> <p>Where a development comprises five or more dwellings, a minimum of 20m² per dwelling is to be provided as a consolidated common open space area.</p> <p>At least 75% of the common open space area must be provided at ground level and be well landscaped.</p> <p>Upper level or roof top common open space may be considered for a portion of the common open space.</p> <p>Common open space should be designed to enable it to be used for recreational activities and be capable of growing substantial vegetation.</p> <p>The common open space area must only be accessible by the residents of the development.</p>	N/A	Part D Section 9 Hills Showground Station Precinct supersedes this section. Refer to Section 5.4.
<p>Landscaping</p> <p>Where adjoining a residential zone, landscape screening strips with a minimum width of 2 metres must be provided within setback areas.</p> <p>Outdoor parking areas are to include landscape screening strips with a minimum width 2 metres.</p>	N/A	Part D Section 9 Hills Showground Station Precinct supersedes this section. Refer to Section 5.4.

Clause	UDG	Assessment
<p>Screen planting should be provided within private and common open space areas to improve privacy and amenity for residents and surrounding properties.</p> <p>At least 15% of the site area should incorporate deep soil planting. This can be accommodated within common open space areas and setback areas.</p> <p>Where upper level or rooftop common open space is proposed these spaces are to incorporate landscaping features such as planter boxes or vertical gardens.</p>		
2. BUILDING DESIGN		
<p>STATEMENT OF OUTCOMES</p> <ul style="list-style-type: none"> • Developments provide weather protection to pedestrians and users of the development at street level. • Developments are attractive and add visual interest and variety to streetscapes. • Developments provide a reasonable of acoustic amenity for occupants and residents living within neighbouring properties. 	Section 2.16.2. Wind and Weather Protection	Generally consistent. Objectives and controls specific to each precinct have been developed.
DEVELOPMENT CONTROLS		
<p>Awnings</p> <p>Awnings are to be provided along streets where active frontages are provided and at main entries to residential components of developments.</p> <p>Awning must have sufficient depth but also be setback sufficiently to allow street trees, furniture etc.</p>	Section 2.16.2. Wind and Weather Protection	Generally consistent. Objectives and controls specific to each precinct have been developed.
<p>Street frontages</p> <p>Active frontages are encouraged at ground level to all public streets.</p> <p>Active frontages are defined as one or a combination of the following:</p> <ul style="list-style-type: none"> • Shop front; • Café or restaurant if accompanied by an entry from the street; • Community and civic uses with a street entrance; • Recreation facilities with a street entrance; • Glazed entryway; • Street entryway. 	<p>Precinct West</p> <p>Section 3.2.10. Active Use and Street Frontage Control</p> <p>5. An active street frontage is not required for any part of a building that is used for any of the following:</p> <ul style="list-style-type: none"> a. Entrances and lobbies (including as part of mixed-use development) b. Residential that is providing direct access from the public domain to the residence c. Access for fire services d. Vehicular access. <p>Doran Drive Precinct</p> <p>Section 4.2.10. Active Use and Street Frontage Control</p> <p>3. An active street frontage is not required for any part of a building that is used for any of the following:</p> <ul style="list-style-type: none"> – Entrances and lobbies (including as part of mixed use development) 	Generally consistent. Controls tailored to each precinct. Addresses DCP control but also does not require active street frontage for residential providing direct access from public domain. The intention of the control is to allow for flexibility for SOHO apartments to be provided on the ground floor of De Clambe Drive on Precinct West. This will enable flexibility to respond to changes in market conditions and demands for non-residential uses.

Clause	UDG	Assessment
	<ul style="list-style-type: none"> – Access for fire services – Vehicular access. 	
Acoustic amenity Noise sources within the development such as common open space, service areas, driveways, and road frontages should be managed through measures such as separation, building layout, double glazed windows etc.	Refer to Section 2.16.4. Air Quality, Noise and Vibration.	Generally consistent. Layouts and separation consider noise issues.
Other controls Refer to the Residential Flat Building or Business Sections of this DCP for further controls relating to unit size and mix, visual privacy, solar access, private open space, ventilation, storage and waste management.	N/A	Noted.
3. Access and Parking		
STATEMENT OF OUTCOMES <ul style="list-style-type: none"> • Access arrangements minimise impacts on streetscape, amenity, pedestrian safety and circulation. • Pedestrian access ensures connectivity to the street and public areas and ensures that residents and users of developments can navigate developments conveniently and with minimal difficulties. • Buildings provide separate and clearly defined entries and access points for commercial and residential components of the development. • Car parking and vehicular access ways do not diminish the attractiveness of a streetscape or visually dominate the front of a site. 	Precinct West Section 3.2.9. Building Articulation and Facades Section 3.2.10. Active Use and Street Frontage Section 3.2.13. Car Parking and Access Doran Drive Precinct Section 4.2.9. Building Articulation and Facades Section 4.2.10. Active Use and Street Frontage Section 4.2.12. Car Parking and Access Precinct East Section 5.2.10. Residential Typologies and Street Activation Section 5.2.15. Park Interface Section 5.2.16. Car Parking and Access	Generally consistent. Objectives and controls specific to each precinct have been developed.
DEVELOPMENT CONTROLS		
Vehicular and pedestrian access and circulation Vehicular access should not be via primary streets where alternative street/laneway access is available. Vehicular and pedestrian access, parking and services should be completely separate for residential and retail/commercial uses. Pedestrian safety is to be maximised through ensuring clear sight lines at pedestrian and vehicular crossings. Building entries	As above.	Generally consistent. Objectives and controls specific to each precinct have been developed.

Clause	UDG	Assessment
<p>Separate building entries are to be provided for the residential and commercial components of developments.</p> <p>Car parking</p> <p>The preferred location for car parking is within a basement or to the rear of developments.</p> <p>Other controls</p> <p>Refer to the Residential, Business and Car parking Sections of this DCP for other controls relating to loading and car parking.</p>		

2. PART C – General Development

This section will continue to apply to future development except where controls are specifically provided in the UDG.

Clause	UDG	Assessment
Part C Section 1 Parking		
1. Introduction		
This Section of the DCP must be read in conjunction with Part A – Introduction of this DCP.	Section 1.2. identifies that Part A will be read in conjunction with the UDG where relevant.	Consistent.
1.1. LAND TO WHICH THIS SECTION OF THE PLAN APPLIES		
This Section of the DCP applies to all land identified under The Hills Local Environmental Plan (LEP) 2012 and to all permissible parking activities as defined in the LEP 2012. Where the provision of parking is ancillary to the overall development, further specific controls are included in separate relevant Sections of this DCP.	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
1.2. AIMS AND OBJECTIVES OF THIS SECTION OF THE DCP		
The aim of this Section of the DCP is to establish Council's specific objectives and development controls for the provision of parking within the Shire.	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
OBJECTIVES		
<p>Council's overarching objectives for parking developments are:</p> <p>(i) To provide guidelines aimed at improving overall traffic management and safety.</p> <p>(ii) To ensure satisfactory access, parking provisions, circulation and goods loading and delivery facilities are provided within developments.</p>	This section will continue to apply to future development detailed in Section 1.2.	Consistent.

Clause	UDG	Assessment																																						
<div><div>(iii) To ensure the efficient flow of traffic through car parks to minimise the potential for pedestrian and vehicle conflict.</div><div>(iv) To set out Council’s planning and engineering standards for parking in the Shire.</div><div>(v) To encourage the use of more ecologically sustainable forms of transport such as bicycles.</div><div>(vi) To ensure that all parking provided by development relates to the site’s environmental conditions.</div></div>																																								
2. OBJECTIVES AND DEVELOPMENT CONTROLS																																								
<div>The objectives and development controls for parking are set out in the following sections.</div> <div>In addition to the policies, guidelines and documents specified in Section 1.4 of Part A – Introduction, this Section is to be read in conjunction with other relevant Sections including:</div> <div>Part C Section 3 – Landscaping</div>	<div>This section will continue to apply to future development detailed in Section 1.2.</div>	<div>Consistent.</div>																																						
2.1. GENERAL PARKING REQUIREMENTS																																								
OBJECTIVE																																								
<div>(i) To provide sufficient parking that is convenient for the use of residents, employees and visitors of the development.</div>	<div>This section will continue to apply to future development detailed in Section 1.2.</div>	<div>Consistent.</div>																																						
DEVELOPMENT CONTROLS																																								
2.1.1 General																																								
<div>(a) Number of required parking spaces and associated conditions must be provided in accordance with Table 1. Any part spaces must be rounded up to the nearest whole number.</div>	<div>N/A. Part D Section 9 Hills Showground Station Precinct supersedes this section – refer to Section 5.11 Parking rates and access.</div> <div>Refer to Sections 3.2.13, 4.2.12, and 5.2.16 Car Parking and Access.</div> <div>1. Residential car parking spaces are to be provided at the rates specified in the table below. For any use not specified, the car parking rates in The Hills Development Control Plan 2012 (Part C Section 1 – Parking) shall apply.</div> <table><tr><th></th><th>Minimum (per unit)</th><th>Maximum (per unit)</th><th>Affordable Housing Minimum (per unit)</th><th>Affordable Housing Maximum (per unit)</th></tr><tr><td>1 bedroom units</td><td>0.4</td><td rowspan="3">Average of 1 across all bedroom apartment mix</td><td>0.4</td><td>0.4</td></tr><tr><td>2 bedroom units</td><td>0.7</td><td>0.5</td><td>0.5</td></tr><tr><td>3 bedroom units</td><td>1.0</td><td>1</td><td>1</td></tr><tr><td>Visitor Parking</td><td>0.1</td><td>0.1</td><td>-</td><td>0.1</td></tr><tr><th></th><th>Minimum (per area)</th><th>Maximum (per area GFA)</th><th></th><th></th></tr><tr><td>Retail</td><td>1 space per 130m² GFA</td><td>1 space per 60m² GFA</td><td></td><td></td></tr><tr><td>Commercial</td><td>1 space per 145m² GFA</td><td>1 space per 100m² GFA</td><td></td><td></td></tr></table>		Minimum (per unit)	Maximum (per unit)	Affordable Housing Minimum (per unit)	Affordable Housing Maximum (per unit)	1 bedroom units	0.4	Average of 1 across all bedroom apartment mix	0.4	0.4	2 bedroom units	0.7	0.5	0.5	3 bedroom units	1.0	1	1	Visitor Parking	0.1	0.1	-	0.1		Minimum (per area)	Maximum (per area GFA)			Retail	1 space per 130m² GFA	1 space per 60m² GFA			Commercial	1 space per 145m² GFA	1 space per 100m² GFA			<div>The recommended parking rates (excerpt below) seek to encourage public transport use and minimise traffic impacts.</div> <div>Residential parking rates are proposed in accordance with RMS minimum rates for Metropolitan Regional (CBD) Centres* to a cap of an average of one space per market housing apartment in line the Showground Precinct DCP.</div> <div>*A slight variation is proposed to the minimum parking rate for a 3 bed apartment from 1.2 to 1 to avoid any confusion with</div>
	Minimum (per unit)	Maximum (per unit)	Affordable Housing Minimum (per unit)	Affordable Housing Maximum (per unit)																																				
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Clause	UDG	Assessment
		<p>having the maximum rate at 1 which was supported by TfNSW.</p> <p>The affordable housing car parking rates proposed are consistent with the SEPP (Affordable Rental Housing) 2009. When the location and configuration of the minimum 5% of affordable housing is determined during detailed DA stage, the affordable housing car parking rates are to be applied.</p> <p>Retail and commercial parking rates have been developed from the TTIA consistent with Part D Section 19 of THDCP.</p> <p>The proposed visitor car parking rate remains unchanged at 1 space per 10 dwellings consistent with TfNSW advice</p> <p>The proposed visitor car parking rate for the residential component remains unchanged at 1 space per 10 dwellings consistent with TfNSW advice and is proposed be a minimum of zero for affordable housing and a maximum of 1 space per 10 dwellings consistent with market housing as these are not specified in the SEPP (Affordable Rental Housing) 2009.</p> <p>All other uses to comply with controls in Part C of THDCP.</p> <p>Refer to Section 5.2 (Table 4, Item 15) of the</p>

Clause	UDG	Assessment
		RTS and TTIA for further justification.
(b) All car parking spaces must be provided onsite.	This section will continue to apply to future development detailed in Section 1.2.	Consistent. Capable of complying. To be addressed as part of future DAs.
(c) The minimum provision of spaces for restaurants or café as required in Table 1 applies to indoor and outdoor seating.	See response at (a) above.	See response at (a) above.
(d) The provision of boat trailer and boat wash down areas are required for caravan parks and/or holiday cabin developments in the vicinity of the Hawkesbury River.	-	N/A.
(e) Car parking for child care centres must be situated in a convenient location, allowing for safe movement of children to and from the centre.	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
(f) Parking spaces for an exhibition home may be permitted to be located within the front setback, provided the parking area is reinstated to lawn upon the expiry of the exhibition home consent. In the case of exhibition home villages a centralised parking area should be provided.	-	N/A.
(g) Any changes to parking provisions occurring after development consent or implementation of development consent must be subject to an application under Section 96 of the <i>Environmental Planning and Assessment Act 1979</i> .	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
(h) Where justified, a proportion of car parking may be subject to time restrictions upon application, consideration and approval by Council. All employees parking are to be provided on-site.	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
(i) Stack parking will not be included in the assessment of the number of car parking spaces for retail, commercial, medium density residential and industrial development and the like.	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
(j) Access arrangements in bush fire prone areas shall be in accordance with Planning for Bushfire Protection 2006.	-	N/A. Site is not bush fire prone.
2.1.2. MIXED USE PARKING		
(a) Where the component uses are operated concurrently, parking will be assessed as the sum of the requirements for each component. Component parking requirements are to be based on requirements in Table 1. Calculations shall include an appropriate proportion of any shared common or administrative area.	See response at 2.1.1(a) above.	See response at 2.1.1(a) above.
2.1.3. DUAL USE PARKING		
(a) Where the component uses are not operated concurrently, parking provisions will be based on whichever of the components generates the greatest car parking requirement. The onus will be on the applicant to satisfy Council that the uses are not operated concurrently.	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
(b) Where the main usage periods of the component uses do not coincide, Council may consider a reduction in the car parking requirements provided that the total car parking is		

Clause	UDG	Assessment
not less than that needed for the component that generates the greatest requirement. The onus will be on the applicant to satisfy Council that the main usage periods do not coincide.		
2.1.4. REMODELLING OR ALTERATIONS TO EXISTING PREMISES		
SUBMISSION REQUIREMENTS <ul style="list-style-type: none"> Parking calculations – number of spaces provided for the proposed development using Table 1. Any part spaces must be rounded up to the nearest whole number. A Traffic Impact Report should be provided: <ul style="list-style-type: none"> Where development is likely to generate significant traffic, or Where it is a requirement of another section of the DCP. A Parking Study – will be required where proposed parking provisions need to be substantiated. This occurs when: <ul style="list-style-type: none"> An activity or land use is not included in Table 1, or Dual use or mixed use car parking arrangements may be proposed. 	This section will continue to apply to future development detailed in Section 1.2.	Consistent. To be addressed as part of submission requirements.
2.2. PARKING FOR DISABLED PERSONS AND PARENTS WITH PRAMS		
OBJECTIVES <ul style="list-style-type: none"> (i) To ensure appropriate on-site provision and design of parking for disabled persons and parents with prams. (ii) To ensure that designated spaces provided are easily accessible to points of entry to building or facility. (iii) To ensure amenity and safety in the design and construction and operation of the development in accordance with Council's ESD Objective 7 	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
DEVELOPMENT CONTROLS <ul style="list-style-type: none"> (a) A proportion of the total parking spaces required shall be provided for disabled persons in accordance with Table 2. (b) A continuous, accessible path of travel in accordance with AS 1428.1 shall be provided between each parking space and an accessible entrance to the building or to a wheelchair accessible lift. (c) A proportion of the total parking spaces required shall be provided for parents with prams at the rate of 1 space per 100 spaces at:- <ul style="list-style-type: none"> shopping centres; transport terminals; hospitals; and other large public facilities. (d) Parking spaces for disabled persons and parents with prams should:- 	This section will continue to apply to future development detailed in Section 1.2.	Consistent.

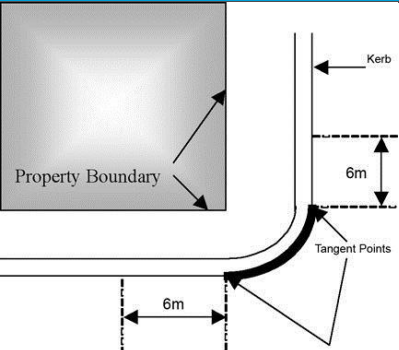
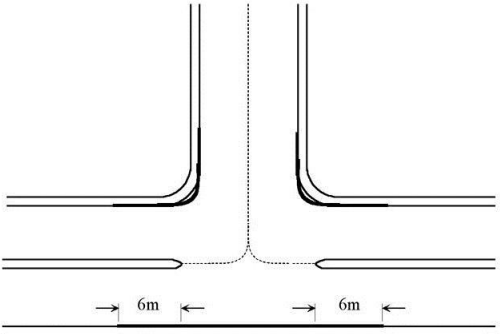
Clause	UDG	Assessment								
<ul style="list-style-type: none">have minimum 3.2 metres x 5.4 metres dimensions for each designated parking space;be provided adjacent to an accessible entrance or a wheelchair accessible lift;be signposted and identified for the nominated parking use;have a clearance height of 2.5 metres from floor level; and provide a level area with a gradient less than 1:40. <p>(e) Directional signage to designated parking spaces should be provided from the entry of the parking facility</p> <p>(f) Set down areas should be level with a gradient less than 1:40, have adequate circulation space and be located away from traffic flow. Adjacent kerb ramps should be provided to allow access to a footpath, building entrance or a wheelchair accessible lift.</p> <p>(g) Refer to Council's "Making Access for All: guidelines ensuring criteria for all public facilities" for further parking and access designs. This document is available at the Customer Service Centre at Council's Administration Building or at Council's website.</p>										
SUBMISSION REQUIREMENTS <ul style="list-style-type: none">Site plan indicating: parking layout and locations of designated spaces for disabled persons and parents with prams; and locality of adjacent wheelchair accessible entrances and lifts.Parking calculations.	This section will continue to apply to future development detailed in Section 1.2.	Consistent. To be addressed as part of submission requirements.								
2.3. BICYCLE PARKING	<p>Refer to Sections 3.2.13., 4.2.12. and 5.2.16. Car Parking and Access.</p> <p>The following bicycle facility rates have been included for each precinct.</p> <table><tr><th></th><th>Rate (minimum)</th></tr><tr><td>Residential flat buildings</td><td>1 resident space per 3 apartments 1 visitor space per 12 apartments</td></tr><tr><td>Commercial use</td><td>1 space per 600m² GFA for staff</td></tr><tr><td>Retail use</td><td>1 space per 450m² GFA for staff</td></tr></table>		Rate (minimum)	Residential flat buildings	1 resident space per 3 apartments 1 visitor space per 12 apartments	Commercial use	1 space per 600m ² GFA for staff	Retail use	1 space per 450m ² GFA for staff	N/A. Part D Section 9 Hills Showground Station Precinct supersedes this section.
	Rate (minimum)									
Residential flat buildings	1 resident space per 3 apartments 1 visitor space per 12 apartments									
Commercial use	1 space per 600m ² GFA for staff									
Retail use	1 space per 450m ² GFA for staff									
2.4. MOTORCYCLE PARKING										
OBJECTIVES <p>(i) To have equitable provision of parking for motorcyclists.</p>	This section will continue to apply to future development detailed in Section 1.2.	Consistent. To be addressed as part of the detailed design.								
DEVELOPMENT CONTROLS <p>(a) Motorcycle parking is to be provided for all developments with on-site parking of more than 50 car parking spaces, at a rate of 1 motorcycle parking space for every 50 car parking spaces or part thereof.</p> <p>(b) Motorbike spaces should be 1.2 metres wide and 2.5 metres long when spaces are 90 degrees to the angle of parking. (See Figure 1 - Motorcycle Parking Dimensions).</p>	This section will continue to apply to future development detailed in Section 1.2.	Consistent. To be addressed as part of the detailed design.								

Clause	UDG	Assessment
SUBMISSION REQUIREMENTS <ul style="list-style-type: none"> Parking calculations. Site plan - indicating location of designated motorcycle parking spaces. 	This section will continue to apply to future development detailed in Section 1.2.	Consistent. To be addressed as part of submission requirements.
2.5. CARWASH BAYS	This section will continue to apply to future development detailed in Section 1.2.	Consistent. To be addressed as part of the detailed design.
2.6. SET DOWN AREAS	This section will continue to apply to future development detailed in Section 1.2.	Consistent. To be addressed as part of the detailed design.
2.7. CAR PARK DESIGN AND LAYOUT	This section will continue to apply to future development detailed in Section 1.2.	Consistent. To be addressed as part of the detailed design.
2.8. LANDSCAPING	-	N/A - applies to outdoor car parking. Basement parking proposed.
2.9. LOADING AND DELIVERY REQUIREMENTS		
OBJECTIVES		
(i) To provide suitable access on-site for service vehicles, for the purpose of loading and/or delivering goods. (ii) To ensure that types of loading and delivery areas are suited to the needs of the development. (iii) To ensure that adequate numbers of loading and delivery areas are allocated for appropriate types of service vehicles. (iv) To protect neighbourhood amenity and safety in the design and construction and operation of loading and service areas in accordance with Council's ESD objective 7.	Precinct East Section 3.2.14. Service Vehicles and Waste Collection Doran Drive Precinct Section 4.2.13. Service Vehicles and Waste Collection Precinct West Section 5.2.17. Service Vehicles and Waste Collection Controls and objectives will continue to apply to future development detailed in Section 1.2 where not specified in the UDG.	Consistent. To be addressed as part of the detailed design.
DEVELOPMENT CONTROLS		

Clause	UDG	Assessment						
<p>(a) All loading and delivery areas are to be provided on-site.</p> <p>(b) Loading and delivery facilities are to be designed in accordance with AS 2890.2-1989, Off Street Parking - Part 2: Commercial vehicles facilities.</p> <p>(c) The use of loading and delivery areas must not conflict with the safe efficient circulation of pedestrians and other vehicles on-site.</p> <p>(d) In larger developments loading and delivery areas should operate independently of other parking areas.</p> <p>(e) Service vehicles are to be able to efficiently manoeuvre to and from loading and delivery areas in accordance with AUSTROADS Design Vehicular and Turning Templates.</p> <p>(f) Loading and delivery areas must not affect the amenity of adjoining residential properties.</p> <p>(g) Loading bays are not to be used for the storage of goods that may impede the use of the bay for the delivery or loading of goods.</p> <p>(h) The number of loading bays for supermarkets, department stores, mixed small shops and offices are required in accordance with Table 5.</p> <p>(i) Council may consider variations to the standards required by Table 5 in circumstances where the applicant is able to demonstrate compliance with the objectives of this Section of the DCP by alternate means.</p> <p>(j) For those land uses not referred to in Table 5</p> <p>(k) the applicant will be required to demonstrate the</p> <p>(l) development proposal satisfies the objectives of this Section of the DCP. In this regard the following information is to be submitted:</p> <p>The types of vehicles expected to load and deliver on-site.</p> <p>The frequency with which these vehicles will visit the site.</p> <p>The largest vehicles expected to visit the site. These areas must be able to be utilised by all smaller loading and delivery vehicles also.</p>	As above.	As above.						
<p>Table 5 Minimum Number Of Loading Bays Required</p> <p>GLFA = Gross Leasable Floor Area</p> <p>GFA = Gross Floor Area</p> <table><tr><th>Development</th><th>Number of Loading Bays</th></tr><tr><td>Supermarket (GLFA)</td><td>2 for the first 930m² 2 for the next 930m² 1 for each extra 930m²</td></tr><tr><td>Department Store (GLFA)</td><td>2 for the first 4,645m² 2 for the next 4,645m² 1 for each extra</td></tr></table>	Development	Number of Loading Bays	Supermarket (GLFA)	2 for the first 930m ² 2 for the next 930m ² 1 for each extra 930m ²	Department Store (GLFA)	2 for the first 4,645m ² 2 for the next 4,645m ² 1 for each extra	As above.	As above.
Development	Number of Loading Bays							
Supermarket (GLFA)	2 for the first 930m ² 2 for the next 930m ² 1 for each extra 930m ²							
Department Store (GLFA)	2 for the first 4,645m ² 2 for the next 4,645m ² 1 for each extra							

Clause		UDG	Assessment
	4,645m ²		
Mixed Small Shops (GFLA)	2 for the first 465m ² 2 for the next 465m ² 1 for each extra 530m ²		
Offices (GFA)	1 for the first 1,860m ² 1 for next 3,720m ² 1 for the next 3,720m ² 1 for each extra 9,250m ²		
SUBMISSION REQUIREMENTS			
Site Plan must indicate: - the relevant locations and dimensions of loading and delivery areas; and - the swept path of the design service vehicle to be overlaid on the site plan to demonstrate all turning movements of service vehicles from the public road to the delivery/loading dock.		As above.	As above. To be addressed as part of submission requirements.
Loading Bay Calculations – in accordance with Table 5.			
Statement of Environmental Effects – where Table 5 is not applicable the statement of environmental effects must indicate the following to substantiate that the design and number of loading and delivery areas are appropriate for the proposed development: - The type/s of service vehicles expected to delivery to and load from the site; - The frequency with which these vehicles will visit the site, indicating times during the day/night and approximate number of visits per week or month; and - Illustration that the dimensions of the loading and delivery areas are suited to the types of vehicles visiting the site. (Refer to AS 2890.2-1989 – Part 2: Commercial vehicle facilities for dimension requirements).		As above.	As above.
2.10. ACCESS DRIVEWAYS			
DRIVEWAYS			
(i) To provide driveways with safe access and egress to and from properties. (ii) To reduce conflicts between entering and exiting street traffic and car park traffic. (iii) To ensure safety in the design, construction and operation of access driveways in accordance with Council's ESD objective 7.		Precinct East Section 3.2.13. Car Parking and Access Doran Drive Precinct Section 4.2.12. Car Parking and Access Precinct West Section 5.2.16. Car Parking and Access Controls and objectives will continue to apply to future development detailed in Section 1.2 where not specified in the UDG.	Consistent. To be addressed as part of the detailed design.

Clause	UDG	Assessment
DEVELOPMENT CONTROLS		
<ul style="list-style-type: none"> (a) Access driveway widths are to comply with AS (b) 2890.1-1993 Parking Facilities – Part 1: Off Street Car Parking. (c) Driveways are to be provided in locations that have adequate sight distance. (d) Driveways will be prohibited in the locations shown in Figures 5 and 6. (e) Access driveways are to be constructed in accordance with Council's "Specification for the Construction of Footpath & Gutter Crossings" (2001). (f) Access driveways are to be located a minimum of one metre from drainage structures and other service facilities located on the nature strip. (g) Except for residential properties, driveway entrances and exits should be signposted appropriately. (h) Access driveways should not be entered from or exited onto intersections where one or more of the intersecting roads are a collector, subarterial or arterial road. (i) Indirect access must be sought in preference to direct access where the proposed development fronts a high-volume road. Where direct access is proposed, a study by a suitably qualified person must be conducted to indicate potential impacts. This study will also be assessed by the RMS. (j) Driveways for multi dwelling housing, residential flat buildings and Seniors Living SEPP developments must be able to be accessed by service vehicles such as fire tankers, ambulances and bushfire tankers. (k) In addition, application of controls for driveways in other applicable Sections of the DCP should be applied. 	As above.	As above.
SUBMISSION REQUIREMENTS		
<p>Site Plan including:</p> <ul style="list-style-type: none"> - Indication of driveway locations in relation to the existing roadway and the kerb alignment; and - All tangent points on the kerb return must be identified. 	As above.	As above. To be addressed as part of submission requirements.

Clause	UDG	Assessment
 <p>Figure 5 Driveways Prohibited Within 6 Metres From Tangent Points Of Kerb</p>		
 <p>Figure 6 Driveways Prohibited On The Opposite Side Of The Road Or Within 6m Of Median Opening</p>		
Part C Section 3 Landscape		
Part 1 Introduction		
This Section of the DCP must be read in conjunction with Part A – Introduction of this DCP.	Section 1.2. identifies that the Part A will be read in conjunction with the UDG where relevant.	Consistent.
1.1. LAND TO WHICH THIS SECTION OF THE PLAN APPLIES		
This Section of the DCP applies to land to which The Hills Local Environmental Plan (LEP) 2012 applies.	This section will continue to apply to future development detailed in Section 1.2.	Consistent.

Clause	UDG	Assessment
1.2. AIMS AND OBJECTIVES OF THIS SECTION OF THE DCP		
OBJECTIVES (i) To ensure that landscaping preserves and contributes to the Shire's environmental and visual character and the existing and past cultural landscape. (ii) To promote the principles of ecologically sustainable development. (iii) To encourage the landscape treatment of sites which takes into account their context - the subdivision design, the streetscape design, the design of neighbouring buildings. (iv) To encourage landscaping that can be effectively maintained. (v) To encourage innovative landscape design. (vi) To define and outline the provisions necessary for lodgement of landscape proposals.	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
Part 2 BACKGROUND INFORMATION		
2.1. WHY ARE LANDSCAPE PLANS NECESSARY?	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
2.2. THREATENED SPECIES	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
2.3. NOXIOUS SPECIES	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
2.4. TREE MANAGEMENT PROVISIONS	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
Part 3 OBJECTIVES AND DEVELOPMENT CONTROLS		
3.1. GENERAL PLANNING AND DESIGN CONTROLS		
OBJECTIVES (i) To provide general design principles to ensure that appropriate landscaping is provided to complement the type of development proposed. (ii) To ensure that appropriate detail and information is provided on landscape plans.	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
DEVELOPMENT CONTROLS (a) The landscaping of any site should have regard to the natural environment of the location and be consistent with landscaping character of the area. (b) Landscaped areas shall have a minimum width of two metres. (c) All landscaping is to adhere to the following principles: <ul style="list-style-type: none"> Planting is to be in scale with the proposed buildings; Planting to consist of a variety of trees, shrubs and ground covers; Landscaping to side and rear boundaries should effectively screen the development; 	Section 2.11. Public Domain and Landscape Guidelines and Section 2.11.4. Planting and Trees. Controls and objectives will continue to apply to future development detailed in Section 1.2 where not specified in the UDG.	Consistent.

Clause	UDG	Assessment
<ul style="list-style-type: none"> Consideration should be made to alternatives to traditional fencing by using vegetation or change in height of the landform as natural barriers; Artificial mounding using excavated materials is encouraged to enhance or screen buildings and car parking areas - See Figure 5 – Screening and mounding for noise attenuation Planting shall be of advanced species except where it is demonstrated to Council's satisfaction that semi-advanced stock is more suited to soil and / or plant characteristics; All electrical substations, water supply valves, hydrants and the like shall be suitably screened, however, due consideration shall be given to the requirements of the appropriate authority, and must not be located through the root ball of any trees being retained; Plant selection for all landscape developments will be assessed for its suitability toward existing site conditions such as soils, aspect, drainage and micro-climate; Plant selection appropriate to the existing or proposed cultural landscape will also be included in the general assessment of a proposal; and Species selection and landscape design should minimise the need for watering. <p>(d) Trees should be of species unlikely to cause structural damage to buildings, retaining walls, paths, services and other property.</p> <p>(e) Consideration should be given to the types of footings to be used in a development to reduce the impact on mature trees.</p> <p>(f) Stormwater drainage lines and other services should be located to minimise the disturbance around existing trees which are to be retained.</p>		
3.2. PROTECTION OF TREES AND UNDERSTOREY		
OBJECTIVES <p>(i) To retain and protect as many mature trees as possible during development.</p> <p>(ii) To retain the existing natural understorey.</p>	<p>Section 2.11.4. Planting and Trees</p> <p>Control</p> <p>10. All existing trees within Precinct East Park that are of arboricultural significance are to be retained and protected, where possible.</p>	Consistent, tailored specific to the site.
DEVELOPMENT CONTROLS <p>(a) Where natural vegetation exists, all trees must be preserved in accordance with The Hills LEP 2012.</p> <p>(b) Where a stand of trees is to be retained, any associated natural understorey must also be retained.</p> <p>(c) Hard surfaces should be avoided under the drip line of any tree.</p> <p>(d) Wherever trees are removed (with consent) as a consequence of the development, an equal or greater number of replacement trees must be incorporated into the landscaping of the new development.</p> <p>(e) Services must not be located in areas that will disturb the root plate of an existing tree.</p>	<p>As above.</p> <p>Controls will continue to apply to future development detailed in Section 1.2 where not specified in the UDG.</p>	Consistent.

Clause	UDG	Assessment
(f) During construction, an adequate fence or similar structure must be constructed around any remaining trees, at a distance equal to the drip line. This area must not be used by machinery, for stockpiling wastes or for storage of any building materials.		
SUBMISSION REQUIREMENTS <ul style="list-style-type: none"> A Tree Management Statement or Arborist Report is to be prepared by a suitably qualified Australian Qualification Framework Level 5 Arborist and contain the following information: <ul style="list-style-type: none"> Identify all existing trees including species, condition, height and spread; Identify whether trees are to be removed, replanted or retained; and Details of how those trees to be retained will be protected during construction. 	This section will continue to apply to future development detailed in Section 1.2.	Consistent. To be addressed as part of submission requirements.
3.3. DEVELOPMENT ADJACENT TO BUSHLAND AREAS		
OBJECTIVE <p>(i) To ensure that landscaping does not adversely impact on bushland in adjoining properties.</p>	<p>Section 2.11. Public Domain and Landscape Guidelines and Section 2.11.4. Planting and Trees.</p> <p>Controls and objectives will continue to apply to future development detailed in Section 1.2 where not specified in the UDG.</p> <p>This section will continue to apply to future development detailed in Section 1.2.</p>	Consistent.
DEVELOPMENT CONTROLS <p>(a) Where development is within or adjacent to a bushland preservation area, environmental protection zone or open space zone, the affects on trees within the vicinity of the development needs to be considered.</p> <p>(b) On sites directly adjacent to bushland, all dominant species are to be indigenous to the local area as recommended in Appendix A of this Section of the DCP. Accent planting of exotic species may occur using ground covers and shrubs.</p> <p>(c) All non-indigenous plants used are to be non-invasive and unlikely to establish in the adjoining bushland either by seed or vegetative reproduction as recommended in Appendix A.</p> <p>(d) Bush rock is unsuitable for landscaping purposes, except where it is needed for the authentic restoration of historic gardens or for additions to existing bush rock structures.</p>	As above.	As above.
SUBMISSION REQUIREMENTS <ul style="list-style-type: none"> A comprehensive assessment of trees or natural vegetation likely to be affected. 	-	Noted. BDAR Assessment (Appendix K) has been submitted to support the Concept Proposal.
3.4. STREET TREES AND STREETSCAPE	<p>Section 2.11. Public Domain and Landscape Guidelines and Section 2.11.4. Planting and Trees</p> <p>Controls and objectives will continue to apply to future development detailed in Section 1.2 where not specified in the UDG.</p> <p>This section will continue to apply to future development detailed in Section 1.2.</p>	Consistent.

Clause	UDG	Assessment
3.5. DRAINAGE AND ON-SITE DETENTION	As above.	Capable of complying. To be addressed as part of the detailed design.
3.6. LANDSCAPE CONSTRUCTION STANDARDS	As above.	As above.
3.7. WATER CONSERVATION AND IRRIGATION	As above.	As above.
3.8. MAINTENANCE	As above.	As above.
3.9. SUBDIVISIONS	As above.	As above.
3.10. BUSINESS AND INDUSTRIAL DEVELOPMENT	As above.	As above.
3.11. RESIDENTIAL DEVELOPMENT	As above.	As above.
3.12. CAR PARKING	As above.	As above.
3.13. TENNIS COURTS	As above.	As above.
3.14. HERITAGE	As above.	As above.
APPENDIX A - RECOMMENDED SPECIES	As above.	As above.
APPENDIX B - RECOMMENDED STREET TREE SPECIES	As above.	As above.
Part C Section 4 Heritage		
Part 1 Introduction		
This Section of the DCP must be read in conjunction with Part A – Introduction of this DCP.	Section 1.2. identifies that Part A will be read in conjunction with the UDG where relevant.	Noted.
1.1. LAND TO WHICH THIS SECTION OF THE PLAN APPLIES		
<p>This Section of the DCP applies to land within The Hills Shire that is:</p> <ul style="list-style-type: none"> • listed in Schedule 5 of The Hills Local Environmental Plan 2012; • located in the vicinity (i.e. an adjoining property or within the visual catchment) of a heritage item or conservation area listed in Schedule 5 of The Hills Local Environmental Plan 2012; or • a building, relic or structure not listed in Schedule 5 that is older than fifty years and is considered by Council to be of heritage significance. 	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
1.2. AIMS AND OBJECTIVES OF THIS SECTION OF THE DCP		
<p>The aim of this Section of the DCP is to provide direction for any development associated with a heritage item or heritage conservation area.</p> <p>The principal objectives of this Section are to:</p>	This section will continue to apply to future development detailed in Section 1.2.	Consistent.

Clause	UDG	Assessment
(i) Facilitate conservation of the Shire's heritage; (ii) Integrate conservation issues and management into the planning and development control process; and (iii) Ensure that any development with respect to a heritage site is undertaken in a manner that is sympathetic to, and does not detract from the identified significance of the site.		
Part 2 HERITAGE OVERVIEW		
2.1. THE ICOMOS BURRA CHARTER	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
Part 3 OBJECTIVES AND DEVELOPMENT CONTROLS	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
3.1. SITE PLANNING		
OBJECTIVE (i) Any new development should be positioned to ensure that the visual prominence, context, and therefore the significance of the existing heritage building and its setting is maintained.	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
3.2. SUBDIVISION	-	N/A - applies to subdivision of a heritage item.
3.3. ALTERATIONS	-	N/A
3.4. EXTENSIONS AND ADDITIONS	-	N/A
3.5. DEVELOPMENT IN THE VICINITY OF A HERITAGE SITE		
OBJECTIVE (i) To ensure that the development of land in the vicinity of a heritage site is undertaken in a manner that complements the heritage significance of the site.	This section will continue to apply to future development detailed in Section 1.2.	Consistent. The site is in proximity to some heritage items.
DEVELOPMENT CONTROLS (a) Development on land within the vicinity of a heritage site is not to detract from the identified significance of the place, its setting, nor obstruct important views to and from the site. (b) New structures proposed on land adjoining a heritage building should be of similar scale and proportions to the heritage building. (c) Where development is proposed within the vicinity of a heritage site, the following matters must be taken into consideration:- <ul style="list-style-type: none"> the character, siting, bulk, height and external appearance of the development; the visual relationship between the proposed development and the heritage site; the potential for overshadowing of the heritage site; 	This section will continue to apply to future development detailed in Section 1.2.	Consistent.

Clause	UDG	Assessment
<ul style="list-style-type: none"> the colours and textures of materials proposed to be used in the development; the landscaping and fencing of the proposed development; the location of car parking spaces and access ways into the development; the impact of any proposed advertising signs or structures; the maintenance of the existing streetscape, where the particular streetscape has particular significance to the heritage site; the impact the proposed use would have on the amenity of the heritage site; and the effect the construction phase will have on the well being of a heritage building. 		
SUBMISSION REQUIREMENTS <ul style="list-style-type: none"> A Heritage Impact Statement which includes consideration of all those matters listed in (c) above. 	-	A Heritage Impact Statement was submitted with the EIS.
3.6. NEW BUILDINGS	N/A	There are no listed heritage items directly adjacent to the site.
3.7. GARDENS, LANDSCAPING AND FENCING	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
3.8. DEVELOPMENT IN HERITAGE CONSERVATION AREAS	-	N/A. The site is not located in a heritage conservation area.
3.10. SIGNAGE	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
3.11. PROTECTION OF HERITAGE ITEMS DURING CONSTRUCTION	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
3.12. DEMOLITION	-	N/A
3.13. DEVELOPMENT OF ARCHAEOLOGICAL SITES	-	N/A
4. INFORMATION TO BE SUBMITTED WITH A DEVELOPMENT APPLICATION	-	Heritage considerations were addressed as part of EIS. A Heritage Impact Statement (Appendix L) is submitted with this EIS.
4.1. WHO SHOULD PREPARE A HERITAGE IMPACT STATEMENT OR CONSERVATION MANAGEMENT PLAN?	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
Part C Section 5 - Telecommunication Facilities	This section will continue to apply to future development detailed in Section 1.2.	Consistent.

Clause	UDG	Assessment
Part C Section 6 Flood Controlled Land		
1. INTRODUCTION		
This Section of the DCP must be read in conjunction with Part A – Introduction of this DCP.	Section 1.2. identifies that the Part A will be read in conjunction with the UDG where relevant.	Noted.
1.1. LAND TO WHICH THIS SECTION OF THE PLAN APPLIES		
This Section of the DCP applies to all flood controlled land within The Hills Shire Local Government Area.	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
1.2. AIMS OF THIS SECTION OF THE DCP		
<p>The aim of this section of the DCP is to provide development controls to guide the management of flood risks associated with development by:</p> <ul style="list-style-type: none"> (i) Increasing public awareness of the hazard and extent of land affected by all potential floods, including floods greater than the 100-year average recurrence interval (ARI) flood and to ensure essential services and land uses are planned in recognition of all potential floods. (ii) Informing the community of Council's policy for the use and development of flood controlled land. (iii) Managing the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods. (iv) Minimising the potential impact of development and other activity upon the amenity, aesthetic, recreational and ecological value of the waterway corridors and the surrounding environment 	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
1.3. HOW TO DETERMINE THE DEVELOPMENT CONTROLS THAT APPLY	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
1.4. LAND USE CATEGORIES	This section will continue to apply to future development detailed in Section 1.2.	Consistent.
1.5. FLOOD COMPATIBLE BUILDING	N/A	N/A.
1.6. FLOOD PLANNING LEVELS	<p>This section will continue to apply to future development detailed in Section 1.2.</p> <p>Site specific controls have also included.</p> <p>Section 2.14. Integrated Water Management Control</p> <p>4. All floor levels are to be above the 1% AEP level + 0.5m freeboard (i.e. above 83.6 m AHD at the intersection of De Clambe Drive and Carrington Road, and above 78.7m AHD at the detention basin). All garages/ carpark entrances are to be protected from inundation by flood waters up to the 1% AEP + 0.5m.</p>	Consistent.

Clause	UDG	Assessment
2. OBJECTIVES AND DEVELOPMENT CONTROLS		
2.1. GENERAL OBJECTIVES		
<p>The following objectives apply to all land use categories:</p> <p>OBJECTIVES</p> <p>(i) To ensure the flood risk associated with development, comprising danger to life and damage to property, is minimised and not increased beyond the level acceptable to the community.</p> <p>(ii) To ensure the proponents of development and the community in general are fully aware of the potential flood hazard and consequent risk associated with the use and development of land within the floodplain;</p> <p>(iii) To ensure that proposed development does not exacerbate flooding on other properties;</p> <p>(v) To minimise the risk to life by ensuring the provision of appropriate evacuation measures are available;</p> <p>(vi) Where permitted, to maximise the potential for buildings to be returned to use as quickly and efficiently as practical, after being affected by flooding; and</p> <p>(vii) To ensure that the design and siting controls and built form outcomes required to address the flood hazard do not result in unreasonable impacts on the:</p> <ul style="list-style-type: none"> • amenity and character of an area; • streetscape and the relationship of the building to the street; and • the environment and ecology. 	<p>This section will continue to apply to future development detailed in Section 1.2.</p>	<p>Consistent.</p>
2.2. GENERAL DEVELOPMENT CONTROLS		
<p>The following development controls apply to all land use categories:</p> <p>(a) The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regard to:</p> <ul style="list-style-type: none"> • loss of flood storage; • changes in flood levels and velocities caused by alterations to the flood conveyance, including the effects of fencing styles; and • the cumulative impact of multiple potential developments in the floodplain. <p>An engineer's report may be required.</p> <p>(b) If the application involves subdivision, the applicant to demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accordance with this Plan.</p> <p>(c) The design materials and construction of the proposed development shall comply with the principles set out in the publication "Reducing Vulnerability of Buildings to Flood Damage – Guidance on Building in Flood Prone Areas", published by the NSW Government. (http://www.ses.nsw.gov.au/multiversions/9022/FileName/Building_Guidelines.pdf)</p> <p>For Development within the Hawkesbury River Floodplain</p>	<p>This section will continue to apply to future development detailed in Section 1.2.</p>	<p>Consistent.</p>


Clause	UDG	Assessment
<p>(e) All walls, up to FPL3, are to be constructed of flood resistant building materials, suitable for retaining structural integrity during and following long periods of continuous underwater immersion.</p> <p>(f) All walls are to have additional strength to resist collapse. The number of engaged piers are to be increased from that typically required under the Building Code of Australia.</p>		
2.3. CRITICAL USES AND FACILITIES	N/A	Development lots are not flood affected.
2.4. SENSITIVE USES AND FACILITIES	N/A	Development lots are not flood affected.
2.5. RESIDENTIAL	N/A	Development lots are not flood affected.
2.6. COMMERCIAL AND INDUSTRIAL	N/A	Development lots are not flood affected.
2.7. RECREATION AND NON-URBAN	N/A	Development lots are not flood affected.
2.8. CONCESSIONAL DEVELOPMENT	N/A	Development lots are not flood affected.
3. OTHER DEVELOPMENT		
3.1. FENCING	N/A	Development lots are not flood affected.
3.2. FILLING	N/A	Development lots are not flood affected.
4. INFORMATION REQUIREMENTS	-	N/A

3. PART D – Section 9 Hills Showground Station Precinct

DCP Control	UDG Control	Assessment
Part D Section 9 Hills Showground Station Precinct		
3 Desired Future Character and Structure Plan		
3.2 Showground Precinct Structure Plan and Key Elements		
Controls 1. Development is to comply with the desired character in Section 3.1 of this DCP, key elements in Table 1 and the Showground Precinct Structure Plan in Figure 7. <ul style="list-style-type: none"> - <i>Precinct West – Mixed Use up to 20 storeys</i> - <i>Doran Drive Precinct – Mixed Used up to 20 storeys</i> - <i>Precinct East – Mixed Use up to 16 storeys</i> 	Precinct West Section 3.2.5. Building Height Control 1. A maximum height of 68m (20 storeys) is permitted for the towers. Doran Drive Precinct Section 4.2.6 Building Height Control 1. A maximum height of 68m (21 storeys) is permitted for the towers. Precinct East Section 5.2.8 Building Height Control 1. A maximum height of 52m (16 storeys) is permitted for towers.	Generally consistent except for Doran Drive Precinct at 21 storeys. Doran Drive Precinct is to have a maximum limit of 21 storeys. This is different to that presented in the exhibited concept proposal which was 20 storeys. The 21 storeys is achievable within the 68m height limit and therefore does not increase the building mass within the envelopes, nor present any adverse outcomes in terms of overshadowing of the public domain. The 21 storeys is desirable as it facilitates the breaking of single longer buildings in the exhibited concept proposal in to multiple, more slender towers above the podium that drive better amenity outcomes for the public domain, the appearance of less bulky built form and allows towers to be designed in a manner that can meet and exceed ADG requirements.
2. Where variations are proposed, development is to demonstrate how the vision, development principles, key elements for the Precinct and relevant specific objectives are to be achieved	Section 1.2 The Urban Design Guidelines Where variations are proposed, development is to demonstrate how the vision, development principles, key elements for the Precinct and relevant specific objectives are to be achieved.	Consistent.
4 General Controls		
4.1 Movement Network and Design		
Controls 1. The street network is to be consistent with the indicative street network and hierarchy within Figure 8.	Section 5.2.13 Precinct East New Street.	Applies to Precinct East only. Proposed street network is inconsistent with DCP control, except for the reconfigured network (i.e. access from Andalusian Way instead of Carrington Road). Section 4.1 (1) of the THDCP envisaged a local road from De Clambe Drive to Carrington Road through Precinct East. During the consideration of structure plan options an alternative local road alignment from Andalusian Way and around to De

DCP Control	UDG Control	Assessment																		
		<p>Clambe Drive was deemed a better design outcome as it:</p> <ul style="list-style-type: none"> Discourages through site traffic creating a pedestrian friendly environment Provided a better entry for the 12-storey building over the rail line Enables better connections to Mandala Parade and the station Will provide better surveillance of the park and the ability to retain a significant number of trees. Mitigates the concerns of RMS stakeholders who do not endorse an additional intersection with Carrington Road <p>In addition, the new location of the street is consistent with the objectives of THDCP control in that:</p> <ul style="list-style-type: none"> The low traffic pedestrianised environment will encourage people to walk and cycle to the station and shops The new street will be functional and attractive and cater for the residents of the precinct and users of the public park, and will avoid unnecessary through traffic and associated land use conflicts the street complies with requirement of 17m street profile. 																		
2. Street profiles are to be consistent with the street profiles in Figures 13-21.	Section 2.10.1. Road Hierarchy and Section 5.2.13 Precinct East New Street for controls relating to street profile for the new local street to be provided in Precinct East.	<p>Consistent road reserve width of 17m (for a local street), however width of footpath, and landscape area varies between DCP section plan and UDG section plan detailed as follows:</p> <table> <tr> <th></th><th>DCP</th><th>RTS</th></tr> <tr> <td>Landscape</td><td>0.5</td><td>N/A</td></tr> <tr> <td>Footpath</td><td>1.5m</td><td>2m</td></tr> <tr> <td>Landscape</td><td>2m</td><td>1.5m</td></tr> <tr> <td>Indented parking</td><td>2.5m</td><td>Provided on park side</td></tr> <tr> <td>Carriageway</td><td>7m</td><td>7m</td></tr> </table>		DCP	RTS	Landscape	0.5	N/A	Footpath	1.5m	2m	Landscape	2m	1.5m	Indented parking	2.5m	Provided on park side	Carriageway	7m	7m
	DCP	RTS																		
Landscape	0.5	N/A																		
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Carriageway	7m	7m																		

DCP Control	UDG Control	Assessment																	
		<table><tr><td>Parking</td><td>-</td><td>2.5m</td></tr><tr><td>Landscape</td><td>1.5m</td><td>1.5m</td></tr><tr><td>Footpath</td><td>1.5m</td><td>2.5m</td></tr><tr><td>Landscape</td><td>0.5m</td><td>N/A</td></tr><tr><td>Total</td><td>17m</td><td>17m</td></tr></table>	Parking	-	2.5m	Landscape	1.5m	1.5m	Footpath	1.5m	2.5m	Landscape	0.5m	N/A	Total	17m	17m	<p>The proposed design of the new street within Precinct East will provide for larger footpaths that will support a high density pedestrian environment rather than providing landscape areas of 0.5m between the primary setback and footpath. This was a specific request by Council.</p>	
Parking	-	2.5m																	
Landscape	1.5m	1.5m																	
Footpath	1.5m	2.5m																	
Landscape	0.5m	N/A																	
Total	17m	17m																	
3. An appropriate transition and connectivity is to be provided between roads constructed by NRT and the roads constructed by developers.	<p>Section 2.10.1. Road Hierarchy Control</p> <p>4. An appropriate transition and connectivity is to be provided between the new public road and the existing roads to ensure a uniform and logical profile. This may be achieved through finishes, treatment and street trees.</p> <p>Precinct East</p> <p>Section 5.2.13. Precinct East New Street Control</p> <p>4. The new street is to have insitu concrete paths as per the existing surrounding streets, with shared paths differentiated using coloured concrete as per Council's standard approach in the Hills Shire Council Public Domain Plan Showground Station Planned Precinct.</p>	Consistent. More specific controls have been included to ensure an appropriate transition and connectivity to existing streets.																	
4. The design and construction of road infrastructure shall comply with Council's Design Guidelines Subdivisions/Developments.	<p>Section 2.10.1. Road Hierarchy Control</p> <p>5. The design and construction of road infrastructure shall comply with The Hills Shire Council's 'Design Guidelines for Subdivision and Developments'.</p>	Consistent.																	
5. Where roundabouts are provided, these are to be appropriately landscaped to ensure visibility for traffic and high-quality visual amenity (refer to Figure 11).	N/A	N/A. No roundabouts proposed.																	
6. Infrastructure not funded through a Contributions Plan is to be constructed to Council's specifications and dedicated to Council at no cost.	N/A	N/A. Landcom intends to deliver Precinct East New Road and Precinct East Park around 2022 in consultation with Council as part of a separate DA therefore this control is unnecessary.																	

DCP Control	UDG Control	Assessment
7. The cycleway network is to be generally consistent with the existing and proposed cycleway network in Figure 9.	<p>Section 2.10.2 Active Transport identifies cycle network in the precinct.</p> <p>A cycleway network is proposed along De Clambe Drive, Carrington Road and Andalusian Way.</p> <p>There is an existing shared path along De Clambe Drive (Cattai Creek) interface, Carrington Road and Andalusian Way.</p> <p>A future off-road dedicated path may be located in the Showground on the northern side of De Clambe Drive.</p>	Consistent.
8. Where alternative access to a development site is available from the existing and indicative street network, no vehicle access to/from Carrington Road will be permitted.	<p>Section 5.2.16. Car Parking and Access Control</p> <p>5. Vehicular entry and exit is to be in accordance with Figure 224.</p> <p>No access is proposed to Carrington Road.</p>  <p>Figure 224: Precinct East - Car parking Configuration and Access</p> <p>Proposed parking entries Basement car park envelope Existing on-street parking Proposed on-street parking</p>	Consistent, more specific controls included.
9. In order to facilitate increased densities along local streets, land identified on the 'Local Street – Land Dedication Plan' (Figure 10) shall be dedicated to Council at no cost. The land to be dedicated shall have a width of 2 metres measured from the existing property boundary. The land dedicated will facilitate intended parking on one side of the local street (refer to road 'Profile 1 – Local Streets'. Floor space potential of land to be dedicated shall be transferred to the remainder of the development site.	N/A	Does not apply to Hills Showground Station Precinct.
10. Future pedestrian links shall be provided in accordance with Figure 8 and shall have regard to the guidelines contained under section '4.3 Public Domain' of this section of the DCP.	N/A	No pedestrian links required for Hills Showground Station Precinct.

DCP Control	UDG Control	Assessment
4.2 Open Space Network		
Controls 1. Land identified for open space, but not listed within an applicable development contributions plan shall be dedicated to Council by the developer at no cost.	N/A	N/A. Landcom intends to deliver Precinct East New Road and Precinct East Park around 2022 in consultation with Council as part of a separate DA therefore this control is unnecessary.
2. The open space network is to be consistent with the minimum areas and features identified in the table below. <i>Station Plaza:</i> <ul style="list-style-type: none"> - <i>Village Plaza alongside Doran Drive approx. 1,150sqm</i> - <i>Requirements:</i> - <i>Open lawn for recreation (as appropriate).</i> - <i>Open paved areas (as appropriate).</i> - <i>High quality, durable paving and landscape finishes.</i> - <i>Feature planting bed.</i> - <i>Sufficient shade tree planting to provide shade and greenery.</i> - <i>Seating and other street furniture to optimise use of the space</i> - <i>Water features</i> - <i>Public Art</i> 	Addressed throughout various controls. Sections 2.11.1. Public Open Space and 4.2. Doran Drive Precinct Design Guidelines.	Consistent.
4.3 Public Domain		
Controls 1. Development applications shall comply with the Showground Precinct Public Domain Plan and demonstrate how high-quality elements (driveways, footpaths, street trees, street furniture etc.) will be incorporated into future development.	This is addressed in Section 2.11. Public Domain and Landscape Guidelines, however, is not specifically included as a control.	<p>The Plan states that the Site is subject to the NWRL Public Domain Plan (now Sydney Metro Northwest) and does not strictly form a part of this plan although common elements are utilised to ensure continuity of public domain treatments.</p> <p>Council's Public Domain Plan has been considered in the preparation of the Concept Proposal and the Design Guidelines that will guide the future development and treatment of the public domain.</p> <p>A new Public Domain and Landscape Guideline is included in the UDG. The objectives and guidelines respond to the key issues outlined in the Showground Station Planned Precinct - Public Domain Plan (Council), including:</p> <p>The need to improve accessibility and connections across the precinct for pedestrians;</p> <p>Increase the quality of public space;</p> <p>Build upon the cultural identity, legibility and identity of the Precinct; and</p>

DCP Control	UDG Control	Assessment
		Provision of cohesive and attractive streetscapes. Where applicable and desirable, objectives controls from Council's Public Domain Plan have been included.
2. Attractive, high quality outdoor spaces for children to play shall be integrated into the public domain within centres where appropriate. Such spaces should allow for interactive play and include seating and shading.	<p>Section 2.11.1. Public Open Space Control</p> <p>5. Attractive, high quality outdoor spaces for children to play shall be integrated into the public domain where appropriate. Such spaces should allow for interactive play and include seating and shading.</p> <p>Precinct East</p> <p>Section 5.2.1. Precinct East Park Control</p> <p>1. A minimum 250m² play space with play elements that cater to the very young (up to 5yo) and primary school age children (5-12yo) is to be provided within the park. This shall comprise of a range of play equipment that may include a mixture of natural play elements and high quality custom or off-the-self play elements.</p>	Consistent.
3. Council requires underground electricity reticulation and telecommunications for all urban development. Council will require as a condition of any development consent that any existing aboveground electricity reticulation service be relocated underground with the exception of main transmission lines.	<p>Section 2.11.1. Public Open Space Control</p> <p>8. Electricity reticulation and telecommunications is to be provided underground for all urban development.</p> <p>9. Any existing above-ground electricity reticulation service is to be relocated underground during the construction stage, to the satisfaction of the relevant authority, with the exception of main transmission lines.</p>	Generally consistent, however there is reference to conditions of development consent as this will be dependent on who is the relevant consent authority.
<p>4. Pedestrian and through-site links shall have regard to the following:</p> <ul style="list-style-type: none"> a. be publicly accessible; a. have a width of 4-5 metres; b. include a minimum of 500mm of landscaping (maximum height of 800mm) along each side of the pedestrian link is desirable; c. be clearly identifiable as a publicly accessible pedestrian link; d. encourage pedestrians to move along the link and not linger; e. maintain the privacy of ground floor apartments which adjoin the link; f. ensure adequate passive surveillance is provided; 	<p>Section 5.2.2. Publicly Accessible Pedestrian Link Control</p> <p>2. The pedestrian link is to comprise a minimum 3m wide footpath within a minimum 8m wide publicly accessible space.</p> <p>3. Pedestrian and through-site links shall have regard to the following:</p> <ul style="list-style-type: none"> - be publicly accessible - include a minimum of 500mm of landscaping (maximum height of 800mm) along each side of the pedestrian link - be clearly identifiable as a publicly accessible pedestrian link - encourage pedestrians to move along the link and not linger - maintain the privacy of ground floor apartments which adjoin the link - ensure adequate passive surveillance is provided 	Generally consistent, however the width of the proposed pedestrian link is to be 8m and building setbacks have been specified as per the concept plan.

DCP Control	UDG Control	Assessment
g. have adequate lighting to improve safety; and h. building setbacks to the pedestrian links are to be assessed on their merits.	- have adequate lighting to improve safety - building setbacks to the pedestrian links are to as per the UDG.	
4.4 Wind		
Controls 1. Built form is to demonstrate that the passage of cooling summer breezes will not be impacted.	N/A	<p>The concept plan has been designed to enable passage of cooling summer breezes.</p> <p>The concept plan generally comprises of building envelopes that are oriented along a north-east/south-west orientation and should therefore enable the passage of prevailing north-easterly summer breezes into the public and private domain of the precinct.</p> <p>The inclusion of this control is not considered to be necessary as the prescribed envelopes achieve the DCP requirement.</p>
2. Buildings 8 or more storeys in height (or over 25 metres) require wind tunnel testing, irrespective of whether they are built to the street frontage or not, which demonstrates the following: <ul style="list-style-type: none"> a. In open areas to which people have access, the annual maximum gust speed should not exceed 23 metres per second; b. In walkways, pedestrian transit areas, streets where pedestrians do not general stop, sit, stand, window shop and the like, annual maximum gust speed should not exceed 16 metres per second; c. In areas where pedestrians are involved in stationary short-exposure activities such as window shopping, standing or sitting (including areas such as bus stops, public open space and private open space), the annual maximum gust speed should not exceed 13 metres per second; d. In areas for stationary long-exposure activity, such as outdoor dining, the annual maximum gust speed should not exceed 10 metres per second; and e. The report is to be prepared by a suitably qualified engineer. 	Section 2.16.2. Wind and Weather Protection Control 5. Buildings 8 or more storeys in height (or over 25 metres) require wind tunnel testing, irrespective of whether they are built to the street frontage or not, which demonstrates the following: <ul style="list-style-type: none"> a. In walkways and pedestrian transit areas and streets where pedestrians do not generally stop, sit, stand, window shop and the like, the gust equivalent mean (GEM) should not exceed 7.5 metres per second, with 5% probability of exceedance. b. In areas where pedestrians are involved in stationary short-exposure activities such as window shopping, standing or sitting (including areas such as bus stops, public open space and private open space, cafes) the gust equivalent mean (GEM) should not exceed 5.5 metres per second, with 5% probability of exceedance. c. In areas for stationary long-exposure activity, such as outdoor fine dining or outdoor amphitheatres, the gust equivalent mean (GEM) should not exceed 3.5 metres per second, with 5% probability of exceedance. d. The wind tunnel testing report is to be prepared by a suitably qualified engineer. 	<p>Generally consistent, however different wind criteria is utilised.</p> <p>Windtech has instead recommended the adoption of the Davenport (1972) comfort criteria. The Davenport criteria is based on the Gust Equivalent Mean (GEM) parameter, as opposed to the annual gust mean used for Melbourne criteria and is considered to be more accurate in the analysis of comfort.</p> <p>Further, long exposure criterion is considered to be less relevant when controlling general land use, and the relevance will only be clear once the specifics of an individual tenancy are known. These criteria relate to the specific type of individual tenancy within a retail or commercial space, or to specific tenant requirements rather than the overarching land use. It is noted in the UDGs that any approval by future tenants/operators will be subject to approval by the relevant determination authority, and that THDCP applies to the assessment of the use of non-residential premises, where applicable.</p>
4.5 Integrated Water Management		
Controls	N/A	Development lots do not adjoin Cattai Creek.

DCP Control	UDG Control	Assessment
1. Owners of properties adjoining the Cattai Creek riparian corridor and overland flow paths as well as properties identified as Flood Control Lots are required to confirm the 100year Average Recurrence Interval flood extent and associated flood levels from Cattai Creek prior to the lodgement of development and subdivision applications.		
2. Development on land identified as Flood Control Lots and adjoining Cattai Creek or overland flow paths are to apply the provisions of Council's Flood Controlled Land DCP. In applying these provisions consideration is to be given to the type of development, the application of controls according to the Flood Planning Level associated with the property, car parking, flood compatible building materials and land filling.	N/A	Development lots are not affected by flooding however the roads adjacent to Precinct West are. The IWCMS has been prepared in accordance with Section Part C Section 6 - Flood Controlled Land. Section 6 of THDCP will apply as identified in the UDG.
3. A Stormwater Management Plan is to be prepared for each development application that considers sustainable water management practices and minimal development impact.	Section 2.14. Integrated Water Management. Control 3. A WSUD Management Plan is to be prepared that considers all placement and sizing of rainwater tanks to meet/ improve rainwater capture, and reuse application and demand for other array of purposes such as: outdoor use, laundries and toilets. In addition to capture and re-use stormwater from roof areas as irrigation for planting; selected plant species are to withstand the local climate and require a low amount of watering.	Generally consistent.
4. Stormwater runoff must be treated on the development site before it discharges to a public drainage system.	Section 2.14. Integrated Water Management. Control 11. All developments within the Precinct are required to manage the pollutant loads from each separate allotment as per the IWCMS prior to discharge to any adjoining drainage system.	Consistent.
5. All stormwater drainage designs are to comply with the most up to date revision of Council's Design Guidelines Subdivision/Developments and Contribution Plan No.19 – Showground Station Precincts.	Section 2.14. Integrated Water Management. Control 9. All stormwater drainage designs are to comply with the most up to date revision of Council's Design Guidelines Subdivision/Developments.	Consistent.
5. All developments are to implement an Erosion and Sediment Control Plan, prepared in accordance with 'Managing Urban Stormwater – Soils and Construction, to minimise land disturbance and erosion and control sediment pollution of waterways.	Section 2.14. Integrated Water Management. Control 2. Erosion and sediment control is to be provided to all points where stormwater runoff can enter stormwater systems or where runoff may leave the construction site, and have a documented maintenance plan.	Consistent.
6. With the exclusion of detached residential dwellings, all developments within the Precinct are required to manage the pollutant loads from each separate allotment to ensure	Section 2.14. Integrated Water Management Addressed by control 11 (above).	Consistent.

DCP Control	UDG Control	Assessment
compliance with the performance objective listed in Table 3 prior to discharge to any adjoining drainage system.		
7. Water quality modelling undertaken to support development proposals within the Precinct shall utilise the latest version of MUSIC and be in line with the Draft NSW MUSIC Modelling Guidelines, Sydney Metropolitan Catchment Management Authority, 2010, utilising the modelling parameters in Tables 4 and 5.	Section 2.14. Integrated Water Management Control 12. Water quality modelling undertaken to support development proposals within the Precinct shall utilise the latest version of MUSIC and be in line with the Draft NSW MUSIC Modelling Guidelines, Sydney Metropolitan Catchment Management Authority, 2010, utilising the modelling parameters in Tables 4 and 5.	Consistent.
8. For developments generating oils and grease, the additional objective of no visible oils for flows up to 50% of the one-year Average Recurrence Interval peak flow shall be achieved.	Section 2.14. Integrated Water Management Control 13. For developments generating oils and grease, the additional objective of no visible oils for flows up to 50% of the one-year Average Recurrence Interval peak flow shall be achieved.	Consistent.
9. A Water Sensitive Urban Design strategy is to be prepared for all development that provides for sustainable and integrated management of land and water resources, taking into account water quality and stream erosivity objectives, together with attenuating flow rates and runoff volumes to acceptable levels following urban development. Water management performance objectives are set out in Table 3.	Section 2.14. Integrated Water Management Objective a. To carry out the recommendations of the IWCMS through the sustainable use and implementation of water treatment measures.	Generally consistent. A WSUD has been prepared as part of the IWCMS.
10. Water Sensitive Urban Design elements are to be designed and constructed in accordance with the following publications: <ul style="list-style-type: none"> - Adoption Guidelines for Stormwater Biofiltration Systems – Cities as Water Supply Catchments, Sustainable Technologies (CRC for Water Sensitive Cities, 2015 or later) - Australian Runoff Quality (Engineers Australia 2005) - Water Sensitive Urban Design Technical Guidelines for Western Sydney (NSW Government Stormwater Trust and Upper Parramatta River Catchment Trust, May 2004) 	Section 2.14. Integrated Water Management Control 14. Water Sensitive Urban Design elements are to be designed and constructed in accordance with the following publications: <ul style="list-style-type: none"> a. Adoption Guidelines for Stormwater Biofiltration Systems – Cities as Water Supply Catchments, Sustainable Technologies (CRC for Water Sensitive Cities, 2015 or later) b. Australian Runoff Quality (Engineers Australia 2005) c. Water Sensitive Urban Design Technical Guidelines for Western Sydney (NSW Government Stormwater Trust and Upper Parramatta River Catchment Trust, May 2004). 	Consistent.
11. As part of a Water Sensitive Urban Design strategy, residential, employment and commercial developments are to install rainwater tanks for water supply demand such as outdoor use, laundries and toilets. With the exception of detached residential dwellings, a water balance assessment is to be undertaken for the development and rainwater tanks appropriately sized to cater for the water use demand. The following provisions apply: Residential flat, mixed use and commercial buildings	N/A	Addressed by other controls. IWCMS has identified the requirement for rainwater tanks on site. Control 3 of Section 2.14. requires the preparation of WSUD Management Plan that considers the placement and sizing of rainwater tanks to meet/ improve rainwater capture, and reuse application and demand for other array of purposes.

DCP Control	UDG Control	Assessment
<ul style="list-style-type: none"> - The required rainwater tank volume is to be determined by a detailed water balance assessment. - Rainwater tanks are to be used for external uses and other purposes such as wash down bays and laundry facilities. 		
12. Rainwater tanks are to be provided with potable water trickle top-up with a back flow prevention device, complying with Sydney Water requirements.	Section 2.14. Integrated Water Management Control 15. Rainwater tanks are to be provided with potable water trickle top-up with a back flow prevention device, complying with Sydney Water requirements.	Consistent.
13. In accordance with the recommendations made in the publication "Guidance on the Use of Rainwater Tanks" (enHealth, Commonwealth Government 2004), diversion of the "first flush" of up to 180 litres is to be incorporated into the design of the rainwater tank and associated plumbing based on a minimum first flush of 1L/m2 of roof area.	Section 2.14. Integrated Water Management Control 16. In accordance with the recommendations made in the publication "Guidance on the Use of Rainwater Tanks" (enHealth, Commonwealth Government 2004), diversion of the "first flush" of up to 180 litres is to be incorporated into the design of the rainwater tank and associated plumbing based on a minimum first flush of 1L/m2 of roof area.	Consistent.
14. Any discharge to, or construction within the Cattai Creek riparian corridor may require the approval of NSW Office of Water, under the Water Management Act 2000.	N/A	This would be a statutory requirement under the EP&A Act and <i>Water Management Act 2000</i> does not need to be included in UDG.
15. The natural form, characteristics and function of waterways, including riparian land, are to be retained, restored, protected and enhanced wherever possible.	N/A	Various controls in have been included Section 2.14. to minimise land disturbance and erosion and control sediment pollution of waterways and therefore this is not considered necessary.
16. Waterway rehabilitation and construction works are to apply 'Best Practice' combination of soft and hard engineering techniques establishing a water sensitive, geomorphically stable, diverse and functional waterway corridor that addresses urban influences and considers the immediate waterway corridor and aquatic systems both upstream and downstream of a subject site.	N/A	Waterway rehabilitation and construction works are not proposed.
4.6 Subdivision and Earthworks		
1. Earthworks shall be minimised to locations where the construction of roads require earthworks to be undertaken or filling adjacent to Cattai Creek (refer to Integrated Water Management and Cut and Fill Sections of this DCP).	Section 3.2.15. Subdivision and Earthworks Control 1. Earthworks shall be minimised to locations where the construction of roads require it or where fill is required adjacent to Cattai Creek (refer to Integrated Water Management and Cut and Fill Sections of this DCP).	Consistent.

DCP Control	UDG Control	Assessment
2. All proposed public open space areas are to be fenced and are not to be disturbed or used for any purpose during the construction of a subdivision.	N/A	This can be dealt with via condition of consent.
3. Subdivision applications must provide a plan showing the existing pre-development and proposed finished ground levels to enable an assessment of the extent of earthworks proposed and assessment of the relationship between the finished road levels and proposed building platform levels.	Section 3.2.15. Subdivision and Earthworks Control 2. Subdivision applications must provide a plan showing the existing pre-development and proposed finished ground levels to enable an assessment of the extent of earthworks proposed and assessment of the relationship between the finished road levels and proposed building platform levels.	Consistent.
4. Perimeter roads along the edge of the Cattai Creek Riparian Corridor shall be in accordance with the Street Network Layout and Hierarchy (Figure 8) and relevant road profile (Figures 11-19).	N/A	There is an existing perimeter road (De Clambe Drive) around Precinct West.
4.7 Cut and Fill		
1. The filling of land adjacent to the Cattai Creek Riparian Corridor may be required to facilitate the urban development of the Precinct and will only be permitted after consultation with NSW Office of Water and to the subsequent levels provided. Justification for any proposed changes to land levels provided is required and is to be supported by a flood assessment that takes into account the cumulative impact of flooding behaviour, and associated risks caused by individual developments.	Section 3.2.15. Subdivision and Earthworks Control 3. The filling of land adjacent to the Cattai Creek Riparian Corridor may be required to facilitate the urban development of the Precinct and will only be permitted after consultation with NSW Office of Water and to the subsequent levels provided. Justification for any proposed changes to land levels provided is required and is to be supported by a flood assessment that takes into account the cumulative impact of flooding behaviour, and associated risks caused by individual developments.	Consistent.
2. In the areas of fill relevant provisions of Council's Flood Controlled Land DCP are to be applied, with reference to the Integrated Water Management Section of this DCP.	Section 3.2.15. Subdivision and Earthworks Control 4. In the areas of fill relevant provisions of Council's Flood Controlled Land DCP are to be applied.	Generally consistent. Reference has not been made to the IWCMS as site specific controls have been developed in the UDG, Section 2.14. Integrated Water Management that would be required to be considered.
3. A Fill Plan must be prepared.	Section 3.2.15. Subdivision and Earthworks Control 5. A Fill Plan must be prepared.	Consistent.
4. All cut and fill works shall be in accordance with Council's Design Guidelines Subdivisions/Developments and Works Specification Subdivisions/Developments.	Section 3.2.15. Subdivision and Earthworks Control	Consistent.

DCP Control	UDG Control	Assessment
	6. All cut and fill works shall be in accordance with Council's Design Guidelines Subdivisions/Developments and Works Specification Subdivisions/Developments.	
5. All landfilled areas must comprise clean material free from contamination. Imported material shall be certified "Virgin Excavated Natural Material (VENM)".	Section 3.2.15. Subdivision and Earthworks Control 7. All landfilled areas must comprise clean material free from contamination. Imported material shall be certified "Virgin Excavated Natural Material (VENM)".	Consistent.
6. Landfilled areas must be suitably compacted and stabilised with density tests to verify that compaction was achieved in accordance with Council requirements.	Section 3.2.15. Subdivision and Earthworks Control 8. Landfilled areas must be suitably compacted and stabilised with density tests to verify that compaction was achieved in accordance with Council requirements.	Consistent.
7. Embankment batters shall have a maximum slope of 1:6.	N/A	Development lot does not immediately adjoin Cattai Creek.
8. Embankment batters and retaining walls are to be landscaped to reduce erosion and provide a suitable screen. They should be vegetated preferably with native ground covers and small native trees with mature height of up to 10m.	N/A	As per above.
9. Development shall comply with the provisions of State Environmental Planning Policy No. 55 – Remediation of Land.	N/A	This is a statutory requirement under the EP&A Act for all future DAs.
10. Development shall comply with the Acid Sulfate Soils provisions of LEP 2012.	N/A	This is a statutory requirement under the EP&A Act for all future DAs.
4.8 Ecologically sustainable development		
Controls	Section 2.15. Sustainability Control	Consistent.
1. Residential flat buildings, townhouses and terraces built as a development lot should achieve a minimum 5 star NatHERS energy rating for each dwelling unit.	3. Achieve 5 star NatHERS Energy rating (residential).	
2. Development other than residential should achieve a minimum 5 star Green Star Design and As Built rating, respectively.	Section 2.15. Sustainability Control 1. Achieve minimum 5 star Green Star 'Design and As-Built' with full points in 'Adaptation and Resilience' and 'Heat Island Effect' credits.	Consistent.
3. Building operation should achieve a minimum 4.5 star base building and tenancy NABERS Energy rating, where applicable.	Section 2.15. Sustainability Control 2. Achieve 4.5 star NABERS Energy rating (non-residential)	Consistent.

DCP Control	UDG Control	Assessment
	3. Achieve 5 star NatHERS Energy rating (residential).	
4. The incorporation of green walls and roofs into the design of commercial and residential buildings is encouraged. Where suitable, building facades should incorporate vertical landscaping features to soften the visual bulk of buildings and to improve streetscape appeal.	<p>Section 2.11.4. Planting and Trees</p> <p>Control</p> <p>22. The incorporation of green walls and roofs into the design of commercial and residential buildings is encouraged. Where suitable, building facades should incorporate vertical landscaping features to soften the visual bulk of buildings and to improve streetscape appeal. Refer to Section 2.15 Sustainability for relevant controls.</p> <p>Section 2.15. Sustainability</p> <p>Control</p> <p>10. As a minimum, external landscape in or on the building (such as rooftop gardens, green walls, green or brown roofs) must be provided at a ratio of 15% of the development lot. Vertical or horizontal landscapes are acceptable. Indigenous planting is to be used; this should be suitable local endemic species, as far as possible.</p>	Consistent, with additional supporting controls.
5. Canopy trees are to be planted within street verges and medians to provide shade and reduce pavement surface temperatures. Understorey planting and permeable surfaces should also be provided where possible to reduce the extent of paved areas and to enhance the amenity of the streetscape environment.	<p>Section 2.15. Sustainability</p> <p>Control</p> <p>9. Canopy trees are to be planted within street verges and medians to provide shade and reduce pavement surface temperatures. Understorey planting and permeable surfaces should also be provided where possible to reduce the extent of paved areas and to enhance the amenity of the streetscape environment.</p>	Consistent.
6. Buildings are encouraged to incorporate a tri-generation facility that provides energy-efficient power, heating and air conditioning for use on site.	N/A	<p>Advice from WSP Sustainability Team is they that tri generation is considered the right solution for a residentially lead development as it is complex and not an efficient technology. Trigeneration is more suited to large site that has a mix and diverse energy profile such as a hospital where base loads are consistent.</p> <p>The ESD Strategy and requirement to achieve a minimum al 5-star Green Star Design and as Built rating and buildings and minimum 4.5 Green Star Design for non-residential uses will provide for opportunities for the use of different technologies for the provision of energy-efficient power, heating and air conditioning for use on site.</p>
<p>7. Building designs are to:</p> <ul style="list-style-type: none"> - Maximise the use of natural light and cross ventilation; - Reduce the reliance on mechanical heating and cooling through the use of eaves, awnings, good insulation and landscaping; 	<p>Section 2.15. Sustainability</p> <p>Control</p> <p>11. Building designs are to:</p> <ul style="list-style-type: none"> a. Maximise the use of natural light and cross ventilation 	Consistent.

DCP Control	UDG Control	Assessment
<ul style="list-style-type: none"> - Include energy efficient light fittings and water fittings; and - Allow for separate metering of water and energy usage for commercial and multi-unit tenancies. 	<ul style="list-style-type: none"> b. Reduce the reliance on mechanical heating and cooling through the use of eaves, awnings, good insulation and landscaping c. Include energy efficient light fittings and water fittings d. Allow for separate metering of water and energy usage for commercial and multi-unit tenancies. 	
4.9 Ecology and riparian corridors		
Controls 1. Wherever practical, development within the Precinct should be sited to minimise impacts on the existing vegetation and avoid removal of significant trees.	Section 2.16.3. Tree Canopy Cover Figure 65 identifies trees to be retained and includes controls 1 and 2 to ensure this is achieved. Section 5.2.1. Precinct East Park Control 6. Existing trees of arboricultural significance within the footprint of the park are to be retained and protected.	Generally consistent.
2. Provide green roofs and walls wherever practical to mitigate the loss of green canopy and vegetation as a result of development.	Section 2.11.4. Planting and Trees Control 22. The incorporation of green walls and roofs into the design of commercial and residential buildings is encouraged. Where suitable, building facades should incorporate vertical landscaping features to soften the visual bulk of buildings and to improve streetscape appeal. Refer to Section 2.15 Sustainability for relevant controls. Section 2.15. Sustainability Control 10. As a minimum, external landscape in or on the building (such as rooftop gardens, green walls, green or brown roofs) must be provided at a ratio of 15% of the development lot. Vertical or horizontal landscapes are acceptable. Indigenous planting is to be used; this should be suitable local endemic species, as far as possible.	Generally consistent.
4.10 Development adjoining the Cattai Creek Riparian Corridor (Note: Interface Area (b) - Applies to Precinct West only)		
7. All development shall address the riparian corridor. All ground floor apartments must have an address to, and be accessible directly from the riparian corridor.	N/A	No ground floor residential apartments orientated towards Cattai Creek.
8. Entry ways to and from residential land uses must be clearly visible and provide direct sight lines to the riparian corridor.	N/A	No ground floor residential apartments orientated towards Cattai Creek.
9. A tiered open landscape treatment to the riparian corridor from the frontage addressing the riparian corridor is encouraged if direct at grade access cannot be achieved.	N/A	Cattai Creek and Precinct West is separated by De Clambe Drive. Further, the development lots have nil setback therefore there is not likely to be any landscaping within the boundaries of the site in this location.

DCP Control	UDG Control	Assessment
10. Ground floor residential apartments are to be elevated from the ground level by a minimum of 300mm and a maximum of 600mm subject to flood control levels.	Section 2.14. Integrated Water Management Control 4. All floor levels are to be above the 1% AEP level + 0.5m freeboard (i.e. above 83.6 m AHD at the intersection of De Clambe Drive and Carrington Road, and above 78.7mAHD at the detention basin). All garages/ carpark entrances are to be protected from inundation by flood waters up to the 1% AEP + 0.5m.	Consistent.
11. A minimum 7.5m built form setback shall be provided to the riparian corridor. Note: the riparian corridor is 20m from the 'top of bank' on each side of the creek within Interface Area (b).	Section 2.14. Integrated Water Management Control 5. For development adjoining the Cattai Creek riparian corridor an interface adopted riparian width of 30m from the 'top of bank' is to be considered each side of the creek. A minimum 7.5m built form setback is required to be provided to the riparian corridor. Underground carparks are not permitted within 5m of the riparian corridor boundary for Hills Showground Precinct West.	Consistent.
12. Underground car parking is not permitted within 5m of the riparian corridor boundary.	As above.	Consistent.
13. A podium height of 4 storeys shall be provided.	Section 3.2.5. Building Height Control 2. A maximum height of 19m (4 storeys) is permitted for the podiums inclusive of a mezzanine level as per controls within Section 4.2.4.	Consistent.
14. Levels above the 4 th storey shall be setback 6m behind the building line addressing the riparian corridor.	Section 3.2.5. Building Height Control 3. Building heights are to comply with the Cattai Creek interface building transition controls contained in Section 3.2.6. Section 3.2.6. Building Transition Control 1. In accordance with Figure 91, development adjacent to the Cattai Creek corridor shall comply with the following building transition controls: a. A 45-degree height plane is to be taken from the top of bank of Cattai Creek and extend east to prescribe the maximum building heights permitted within the envelope. b. A maximum of one step is permitted for the tower envelope within this transition line to prevent ziggurat or terraced tower forms.	The transition controls will require 45-degree height plane that will ensure appropriate built form response to the corridor. The 45-degree height plane provides significantly greater overall setbacks to Cattai Creek than either of these controls do.
15. Developments with residential ground floor uses are to adopt a two storey terrace house appearance to present a fine grain articulation to the riparian corridor frontage.	N/A	No ground floor residential apartments orientated towards Cattai Creek.

DCP Control	UDG Control	Assessment
16. Blank retaining walls or landscape treatments greater than 600mm in height addressing the riparian corridor are not permissible.	N/A	Cattai Creek and Precinct West is separated by De Clambe Drive. Further, the development lots have nil setback therefore there is not likely to be any landscaping within the boundaries of the site in this location.
17. Ground floor residential fences are to be no more than 1.2m in height with a minimum 60% transparency. Contemporary palisade fence designs in a dark recessive colour are encouraged.	Section 5.2.12. Building Articulation and Facades Control 7. Ground floor residential fences are to be no more than 1.2m in height with a minimum 50% transparency. Contemporary palisade fence designs in a dark recessive colour are encouraged.	Consistent.
4.11 Safety & Security		
Controls 1. Development is to address the principles of Crime Prevention Through Environmental Design. Note: Consideration shall also be given to The Hills Shire Council's Policy Designing Safer Communities, Safer by Design Guidelines (June 2002).	Section 2.8. Design Excellence Control 4. Development is to address the principles of Crime Prevention Through Environmental Design (CPTED). Note: Consideration shall also be given to The Hills Shire Council's Policy Designing Safer Communities, Safer by Design Guidelines (June 2002). 5. All future detailed SSDAs are required to submit a CPTED Assessment.	Consistent.
4.12 Heritage (aboriginal and European)		
Controls – Aboriginal Heritage 1. An Aboriginal Due Diligence Report is required for each major development site/subdivision and must be prepared in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW.	N/A	An Aboriginal and Non-Aboriginal Heritage Impact Statement (GML, 2019) has been prepared to support the SSDA. The report identified that there is nil–low potential for Aboriginal objects or sites within the development lots. If Aboriginal sites and/or objects are suspected and/or identified during the process of works, and recommended that an Aboriginal unexpected finds protocol should be enacted. The unexpected finds procedure outline by GML is proposed to form part of the conditions of consent. The Heritage Council of NSW has indicated in that they are supportive of this. Landcom has accepted this requirement that the unexpected finds protocol is to be included as a condition to be satisfied in future detailed DAs.
2. Where a Due Diligence Report identifies the presence or likely presence of any Aboriginal sites or relics on or near the subject development site, further Aboriginal Cultural / Archaeological Assessment by a suitably qualified person must be undertaken.	N/A	As per above.

DCP Control	UDG Control	Assessment
Where a site is identified as significant, a letter from the relevant Aboriginal Lands Council is required to be submitted expressing support or recommendations for the subdivision proposal.		
3. The report prepared by GML Heritage titled "NWRL Showground Station Precinct, Indigenous Heritage Assessment" dated August 2015 is to guide any future site-specific Aboriginal heritage assessments and management of Aboriginal heritage sites, values, objects and/or places within the boundaries of the Showground Precinct.	N/A	As per above.
Controls – European Heritage – Cottage at 128-132 Showground Road, Castle Hill	N/A	The GML report (2019) concluded that the proposal is not considered to have an adverse impact on the significance of 128-132 Showground Station Precinct and 107 Showground Road.
4. Development at, or within the vicinity of the heritage cottage at 128-132 Showground Road must have regard to Part C Section 4 – Heritage of DCP 2012.		
5. The curtilage of the heritage item is to be established through a heritage impact assessment prepared by a suitably qualified heritage consultant.	N/A	Outside curtilage of heritage item.
6. The curtilage of the heritage item is to be maintained and protected.	N/A	As per above.
7. Development on sites adjoining and adjacent to the heritage item should consider locating landscaped areas and common open space areas between future building elements and the heritage site to assist in providing greater separation between the heritage item and future development.	N/A	Not adjoining or adjacent.
8. Development within the vicinity of the heritage item shall ensure that significant view lines to and from the heritage item are appropriately maintained.	N/A	Not within vicinity.
9. Development on sites adjoining the eastern and western boundaries of the heritage item should be appropriately sited to ensure that the heritage building is not affected by overshadowing.	N/A	Not adjoining.
5 Local Centre (B2 Local Centre and R1 General Residential Zone)		
5.1 Desired layout and character		
Controls 1. Development within centres and business zones shall be generally consistent with the following indicative layout plan (Figure 40). <ul style="list-style-type: none"> - <i>Active frontage required along full perimeter of Precinct West (including car park interface)</i> 	Precinct West Section 3.2.10. Active Use and Street Frontage Figure 101 requires 'active/non-residential frontage' along Doran Drive only.	Precinct West An active street frontage may not be not possible on all frontages of Precinct West, particularly considering the active uses planned for the broader Precinct and Castle Hill Showground.

DCP Control

- Active frontage required along full perimeter of Doran Drive Precinct, with Park/Plaza, Supermarket and Pedestrian Link
- Active frontage required along Andalusian Way for Precinct East, and Fine Grain Address for all other frontages with Pedestrian Link



Figure 40 Indicative Layout Plan - Local Centre

UDG Control

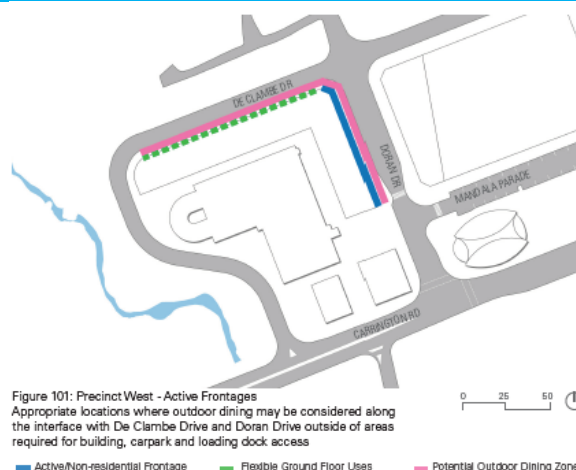


Figure 101: Precinct West - Active Frontages
Appropriate locations where outdoor dining may be considered along the interface with De Clambe Drive and Doran Drive outside of areas required for building, carpark and loading dock access

Doran Drive Precinct

Section 4.2.10. Active Use and Street Frontage

Figure 147 requires 'active/non-residential frontage' along all frontages and 'active node' for plaza, but no pedestrian through-site.

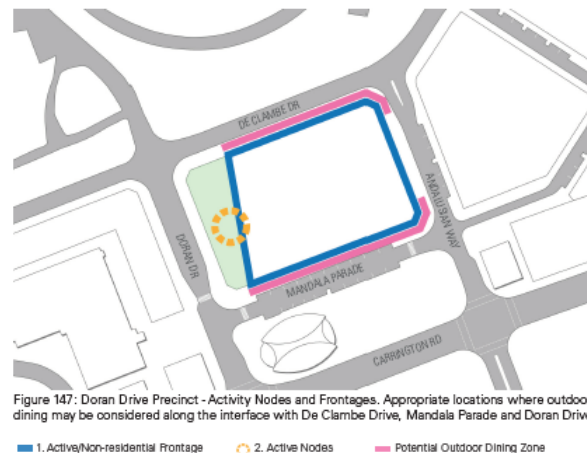


Figure 147: Doran Drive Precinct - Activity Nodes and Frontages. Appropriate locations where outdoor dining may be considered along the interface with De Clambe Drive, Mandala Parade and Doran Drive

Precinct East

Section 5.2.10. Residential Typologies and Street Activation

Assessment

However, the controls enable flexibility in the uses provided to De Clambe Drive. While the controls encourage ground floor active street frontage, they also allow for flexibility to respond to market demand for non-residential uses and allow residential uses. Any residential provided at the street frontage would need to have access from the street with low scale fencing to enable passive surveillance of this area.

It is not deemed desirable to have an active frontage addressing a blank wall within a commuter carpark and the carpark has not been designed to facilitate easy, safe access to these frontages. The carpark plaza serves to provide the active uses and convenience retailing to meet the needs of people accessing the carpark and the transport interchange.

Doran Drive

The concept proposal does not preclude a mid-block link but it was not included in the concept plan to support greater activation and viability of the precinct's primary retail frontages along Mandala Parade and Doran Drive Plaza, which provide direct connections between the showground and the metro station. A mid-block connection would dilute activity away from these primary frontages and, at 75m in length, it may struggle to satisfy CPTED requirements for safety and surveillance if it wasn't activated by retail and food and beverage uses at night. The effectiveness of a mid-block link was also challenged given the "block" width would be reduced to a maximum of 90m.

Precinct East

Street layout in Precinct East has been revised (see response at Section 4.1 above).

Andalusian Way is envisaged to be green link in discussion with Council. An active street frontage may not be possible on all frontages of Precinct East that interface with Andalusian Way particularly considering the active uses planned for the broader Precinct and Castle Hill Showground.

The UDG includes controls that allow non residential uses at ground floor for flexibility. Controls require that any non-residential uses are accessed from the street and any supporting

DCP Control	UDG Control	Assessment
	<p>Figure 205: Precinct East - Ground Floor Areas</p> <p>Flexible Ground Floor Uses and Podium Residential Townhouse Apartments Mid-rise Residential Tower Residential</p> <p>Controls have been included to ensure fine grain address</p> <p>7. Residential and non-residential uses are permitted on the ground floor areas of all buildings that interface with the public domain, with the exclusion of those areas nominated for townhouse apartments.</p> <p>8. For larger developments, building entrances should be provided on each street frontage.</p> <p>9. Ground floor dwellings are to have a primary street address or are to be orientated and accessed in a way that activates the public domain with clear, legible entries.</p> <p>10. Separate entrances are required where buildings include both non-residential and residential use. Entrances must be from the public domain and publicly accessible open spaces.</p> <p>11. Outdoor dining areas or other spaces associated with any non-residential ground floor uses are to be located within the primary ground floor setback so as to not intrude into the public domain.</p>	<p>infrastructure to the non-residential use does not encroach in to the public domain.</p>
5.2 Site Requirements		
<p>Controls</p> <p>1. Development sites within the R1 General Residential Zone shall have a minimum road frontage of 30m.</p>	N/A	Complies. Proposed subdivision and concept plan provided for minimum road frontage of 30m for development sites within Precinct East. Control is not considered necessary.
<p>2. Development sites within the R1 General Residential Zone shall have a minimum site depth of 40m.</p>	N/A	Complies except for proposed Lot 1 adjoining Carrington Road, the metro services building and the Precinct East New Park which is slightly under being 36m on the western boundary and 37m on the eastern boundary.

DCP Control	UDG Control	Assessment
		These dimensions are as a result of aligning the Precinct East new street with the intersection of Mandala Parade and Andalusian Way.
3. Residential flat buildings and shop top housing are to have a frontage (address) to the street.	<p>Precinct West</p> <p>Section 3.2.9. Building Articulation and Facades Control</p> <p>9. Building entries are to be visually identifiable from the street frontage with clear sight lines and are to have direct address to the street. Separate entrances are required for commercial/retail and residential uses. Lighting should be provided for safety at night.</p> <p>Section 3.2.10. Active Use and Street Frontage Control</p> <p>9. Ground floor residential or SoHo units are to have a primary street address or be oriented and accessed in a way that activates the public domain with clear, legible entries.</p> <p>Doran Drive Precinct</p> <p>Section 4.2.9 Building Articulation and Facades Control</p> <p>9. Building entries are to be visually identifiable from the street frontage with clear sight lines and are to have direct address to the street. Separate entrances are required for commercial/retail and residential uses. Lighting should be provided for safety at night.</p> <p>Precinct East</p> <p>Section 5.2.10. Residential Typologies and Street Activation Controls</p> <p>9. Ground floor dwellings are to have a primary street address or are to be orientated and accessed in a way that activates the public domain with clear, legible entries.</p> <p>10. Separate entrances are required where buildings include both non-residential and residential use. Entrances must be from the public domain and publicly accessible open spaces.</p>	Generally consistent.
2. The siting of dwellings should take advantage of any views to open space, public reserves and bushland to promote natural surveillance and to enhance the visual amenity of residents.	<p>Sections 3.2.2., 4.2.3. and 5.2.4. Building Siting, Massing and Scale Objective</p> <p>c. To ensure building orientation maximises visual amenity and natural surveillance, taking advantage of any views to open space, public reserves and bushland</p> <p>Control</p>	Consistent.

DCP Control	UDG Control	Assessment
	<ul style="list-style-type: none"> Towers above the street wall shall be orientated to maximise solar access to public and private spaces and habitable rooms, district views to the east, north and west and to minimise wind down draft. <p>Sections 3.2.4, 4.2.5. and 5.2.7. Setbacks</p> <p>Objective</p> <ul style="list-style-type: none"> To complement building mass and emphasise key design elements such as entrance points and respond to environmental conditions including solar access, noise, privacy and views. <p>Sections 3.2.7. and 5.2.9. Building Separation</p> <p>Objective</p> <ul style="list-style-type: none"> To ensure that views to Castle Hill Showground from the metro station and beyond are open to the sky. 	
5. The site coverage of future development within the R1 General Residential zone shall not exceed 50% of the site area (excluding land to be dedicated or acquired or a public purpose).	N/A	Concept plan complies with the exception of proposed Lot 1 adjoining Carrington Road, the metro services building and the Precinct East New Park, which achieves a 60% site coverage as a result of aligning the Precinct East New Street with the intersection of Andalusian Way and Mandala Parade and the 0m setback to the Precinct East New Park on the ground floor.
5.3 Setbacks (Building and Upper Level)		
<p>Controls</p> <p>1. Buildings are to comply with Figure 41 Street Setbacks, Figure 42 Upper Level Setback, Figure 43 Podium Height maps and Table 6 Building Setbacks</p> <p>Precinct West</p> <ul style="list-style-type: none"> Street Setbacks – zero along all frontages Upper Level Setbacks – 3 metres behind building line (above a 4 storey podium) along all frontages except car park interface Podium Heights – 4 storey podium along all frontages except car park interface) Building Setbacks – setback to waterways (Section 4.10 Cattai Creek), and balconies shall not protrude into the setback area <p>Doran Drive Precinct</p> <ul style="list-style-type: none"> Street Setbacks – 3 metres along De Clambe Drive and Doran Drive, zero along Mandala Parade and Andalusian Way 	<p>Precinct West</p> <p>Section 3.2.3. Street Wall Heights</p> <p>Controls</p> <ol style="list-style-type: none"> Provide a 4-storey street wall for Precinct West to define the streets and public open spaces with an appropriately scaled built form. A street wall height control or secondary setback control does not apply to the building interface with the commuter car park. <p>Section 3.2.4. Setbacks</p> <p>Controls</p> <ol style="list-style-type: none"> In accordance with Figure 88, the minimum setback for a development to the boundary is: <ol style="list-style-type: none"> 0m ground floor primary setback for all interfaces, except where a 3m primary setback is required for outdoor dining zones 0m secondary setback for the interface with the commuter carpark 2m secondary setback above the podium for the interface to the carpark plaza, Doran Drive and De Clambe Drive. Setbacks are to comply with the Cattai Creek interface transition controls contained in Section 3.2.6. 	<p>Podium</p> <p>Podium heights are generally consistent; however, some variation is provided to respond to the topography of the site to provide for a pedestrian scale and ensure that street frontages are activated and appropriately front the public domain.</p> <p>Setbacks</p> <p>Setbacks have been reviewed and revised (where considered appropriate) to address the matters listed above as well as the concerns of Council and TfNSW (RMS).</p> <p>A summary of changes to setbacks proposed as part of this revised proposal are detailed in Table 7 of the RtS. The revised concept proposal complies with most the Council's setback controls. In particular, a 10m setback has been provided to Showground Road to address future widening and upgrades as well as amenity impacts.</p> <p>The only exception is upper level setbacks. 3m upper level setback is proposed on Doran Drive</p>

DCP Control	UDG Control	Assessment
<ul style="list-style-type: none"> - <i>Upper Level Setbacks – 5 metres behind building line (above a 4 storey podium)</i> - <i>Podium Heights – 4 storey podium along all frontages</i> - <i>Building Setbacks – Balconies shall not protrude into the setback area</i> <p>Precinct East</p> <ul style="list-style-type: none"> - <i>Street Setbacks – 3 metres for Andalusian Way, 6 metres for substation, 10 metres for Showground Road, 5 metres for all other frontages</i> - <i>Upper Level Setbacks – 5 metres behind building line (above a 4 storey podium) for all frontages except interface with substation</i> - <i>Podium Heights – 4 storey podium along all frontages except interface with substation</i> - <i>Building Setbacks – underground parking shall not protrude into the primary setback, 8m rear setback or SEPP 65, 6m side setback or SEPP 5, balconies shall not protrude into the setback areas</i> 	<p>Section 3.2.5. Building Height</p> <p>Control</p> <p>2. A maximum height of 16m (4 storeys) is permitted for the podiums.</p> <p>Doran Drive Precinct</p> <p>Section 4.2.3. Building Siting, Massing and Scale</p> <p>Control</p> <p>3. Streets are to be defined by a 4 storey street wall (with potential mezzanine where desirable to sleeve big box retail) with a height of up to 19m (depending on the use) in accordance with Figure 135. The street wall is to respond to the topography of the site and may vary between buildings where appropriate.</p> <p>Section 4.2.4. Street Wall Height</p> <p>Controls</p> <p>1. Provide a 4-storey street wall for Doran Drive Precinct to define the streets and public open spaces with an appropriately scaled built form.</p> <p>2. The southern, northern and eastern street walls of the Doran Drive Precinct may be a minimum of 2-storeys high and a maximum of 4-storeys high to allow for variation depending upon the total floor space required in the podium and the response to topographical conditions on the site.</p> <p>Section 4.2.5. Setbacks</p> <p>Controls</p> <p>1. In accordance with Figure 138, the minimum setback for a development to the boundary is:</p> <ol style="list-style-type: none"> 0m ground floor primary setback for all interfaces, except where a 3m primary setback is required for outdoor dining zones 3m secondary setback above the podium. <p>Section 4.2.6 Building height</p> <p>Control</p> <p>3. A maximum height of 19m (4 storeys) is permitted for the podiums as per controls within Section 4.2.4. The inclusion of a mezzanine level within one of these storeys is permitted to assist in providing a finer grain sleeving of larger format retailing to the public domain as long as the total height of the podium does not exceed 19m.</p> <p>Precinct East</p> <p>Section 5.2.4. Building Siting, Massing and Scale</p> <p>Controls</p> <p>3. Streets are to be defined by a mix of townhouses and apartment podium edges:</p>	<p>and Precinct East instead of 5m and in the case of Precinct West a 2m setback is proposed instead of 3m. These upper level setbacks are considered appropriate given:</p> <p>5m upper level setback is considered excessive for a transit-orientated development city centre environment. Provision of a 5m upper level setback will result in the delivery of excessively wide (25+m) lower levels of residential buildings and/or unfeasibly thin (<17m) upper levels when the 5m secondary setbacks are taken in to account. 3m is deemed appropriate to achieve the design principles of providing for delineation between podium and upper level elements and a pedestrian scale streetscape</p> <p>A 2m upper level setback is considered appropriate on Precinct West given the width of the lot, the local centre environment, and will still provide for pedestrian scale streetscape.</p> <p>Further:</p> <p>minimum building separation requirements meet and exceed ADG requirements</p> <p>the combination of setback and separation controls ensure that an adequate level of solar access is provided to future dwellings, public domain and open space areas (existing and proposed)</p> <p>controls in the Urban Design Guidelines provide that buildings will be articulated to complement building mass and emphasise key design elements</p> <p>a 0m (podium) setback has been provided for Doran Drive Precinct and Precinct West and provision has been made for a 3m outdoor dining setback with supporting controls in the Urban Design Guidelines to guide how this will be achieved.</p> <p>Refer RtS Section 4.2, Table 4, Item 9 for further detail.</p>

DCP Control	UDG Control	Assessment
	<p>a. Apartment podiums are to provide a 4 storey street wall with a height of up to 16m (depending on the use) is to be provided in accordance with Figure 194. The street wall is to respond to the topography of the site and may vary between buildings where appropriate.</p> <p>b. Townhouse apartments are to be a maximum of 3 storeys (12m) in height.</p> <p>Section 5.2.6. Street Wall Heights</p> <p>Control</p> <p>1. In accordance with Figure 194, there is a provision of a mixed 3-storey and 4-storey street wall for Precinct East to define the streets and public open spaces with an appropriately scaled built form.</p> <p>5.2.7. Setbacks</p> <p>Control</p> <p>1. In accordance with Figure 197, the minimum primary setback for a development to the boundary is:</p> <ol style="list-style-type: none"> 5m for all interfaces, except those specified below 0m to Precinct East Park for the southern building 5m to publicly accessible through-site link 6m to the metro services building 10m to Showground Road. <p>Section 5.2.8. Building Height</p> <p>Controls</p> <ol style="list-style-type: none"> A maximum height of 52m (16 storeys) is permitted for towers. A maximum height of 40m (12 storeys) is permitted for the building that adjoins the metro services box on Carrington Road. A maximum 26m (8-storey) mid-rise on the south-eastern edge of the pedestrian link. A maximum height of 14m (4 storeys) is permitted for podiums. A maximum height of 12m (3 storeys) is permitted for townhouses located along the new local street and adjoining the local park. 	

DCP Control	UDG Control	Assessment
2. Buildings on street corners are to address both street frontages, with corners emphasised by appropriate architectural treatment.	<p>Precinct West and Doran Drive Precinct</p> <p>Sections 3.2.9 and 4.2.9. Building Articulation and Facades</p> <ul style="list-style-type: none"> Buildings on corners are to address both streets and corner elements are to be emphasised to signify key intersections and enhance public domain legibility. Street corners shall be addressed by giving visual prominence to those parts of the building façade, such as a change in building articulation, material or colour, roof expression or height. <p>Sections 3.2.10. and 4.2.10. Active Use and Street Frontage</p> <ul style="list-style-type: none"> Outdoor dining areas located on a street corner are to wrap around the corner to address both streets. <p>Precinct East</p> <p>Section 5.2.12. Building Articulation and Facades</p> <ul style="list-style-type: none"> Buildings on corners are to address both streets and corner elements are to be emphasised to signify key intersections and enhance public domain legibility. Street corners shall be addressed by giving visual prominence to those parts of the building façade, such as a change in building articulation, material or colour, roof expression or height. 	Consistent.
5.4 Open Space and Landscaping		
<p>Controls</p> <p>Landscaping</p> <p>1. For Land zoned R1 General Residential, a minimum of 50% of the site area (excluding building footprint, roads, access driveways and parking) shall be landscaped. Terraces and patios within 1m of natural ground level shall be included in the calculation of landscaped open space.</p>	Addressed through various controls in Section 2.11.4. Planting and Trees including canopy targets, minimum requirements for landscape areas.	Applies to Precinct East only. Generally consistent.
2. For land zoned B2 Local Centre, landscaped open space should be provided where possible.	As above.	As above.
3. Landscaped areas are to have a minimum width of 2m. Areas less than 2m in width will be excluded from the calculation of landscaped area.	<p>Section 2.11.4. Planting and Trees</p> <p>Control</p> <p>19. Landscaped areas are to have a minimum width of 2m. Areas less than 2m in width will be excluded from the calculation of landscaped area.</p>	Consistent.
4. Native ground covers and grasses are to be used in garden beds and path surrounds (turf is to be confined to useable outdoor areas).	Section 2.11.4. Planting and Trees	Consistent.

DCP Control	UDG Control	Assessment
	3. Native ground covers and grasses are to be used in garden beds and path surrounds. Turf is to be confined to usable outdoor areas.	
Roof Gardens and Planting on Structures 5. Green walls are encouraged on podium walls along active frontages to soften the interface between future development and the public realm.	Section 2.11.4. Planting and Trees 22. The incorporation of green walls and roofs into the design of commercial and residential buildings is encouraged. Where suitable, building facades should incorporate vertical landscaping features to soften the visual bulk of buildings and to improve streetscape appeal. Refer to Section 2.15 Sustainability for relevant controls.	Consistent, with more detailed controls provided in Section 2.11.
6. Rooftop gardens must be adequately enclosed and accessible to occupants of the development.	Section 2.11.2. Communal Open Space Control 8. Rooftop gardens must be adequately enclosed and accessible to occupants of the development.	Consistent.
7. The design of exterior private open spaces such as roof top gardens is to address visual and acoustic privacy, safety, security, and wind effects.	Section 2.11.2. Communal Open Space Control 10. The design of exterior private open spaces such as podium or rooftop gardens are to achieve amenity by addressing visual and acoustic privacy, safety, security, and wind effects.	Consistent.
8. Where roof gardens and green walls are provided, consideration should be given to the Urban Green Cover in NSW – Technical Guidelines, published by the Office of Environment and Heritage.	Section 2.11.4. Planting and Trees Control 23. Where roof gardens and green walls are provided, consideration should be given to the Urban Green Cover in NSW – Technical Guidelines, published by the Office of Environment and Heritage.	Consistent.
Communal Open Space 9. A minimum of 10m ² per dwelling shall be provided as communal open space.	Section 2.11.2. Communal Open Space Controls 1. Communal open space is to be provided in the form of private areas at ground level, podium and rooftop level in accordance with SEPP 65 Apartment Design Guide. Precinct West Section 3.2.1. Communal Open Space 1. Communal open space is to be provided in the form of private areas at podium level in accordance with SEPP 65 Apartment Design Guide. Doran Drive Section 4.2.2. Communal Open Space 3. Communal open space is to be provided in the form of private areas at podium level in accordance with SEPP 65 Apartment Design Guide. Precinct East Section 5.2.3. Communal Open Space	Refer Section 4.3, Table 8 Item 9 of the Rts Report.

DCP Control	UDG Control	Assessment
	1. Communal open space is to be provided in the form of private areas at podium, rooftop and ground level in accordance with SEPP 65 Apartment Design Guide.	
10. A minimum of 25% of the required communal open space must be located at ground level in a singular large parcel.	As per above.	Refer Section 4.3, Table 8 Item 9 of the RtS Report.
11. External (outside) common open space areas are to be capable of accommodating substantial vegetation and are to be designed to incorporate active and passive recreation facilities (such as seating, shade structures, BBQs and children's play equipment).	Sections 2.11.2., 3.2.1., 4.2.2. and 5.2.3. Communal Open Space: <ul style="list-style-type: none"> Communal open space is to provide a range of uses including seating, picnic facilities, play spaces, productive gardens and lawn areas amongst generous planting. 	Generally consistent.
12. External (outside) common open space areas are to be located and designed to: <ul style="list-style-type: none"> Be seen from the street between buildings; Provide for active and passive recreation needs of all residents; Provide landscaping; Present as a private area for use by residents only; Include passive surveillance from adjacent internal living areas and/or pathways; Have a northerly aspect where possible; and Be in addition to any public thoroughfares. 	Sections 2.11.2., 3.2.1., 4.2.2. and 5.2.3. Communal Open Space <ul style="list-style-type: none"> External (outside) communal open space areas are to be located and designed to: <ol style="list-style-type: none"> Be seen from the street between buildings (where possible) Provide for active and passive recreation needs of all residents Provide landscaping Present as a private area for use by residents only Include passive surveillance from adjacent internal living areas and/ or pathways Have a northerly aspect (where possible) Be in addition to any public thoroughfares. 	Consistent.
13. Internal open space areas are to provide opportunities for larger communal gathering and/or active recreation (i.e. kitchen facilities, tables and chairs, small-scale gymnasium or health studio).	Section 2.11.2. Communal Open Space Control 5. Internal open space areas are to provide opportunities for larger communal gathering and/or active recreation (i.e. kitchen facilities, tables and chairs, small-scale gymnasium or health studio) where possible.	Consistent.
14. Plant species appropriate to the context and the specific microclimate within the development are to be selected to maximise use of endemic and native species and opportunities for urban biodiversity.	Section 2.11.4. Planting and Trees Control 1. Planting design is to be appropriate for the intended location and function. Tree and plant species selection must take into account a number of factors including: <ol style="list-style-type: none"> Climate/microclimate Size requirements/constraints Form 	Generally consistent.

DCP Control	UDG Control	Assessment
	d. Native/exotic e. Density of foliage f. Growth rate g. Availability h. Maintenance (i.e. leaf fall, fruit drop) and safety (i.e. branch drop) i. Other considerations such as interpretation, which is outlined in the Interpretation Strategy for the precinct and must be used to guide decisions.	
15. Drought tolerant plant species, and species that enhance habitat and ecology, are to be prioritised.	Section 2.11.4. Planting and Trees Control 2. Drought tolerant plant species, and species that enhance habitat and ecology, are to be prioritised.	Consistent.
16. Landscape design is to be integrated with water and stormwater management.	Section 2.11.4. Planting and Trees Control 21. Landscape design is to be integrated with water and stormwater management.	Consistent.
Designing the Building		
5.5 Built form, design		
Controls General 1. The façade design of a development is to utilise large expressed elements to relate to passing motorists and articulate the key components of the building such as entries, showrooms and the like. Finer detail to identify individual tenancies and different building levels are to be used to add richness to the architectural design.	Precinct West Section 3.2.9. Building Articulation and Facades 8. Fine grain retail and commercial frontages are to be provided to ensure an interesting street edge and support human scale streetscapes. Finer detail to identify individual tenancies and different building levels are to be used to add richness to the architectural design. Doran Drive Precinct Section 4.2.9. Building Articulation and Facades 8. Fine grain retail and commercial frontages are to be provided to ensure an interesting street edge and support human scale streetscapes. Finer detail to identify individual tenancies and different building levels are to be used to add richness to the architectural design. Precinct East Section 5.2.12. Building Articulation and Facades Various controls	Consistent.
2. The design and layout of any building adjoining landscaped spaces or pathways shall ensure there is natural surveillance of	Section 2.8. Design Excellence	Generally consistent.

DCP Control	UDG Control	Assessment
the pathway to protect the security and amenity of users. Solid fences will not be permitted along the boundary of a pathway as they will restrict passive surveillance over the pathway	<p>Controls</p> <p>4. Development is to address the principles of Crime Prevention Through Environmental Design (CPTED). Note: Consideration shall also be given to The Hills Shire Council's Policy Designing Safer Communities, Safer by Design Guidelines (June 2002).</p> <p>5. All future detailed SSDAs are required to submit a CPTED Assessment</p> <p>Precinct East</p> <p>Section 5.2.1. Precinct East Park</p> <p>Control</p> <p>14. The design and layout of any building adjoining the park shall ensure there is natural surveillance of the area to protect the security and amenity of users.</p>	
3. Sun shading is to be provided appropriate to orientation for glazed portions of facades.	Addressed by various controls in Section 2.16.2. Wind and Weather Protection.	Generally consistent.
4. Development shall be designed to incorporate clearly defined ground floor street zone, podium and upper level elements. The podium element of any development is to be articulated as shown in Figure 46.	<p>Precinct West</p> <p>Section 3.2.2. Building Siting, Massing and Scale</p> <p>Control</p> <p>1. Development shall be designed to incorporate clearly defined ground floor street zone, podium and upper level elements.</p> <p>Doran Drive Precinct</p> <p>Section 4.2.3. Building Siting, Massing and Scale</p> <p>1. Development shall be designed to incorporate clearly defined ground floor street zone, podium and upper level elements.</p> <p>Precinct East</p> <p>Section 5.2.4. Building Siting, Massing and Scale</p> <p>1. Development shall be designed to incorporate clearly defined ground floor street zone, podium and upper level elements as shown in Envelope A (Figure 189).</p>	Generally consistent.
5. On streets with a road reserve of less than 20m the width, the length of the façade shall not exceed 40m. On streets with a road reservation of 20m or greater in width the street frontage shall not exceed 65m.	<p>Precinct West</p> <p>Section 3.2.2. Building Siting, Massing and Scale</p> <p>Control</p> <p>3. Tower forms above the podium shall not exceed 65m in length and 17m in width and shall have floor plates of no more than 700m² GFA per floor.</p> <p>Doran Drive Precinct</p> <p>Section 4.2.3. Building Siting, Massing and Scale</p> <p>Control</p>	<p>Non-compliances include:</p> <ul style="list-style-type: none"> Building on proposed lot 3 in Precinct East is at 54m responding to both Carrington Road at 20m and the new precinct east street at 17m. Appropriate setbacks and articulation requirements in the UDGs will ensure articulation of podiums and establish streets with a high-amenity for pedestrian.

DCP Control	UDG Control	Assessment
	<p>4. Tower forms above the 8th storey shall not exceed 40m in length and 24m in width and shall have floor plates of no more than 800m² GFA per floor.</p> <p>Precinct East</p> <p>Section 5.2.4. Building Siting, Massing and Scale Control</p> <p>5. Tower forms above the podium shall not exceed 50m in length and 24m in width (measured through the centre of the building, with the exception of the Building A envelope identified in Figure 189) and shall have floor plates of no more than 850m² GFA per floor.</p>	
6. Buildings are to have a maximum length of 65m. Where a building has a length greater than 30m it is to be separated into at least two parts by a significant recess or projection.	As per above.	As per above.
7. Where a building has a length greater than 40m it shall have the appearance of two distinct building elements with individual architectural expression and features.	<p>Precinct West</p> <p>Section 3.2.9. Building Articulation and Facades Control</p> <p>24. Any towers longer than 50m must be articulated through a minimum 3m and maximum 5m recess, inset or projection and treated with different materials and finishes.</p> <p>Doran Drive Precinct</p> <p>Section 4.2.9. Building Articulation and Facades Control</p> <p>25. Any towers longer than 50m between the podium and the 7th storey must be articulated through a minimum 3m and maximum 5m recess, inset or projection and treated with different materials and finishes.</p>	Generally consistent. The control has been tailored to be more specific to each precinct.
8. The entry to the development is to be visually identifiable from the street frontage with clear sight lines. Separate entrances are required for commercial / retail and residential uses.	<p>Precinct West</p> <p>Section 3.2.9. Building Articulation and Facades Control</p> <p>9. Building entries are to be visually identifiable from the street frontage with clear sight lines and are to have direct address to the street. Separate entrances are required for commercial/retail and residential uses. Lighting should be provided for safety at night.</p> <p>Section 3.2.10. Active Use and Street Frontage Control</p> <p>9. Ground floor residential or SoHo units are to have a primary street address or be oriented and accessed in a way that activates the public domain with clear, legible entries.</p> <p>Doran Drive Precinct</p>	Generally consistent. The control has been tailored to be more specific to each precinct.

DCP Control	UDG Control	Assessment
	<p>Section 4.2.9. Building Articulation and Facades Podium Controls</p> <p>9. Building entries are to be visually identifiable from the street frontage with clear sight lines and are to have direct address to the street. Separate entrances are required for commercial/retail and residential uses. Lighting should be provided for safety at night.</p> <p>Precinct East</p> <p>Section 5.2.10. Residential Typologies and Street Activation Controls</p> <p>9. Ground floor dwellings are to have a primary street address or are to be orientated and accessed in a way that activates the public domain with clear, legible entries.</p> <p>10. Separate entrances are required where buildings include both non-residential and residential use. Entrances must be from the public domain and publicly accessible open spaces.</p>	
<p>9. Street corners must be addressed by giving visual prominence to parts of the building façade, such as a change in building articulation, material or colour, roof expression or height. Buildings on street corners are to address both street frontages.</p>	<p>Sections 3.2.9., 4.2.9. and 5.2.12. Building Articulation and Facades Control</p> <ul style="list-style-type: none"> Buildings on corners are to address both streets and corner elements are to be emphasised to signify key intersections and enhance public domain legibility. Street corners shall be addressed by giving visual prominence to those parts of the building façade, such as a change in building articulation, material or colour, roof expression or height. <p>Sections 3.2.10. and 4.2.10. Active Use and Street Frontage Control</p> <ul style="list-style-type: none"> Outdoor dining areas located on a street corner are to wrap around the corner to address both streets. 	Generally consistent.
<p>10. Services such as for fire protection, water and power distribution are not to intrude upon the pedestrian right of way, visually detract from the appearance of the development, and are to be screened from the street frontage with materials which are integrated with architectural expression of the development.</p>	<p>Sections 3.2.9. 4.2.9. and 5.2.12. Building Articulation and Facades Control</p> <ul style="list-style-type: none"> Services such as for fire protection, water and power distribution are not to intrude upon the pedestrian right of way, visually detract from the appearance of the development, and are to be screened from the street frontage with materials which are integrated with architectural expression of the development. 	Consistent.
<p>11. Waste management shall comply with the waste management controls contained within Part B Section 5 - Residential Flat Buildings of DCP 2012.</p>	<p>Sections 3.2.14., 4.2.13., and 5.2.17. Service Vehicles and Waste Collection Control</p> <ul style="list-style-type: none"> Waste management shall comply with the waste management controls contained within Part B Section 5 – Residential Flat Buildings of DCP 2012. 	Consistent.


DCP Control	UDG Control	Assessment												
Apartment Mix 12. No more than 25% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be studio or 1-bedroom dwellings, or both, and	Section 2.9. Diversity and Inclusion <table><tr><th></th><th>Precinct West</th><th>Doran Drive</th><th>Precinct East</th></tr><tr><td>1 bedroom dwellings</td><td colspan="3">No more than 25% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be studio or 1-bedroom dwellings, or both.</td></tr><tr><td>3 bedroom dwellings</td><td>At least 23% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.</td><td>At least 10% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.</td><td>At least 24% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.</td></tr></table>		Precinct West	Doran Drive	Precinct East	1 bedroom dwellings	No more than 25% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be studio or 1-bedroom dwellings, or both.			3 bedroom dwellings	At least 23% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.	At least 10% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.	At least 24% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.	Consistent.
	Precinct West	Doran Drive	Precinct East											
1 bedroom dwellings	No more than 25% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be studio or 1-bedroom dwellings, or both.													
3 bedroom dwellings	At least 23% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.	At least 10% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.	At least 24% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.											
 13. At least 20% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings	 As per above.	 Generally consistent, slightly adjusted to suit each precinct. A precinct specific approach has been applied to apartment mix controls to take into account the desired future character for each precinct with respect to the provision of 2 and 3-bedroom dwellings. For example, Doran Drive will form the heart of the precinct and is located closest to the station and therefore is expected to accommodate more 2-bedroom apartments and less 3-bedroom apartments. Precincts East and West are likely to accommodate more families. The maximum number of 1-bedroom apartments has been limited to 25%. Notwithstanding the above, the approach achieves an overarching mix across the Hills Showground Station Precinct of: No more than 25% studio or 1-bedroom dwellings or both At least 20% 3 (or more)-bedroom dwellings. Refer RtS Section 4.2 (Table 4) for further detail.												
Podium Design 14. Podium heights shall be in accordance with Figure 43 Podium Heights - Podium Heights – 4 storey podium along all frontages (except car park and substation interface)	Precinct West Section 3.2.3. Street Wall Heights Controls 1. Provide a 4-storey street wall for Precinct West to define the streets and public open spaces with an appropriately scaled built form. 2. A street wall height control or secondary setback control does not apply to the building interface with the commuter car park. Section 3.2.5. Building Height Control	 Podium heights are generally consistent; however, some variation is provided to respond to the topography of the site to provide for a pedestrian scale and ensure that street frontages are activated and appropriately front the public domain.												

DCP Control	UDG Control	Assessment
	<p>2. A maximum height of 16m (4 storeys) is permitted for the podiums.</p> <p>Doran Drive Precinct</p> <p>Section 4.2.3. Building Siting, Massing and Scale</p> <p>Control</p> <p>3. Streets are to be defined by a 4 storey street wall (with potential mezzanine where desirable to sleeve big box retail) with a height of up to 19m (depending on the use) in accordance with Figure 135. The street wall is to respond to the topography of the site and may vary between buildings where appropriate.</p> <p>Section 4.2.4. Street Wall Height</p> <p>Controls</p> <p>1. Provide a 4-storey street wall for Doran Drive Precinct to define the streets and public open spaces with an appropriately scaled built form.</p> <p>2. The southern, northern and eastern street walls of the Doran Drive Precinct may be a minimum of 2-storeys high and a maximum of 4-storeys high to allow for variation depending upon the total floor space required in the podium and the response to topographical conditions on the site.</p> <p>Precinct East</p> <p>Section 5.2.4. Building Siting, Massing and Scale</p> <p>Control</p> <p>3. Streets are to be defined by a mix of townhouses and apartment podium edges:</p> <p>a. Apartment podiums are to provide a 4 storey street wall with a height of up to 16m (depending on the use) is to be provided in accordance with Figure 194. The street wall is to respond to the topography of the site and may vary between buildings where appropriate.</p> <p>b. Townhouse apartments are to be a maximum of 3 storeys (12m) in height.</p> <p>Section 5.2.6. Street Wall Heights</p> <p>Controls</p> <p>1. In accordance with Figure 194, there is a provision of a mixed 3-storey and 4-storey street wall for Precinct East to define the streets and public open spaces with an appropriately scaled built form.</p> <p>Section 5.2.8. Building Height</p> <p>Controls</p> <p>1. A maximum height of 52m (16 storeys) is permitted for towers.</p>	

DCP Control	UDG Control	Assessment
	<p>2. A maximum height of 40m (12 storeys) is permitted for the building that adjoins the metro services box on Carrington Road.</p> <p>3. A maximum 26m (8-storey) mid-rise on the south-eastern edge of the pedestrian link</p> <p>4. A maximum height of 14m (4 storeys) is permitted for podiums.</p> <p>5. A maximum height of 12m (3 storeys) is permitted for townhouses located along the new local street and adjoining the local park.</p>	
15. Podium heights shall frame adjacent park land and on-site open space.	<p>Precinct West Section 3.2.3. Street Wall Heights Control 1. Provide a 4-storey street wall for Precinct West to define the streets and public open spaces with an appropriately scaled built form.</p> <p>Doran Drive Section 4.2.4. Street Wall Height Control 1. Provide a 4-storey street wall for Doran Drive Precinct to define the streets and public open spaces with an appropriately scaled built form.</p> <p>Precinct East Section 5.2.6. Street Wall Heights Control 1. In accordance with Figure 194, there is a provision of a mixed 3-storey and 4-storey street wall for Precinct East to define the streets and public open spaces with an appropriately scaled built form.</p>	Consistent, controls tailored for each precinct.
16. Podium facades shall avoid blank, featureless walls by patterning high quality architectural elements such as window bays, canopies and fenestration.	<p>Sections 3.2.9., 4.2.9. and 5.2.12. Building Articulation and Facades Control</p> <ul style="list-style-type: none"> Podium facades shall avoid blank, featureless walls by patterning high quality architectural elements such as window bays, canopies and fenestration. 	Consistent.
<p>Tower Form and Design</p> <p>17. The tower floor plate (floors above the 8th storey) is limited to 750m² gross floor area per storey.</p>	<p>Precinct West Section 3.2.2. Building Siting, Massing and Scale Control 3. Tower forms above the podium shall not exceed 65m in length and 17m in width and shall have floor plates of no more than 700m² GFA per floor.</p> <p>Doran Drive Precinct Section 4.2.3. Building Siting, Massing and Scale Control</p>	Generally consistent. Controls have been tailored to each precinct. Maximum tower floor plates proposed will still ensure towers are of a slender design to reduce perceived bulk and scale and ensure good apartment layouts can be achieved.

DCP Control	UDG Control	Assessment
	<p>4. Tower forms above the 8th storey shall not exceed 40m in length and 24m in width and shall have floor plates of no more than 800m² GFA per floor.</p> <p>Precinct East</p> <p>Section 5.2.4. Building Siting, Massing and Scale</p> <p>Control</p> <p>5. Tower forms above the podium shall not exceed 50m in length and 24m in width (measured through the centre of the building, with the exception of the Building A envelope identified in Figure 189) and shall have floor plates of no more than 850m² GFA per floor.</p>	
18. Tower forms are to provide a unique profile when compared to nearby existing and proposed towers of similar height.	N/A	<p>Tower design and relationship to surrounding buildings will be considered as part of the design excellence process.</p> <p>While a unique profile may be encouraged there may also be an argument for consistency across the precinct.</p>
<p>19. Tower form is to be coordinated to offset with adjacent towers to ensure:</p> <ul style="list-style-type: none"> - Prominent tower views to natural features are not obstructed; and - Views of the sky and access to sunlight from the public realm and private open space areas are maximised. 	<p>Precinct West</p> <p>Section 3.2.2. Building Siting, Massing and Scale</p> <p>Controls</p> <p>4. Tower form is to be orientated to provide privacy for both communal and private open space areas.</p> <p>5. Towers above the street wall shall be orientated to maximise solar access to public and private spaces and habitable rooms, district views to the east, north and west and to minimise wind down draft.</p> <p>6. Tower massing and scale is to consider possible future development on adjoining sites, including Doran Drive Precinct, the Castle Hill Showground and the commuter carpark.</p> <p>Doran Drive Precinct</p> <p>Section 4.2.3. Building Siting, Massing and Scale</p> <p>Controls</p> <p>6. Towers above the street wall shall be orientated to maximise solar access to public and private spaces and habitable rooms, district views to the east, north and west and to minimise wind down draft.</p> <p>7. Tower massing and scale is to consider possible future development on adjoining sites, including Precinct West, Precinct East and the Castle Hill Showground.</p> <p>Precinct East</p> <p>Section 5.2.4. Building Siting, Massing and Scale</p> <p>Controls</p>	<p>Generally consistent. Controls have been tailored to each precinct. Tower design and relationship to surrounding buildings will be considered as part of the design excellence process. Controls have been included to ensure a good built form outcome while providing flexibility.</p>

DCP Control	UDG Control	Assessment
	<p>6. Tower form is to be orientated to:</p> <ul style="list-style-type: none"> a. Reduce the perceived mass of the building, particularly to Showground Road b. Provide solar access to station plaza as per the controls in Section 2.13.1 c. Provide privacy for both communal and private open space areas. d. maximise solar access to public and private spaces and habitable rooms, district views to the east, north and west and to e. minimise wind down draft. <p>7. Tower massing and scale is to consider possible future development on adjoining sites, including Precinct West, Precinct East and the Castle Hill Showground.</p> <p>8. Built form within the Envelope A envelope (identified in Figure 189) shall be:</p> <ul style="list-style-type: none"> a. designed to address different orientations b. designed with different heights c. significantly articulated both horizontally and vertically to read as two separate buildings d. articulated through a minimum 3m wide and deep recess and treated with different materials and finishes 	
<p>20. Tower form is to be orientated to:</p> <ul style="list-style-type: none"> - Reduce the perceived mass of the building; and - Provide privacy for both communal and private open space areas. 	As per above.	Generally consistent. Controls have been tailored to each precinct.
<p>21. Tower facades are to be:</p> <ul style="list-style-type: none"> - Articulated to manage passive solar gain in summer; - Well-glazed with functional windows where possible to reduce reliance on artificial cooling; - Designed with high-quality sustainable materials and finishes that promote building longevity; and - Varied in design and articulation to promote visual interest. 	<p>Sections 3.2.9., 4.2.9. and 5.2.12. Building Articulation and Facades Control</p> <ul style="list-style-type: none"> ▪ Tower facades are to be articulated to be: <ul style="list-style-type: none"> - Articulated to manage passive solar gain - Well-glazed with functional windows where possible to reduce reliance on artificial cooling - Designed with high-quality sustainable materials and finishes that promote building longevity - Varied in design and articulation to promote visual interest. 	Consistent.
<p>Roof Design and Features</p> <p>22. Where building height creates an identifiable protrusion in the skyline the following are provided:</p> <ul style="list-style-type: none"> - A signature cap strengthening the building's identity as a landmark; and 	<p>Sections 3.2.9., 4.2.9. and 5.2.12. Building Articulation and Facades Control</p> <ul style="list-style-type: none"> ▪ Telecommunications, service structures, lift motor rooms and mechanical plants are to be integrated within the roof design and 	Tower design and relationship to surrounding buildings will be considered as part of the design excellence process.

DCP Control	UDG Control	Assessment
- Decorative lighting that highlights key architectural features.	roof features to contribute to an attractive and interesting skyline for the precinct.	
23. Roof features shall be designed to generate an interesting skyline and enhance views from adjoining developments and surrounding areas.	Section 2.11.2. Communal Open Space Control 9. Roof features shall be designed to generate an interesting skyline and enhance views from adjoining developments and surrounding areas.	Consistent.
5.6 Active Street frontages		
Controls 1. Active frontages are to be provided in accordance with the active street frontages identified on the Indicative Layout Plan (Figure 40). <ul style="list-style-type: none"> - Active frontage required along full perimeter of Precinct West (including car park interface) - Active frontage required along full perimeter of Doran Drive Precinct, with Park/Plaza, Supermarket and Pedestrian Link - Active frontage required along Andalusian Way for Precinct East, and Fine Grain Address for all other frontages with Pedestrian Link 	Precinct West Section 3.2.10. Active Use and Street Frontage Figure 101 requires 'active/non-residential frontage' along Doran Drive only.  <p>Figure 101: Precinct West - Active Frontages Appropriate locations where outdoor dining may be considered along the interface with De Clambe Drive and Doran Drive outside of areas required for building, carpark and loading dock access</p> <p>— Active/Non-residential Frontage — Flexible Ground Floor Uses — Potential Outdoor Dining Zone</p> Doran Drive Precinct Section 4.2.10. Active Use and Street Frontage Figure 147 requires 'active/non-residential frontage' along all frontages and 'active node' for plaza, but no pedestrian through-site.	Precinct West An active street frontage may not be possible on all frontages of Precinct West, particularly considering the active uses planned for the broader Precinct and Castle Hill Showground. However, the controls enable flexibility in the uses provided to De Clambe Drive. While the controls encourage ground floor active street frontage, they also allow for flexibility to respond to market demand for non-residential uses and allow residential uses. Any residential will provided at the street frontage would need to have access from the street with low scale fencing to enable passive surveillance of this area. It is not deemed desirable to have an active frontage addressing a blank wall within a commuter carpark and the carpark has not been designed to facilitate easy, safe access to these frontages. The carpark plaza serves to provide the active uses and convenience retailing to meet the needs of people accessing the carpark and the transport interchange. Doran Drive The concept proposal does not preclude a mid-block link but it was not included in the concept plan to support greater activation and viability of the precinct's primary retail frontages along Mandala Parade and Doran Drive Plaza, which provide direct connections between the showground and the metro station. A mid-block connection would dilute activity away from these primary frontages and, at 75m in length, it may struggle to satisfy CPTED requirements for safety and surveillance if it wasn't activated by retail and food and beverages at night. The effectiveness of a mid-block link was also

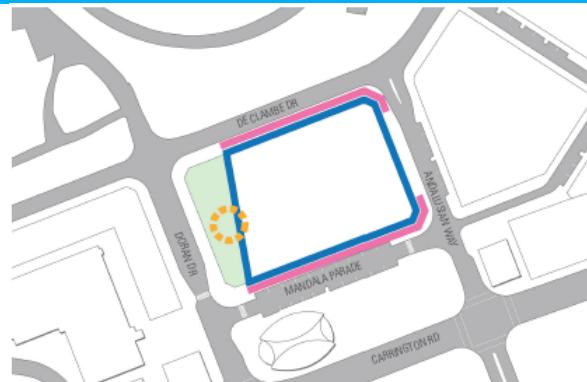


Figure 147: Doran Drive Precinct - Activity Nodes and Frontages. Appropriate locations where outdoor dining may be considered along the interface with De Clambe Drive, Mandala Parade and Doran Drive

1. Active/Non-residential Frontage 2. Active Nodes Potential Outdoor Dining Zone

Precinct East

Section 5.2.10. Residential Typologies and Street Activation



Figure 205: Precinct East - Ground Floor Areas

Flexible Ground Floor Uses and Podium Residential Townhouse Apartments
Mid-rise Residential Tower Residential

Controls have been included to ensure fine grain address

7. Residential and non-residential uses are permitted on the ground floor areas of all buildings that interface with the public domain, with the exclusion of those areas nominated for townhouse apartments.

8. For larger developments, building entrances should be provided on each street frontage.

challenged given the “block” width would be reduced to a maximum of 90m.

Precinct East


Street layout in Precinct East has been revised see response at Section 4.1 above.

Andalusian way is envisaged to be green link in discussion with Council. An active street frontage may not be not possible on all frontages of Precinct East that interface with Andalusian Way particularly considering the active uses planned for the broader Precinct and Castle Hill Showground.


The UDG and ground floor interface controls for Precinct East provide for a flexible floor-to-floor height that could accommodate a variety of uses in the future. Controls require that any non-residential uses are accessed from the street and any supporting infrastructure to the non-residential use does not encroach in to the public domain.

DCP Control	UDG Control	Assessment
	<p>9. Ground floor dwellings are to have a primary street address or are to be orientated and accessed in a way that activates the public domain with clear, legible entries.</p> <p>10. Separate entrances are required where buildings include both non-residential and residential use. Entrances must be from the public domain and publicly accessible open spaces.</p> <p>11. Outdoor dining areas or other spaces associated with any non-residential ground floor uses are to be located within the primary ground floor setback so as to not intrude into the public domain.</p>	
<p>2. Active frontages may include one or a combination of the following:</p> <ul style="list-style-type: none"> - Shop front; - Café or restaurant if accompanied by an entry from the street; - Community and civic uses with a street entrance; and - Recreation facilities with a street entrance. 	<p>Precinct West</p> <p>Section 3.2.10. Active Use and Street Frontage Control</p> <p>4.Active uses may include one or a combination of the following uses:</p> <ul style="list-style-type: none"> a. Shop front b. Business or retail premises c. Café or restaurant with a street entrance d. Community and civic uses with a street entrance e. Recreation facilities with a street entrance f. Small Office / Home Office ground floor addresses. <p>Doran Drive Precinct</p> <p>Section 4.2.10. Active Use and Street Frontage</p> <p>2. Active frontages may include one or a combination of the following:</p> <ul style="list-style-type: none"> – Shop front – Business or retail premises – Café or restaurant with a street entrance – Community and civic uses with a street entrance – Recreation facilities with a street entrance. 	<p>Generally consistent. Controls tailored to each precinct (not applicable to Precinct East). Addresses DCP control but also allows for other uses that are also considered to provide activation.</p>
<p>3. An active street frontage is not required for any part of a building that is used for any of the following:</p> <ul style="list-style-type: none"> - Entrances and lobbies (including as part of mixed-use development); - Access for fire services; and - Vehicular access. 	<p>Precinct West</p> <p>Section 3.2.10. Active Use and Street Frontage Control</p> <p>5. An active street frontage is not required for any part of a building that is used for any of the following:</p> <ul style="list-style-type: none"> a. Entrances and lobbies (including as part of mixed-use development) b. Residential that is providing direct access from the public domain to the residence c. Access for fire services 	<p>Generally consistent. Controls tailored to each precinct (not applicable to Precinct East). Addresses DCP control but also does not require active street frontage for residential providing direct access from public domain. The intention of the control is to allow for flexibility for SOHO apartments to be provided on the ground floor of De Clambe Drive on Precinct West. This will enable flexibility to respond to changes in market conditions and demands for non-residential uses.</p>

DCP Control	UDG Control	Assessment
	<p>d. Vehicular access.</p> <p>Doran Drive Precinct</p> <p>Section 4.2.10. Active Use and Street Frontage Control</p> <p>3. An active street frontage is not required for any part of a building that is used for any of the following:</p> <ul style="list-style-type: none"> – Entrances and lobbies (including as part of mixed use development) – Access for fire services – Vehicular access. 	
<p>4. Retail and commercial uses at ground level are to be designed so that the ground floor for at least part of the premises is at the same level as the finished footpath level of the adjacent street and/or open space.</p>	<p>Precinct West</p> <p>Section 3.2.10. Active Use and Street Frontage Control</p> <p>8. Retail and commercial uses at ground level are to be designed so that the ground floor for the primary entry area of the premises is at the same level as the finished footpath level of the adjacent street and/or open space.</p> <p>Doran Drive Precinct</p> <p>Section 4.2.10. Active Use and Street Frontage Control</p> <p>6. Retail and commercial uses at ground level are to be designed so that the ground floor for the primary entry area of the premises is at the same level as the finished footpath level of the adjacent street and/or open space.</p>	Consistent. Not applicable to Precinct East.
<p>5. Awnings are to be provided over commercial and residential entries. Continuous awnings are to be provided above retail uses and the full length of Active Frontages.</p>	<p>Section 2.16.2. Wind and Weather Protection Control</p> <p>2. Wind and weather protection is to be provided at major entry points, active interfaces and dwelling/gathering spaces within the development lots and public domain.</p> <ul style="list-style-type: none"> a. All non-residential interfaces are to have a 2.5m awning and/or operable screening to protect pedestrians from the elements. This applies in all conditions, including where there may be a 3m colonnade inset – refer to Section 4.2.10 Active Use and Street Frontage Street of the Doran Drive Precinct Guidelines. b. All building entry points are to have a 2.5m awning for the width of the entry. c. All non-residential interfaces to communal open space on a podium are to have a 2.5m awning and/or operable screening for the length of that interface. 	Generally consistent. Controls tailored to each precinct.

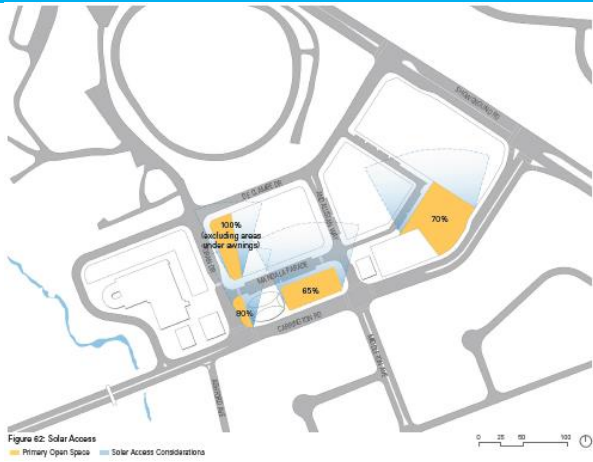
DCP Control	UDG Control	Assessment
	<p>d. Localised screening is to be provided where longer duration activities are expected.</p> <p>e. Wind screens or planting are to be provided within publicly accessible through-site links and at corners of buildings.</p> <p>f. Awnings are to be designed to complement and integrate with the facade and the streetscape.</p>  <p>Figure 63: Awnings 2.5m Awnings Required Awnings Recommended</p>	
6. Development is to provide awnings which are a minimum width of 1.5m over the pedestrian access/footpath.	As per above.	As per above. UDG awning width exceeds DCP requirement.
7. Footpath awnings shall be designed to complement and integrate with the façade and the streetscape.	As per above.	Consistent.
8. Where an active frontage is required, a minimum of 80% of the building frontage is to be transparent (i.e. windows and glazed doors). Clear glazing is to be provided to windows and doors.	<p>Precinct West Section 3.2.9. Building Articulation and Facades 10. Where an active frontage is required, a majority of the building frontage is to be transparent (i.e. windows and glazed doors). Clear glazing is to be provided to windows and doors.</p> <p>Doran Drive Section 4.2.9. Building Articulation and Facades 10. Where an active frontage is required, a majority of the building frontage is to be transparent (i.e. windows and glazed doors). Clear glazing is to be provided to windows and doors.</p> <p>Precinct East N/A</p>	Consistent.

DCP Control	UDG Control	Assessment
9. For larger developments, building entrances should be provided on each street frontage.	<p>Precinct West and Doran Drive</p> <p>Sections 3.2.9 and 4.2.9 Building Articulation and Facades Control</p> <p>9. Building entries are to be visually identifiable from the street frontage with clear sight lines and are to have direct address to the street. Separate entrances are required for commercial/retail and residential uses. Lighting should be provided for safety at night.</p> <p>Precinct East</p> <p>Section 5.2.12. Building Articulation and Facades</p> <p>7. Building entries are to be visually identifiable from the street frontage with clear sight lines and are to have direct address to the street.</p>	Generally consistent.
10. Loading docks are not permitted on active frontages.	<p>Doran Drive</p> <p>Section 4.2.10. Active Use and Street Frontage Control</p> <p>7. Outdoor dining along the interface with De Clambe Drive, Mandala Parade and Andalusian Way is to be located in accordance with Figure 147 to ensure there are no conflicts with building entries, carpark and loading dock.</p>	Generally consistent.
11. Security grilles may only be fitted internally behind the shopfront. They are to be transparent and fully retractable	<p>Precinct West and Doran Drive</p> <p>Section 3.2.9. and 4.2.9 Building Articulation and Facades Control</p> <p>11. Security grilles may only be fitted internally behind the shopfront of any non-residential uses at ground level. They are to be transparent and full retractable.</p> <p>Precinct East</p> <p>Section 5.2.12. Building Articulation and Facades Control</p> <p>13. Security grilles may only be fitted internally behind the shopfront of any non-residential uses at ground level. They are to be transparent and fully retractable.</p>	Consistent.
5.7 Residential uses on ground and first floors		
<p>Controls</p> <p>12. Higher density development with residential ground and lower floor uses is to adopt a two storey terrace house appearance to present a fine grain articulation to the street frontage.</p>	<p>Precinct East</p> <p>Section 5.2.6. Street Wall Heights Control</p>	The concept plan provides for a 3 storey street wall and height of 12m (3 storeys). The maximum for 3 storeys is considered more appropriate to relate better to the surrounding 4 storey podiums and higher density urban environment.

DCP Control	UDG Control	Assessment
	<p>1. In accordance with Figure 194, there is a provision of a mixed 3-storey and 4-storey street wall for Precinct East to define the streets and public open spaces with an appropriately scaled built form.</p>  <p>Figure 194: Precinct East - Street Wall Height — Maximum 4 Storey Street Wall — 3 Storey Street Wall to Loft Townhouse</p> <p>Section 5.2.8. Building Height Control</p> <p>5. A maximum height of 12m (3 storeys) is permitted for townhouses located along the new local street and adjoining the local park.</p>	
<p>13. Residential ground floor units are to have individual gates and entrances accessed directly from the street.</p>	<p>Precinct West and Doran Drive Precinct Sections 3.2.9 and 4.2.9 Building Articulation and Facades</p> <p>9. Building entries are to be visually identifiable from the street frontage with clear sight lines and are to have direct address to the street. Separate entrances are required for commercial/retail and residential uses. Lighting should be provided for safety at night.</p> <p>Precinct East Control</p> <p>Section 5.2.12. Building Articulation and Facades</p> <p>7. Building entries are to be visually identifiable from the street frontage with clear sight lines and are to have direct address to the street.</p>	<p>Generally consistent.</p>
<p>14. Ground floor residential apartments are to be elevated from the street level by a minimum of 300mm and a maximum of 600mm.</p>	<p>Precinct West Section 3.2.10. Active Use and Street Frontage Control</p>	<p>Consistent. Not applicable to Doran Drive Precinct.</p>

DCP Control	UDG Control	Assessment
	<p>10. Ground floor residential apartments (if provided) are to be elevated from the ground level by a minimum of 300mm and a maximum of 600mm subject to flood control levels.</p> <p>Precinct East</p> <p>Section 5.2.14. Street Interface</p> <p>Control</p> <p>2. Ground floor residential apartments are to be elevated from the street level by a minimum of 300mm and a maximum of 600mm.</p>	
<p>15. Ground floor residential fences are to be no more than 1.2m in height with a minimum 50% transparency. Contemporary palisade fence designs in a dark recessive colour are encouraged.</p>	<p>Precinct West</p> <p>Section 3.2.10. Active Use and Street Frontage</p> <p>Control</p> <p>16. If ground floor residences are located on De Clambe Drive they must have access from the street and fences are to be no more than 1.2m in height with a minimum of 50% transparency. Contemporary palisade fence designs in a dark recessive colour are encouraged.</p> <p>Precinct East</p> <p>Sections 5.2.12. Building Articulation and Facades and 5.2.15. Park Interface</p> <p>Control</p> <p>8. Ground floor residential fences are to be no more than 1.2m in height with a minimum 50% transparency. Contemporary palisade fence designs in a dark recessive colour are encouraged.</p>	<p>Consistent. Not applicable to Doran Drive Precinct.</p>
<p>16. Soft landscaping to the front of the terrace is to be a minimum of 40% of the setback area, contiguous, and a minimum of 2m in any direction.</p>	<p>Section 2.11.4. Planting and Trees</p> <p>Control</p> <p>20. Soft landscaping to the front of the terrace is to be a minimum of 40% of the setback area, contiguous, and a minimum of 2m in any direction.</p>	<p>Consistent.</p>
<p>17. Small trees suitable for the landscaped area provided are encouraged.</p>	<p>Section 2.11.4. Planting and Trees, various controls included regarding tree species to be planted.</p> <p>Precinct East</p> <p>Section 5.2.3. Communal Open Space</p> <p>Control</p> <p>2. Communal open space is to be primarily at grade and read as a continuation of the adjacent public domain character in planting and materiality. The materiality is to compliment the adjacent public domain and may include additional materials such as brick and/ or stone paving. Small trees suitable for the landscaped area provided are encouraged.</p> <p>Section 5.2.15. Park Interface</p>	<p>Generally consistent.</p>

DCP Control	UDG Control	Assessment
	Control 5. Small trees suitable for the landscaped area provided are encouraged.	
18. Underground car parking is not to intrude into the primary setback by more than 500mm.	Sections 3.2.13., 4.2.12. and 5.2.16. Car Parking and Access Control <ul style="list-style-type: none"> Parking is to be underground and within the footprint of the building above. Where above ground parking cannot be avoided due to site conditions, it must be well integrated into the overall façade design and create a good relationship with the public domain. 	Generally consistent, to be within the footprint of the building.
5.8 Solar Access and Overshadowing		
Controls 1. Development is to ensure that at least 50% of the landscaped open space of adjoining properties receives a minimum of 4 hours of sunlight between the hours of 9am and 3pm on 21 June. Note: Where these areas already receive less than the minimum 4 hours, the proposed development shall not further reduce the level of solar access.	N/A	Overshadowing to be assessed in accordance with the ADG as per Clause 6A of SEPP 65.
2. Development shall achieve direct sunlight to the principal usable part of the communal open space within the development site for a minimum of 2 hours between 9am and 3pm on 21 June.	Sections 3.2.1., 4.2.2. and 5.2.3. Communal Open Space Control <ul style="list-style-type: none"> The location and design of communal open space should achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm at the winter solstice (21 June). 	Generally consistent, UDG control includes 50% on the basis that this is consistent with the ADG.
3. The development shall not create additional overshadowing, of land identified for public open space, between the hours of 11am-2pm on 21 June. This includes public open spaces outside and adjacent to the precinct.	Section 2.16.1. Solar Access Controls 1. Figure 62 prescribes the minimum proportions of the public spaces that are to have a minimum of 2 hours of sunlight between 9am and 3pm at the winter solstice (21 June). The minimum proportions are: <ul style="list-style-type: none"> a. Doran Drive Plaza - 100% (excluding areas under awnings) b. Station Plaza - 65% c. Precinct East Park - 70% d. Station Forecourt - 80%. 	Specific solar access controls relevant to the concept proposal have been included. The proposal does not create additional overshadowing on land identified as open space except for Station Plaza currently at (100% and will be reduced to 80% for the portion fronting Doran Drive and 65% for the area fronting Mandala Parade. It is not possible to create no additional overshadowing the Station Plaza or carpark plaza with the high-density development anticipated on these sites. Further, these areas achieve the minimum of 2 hours of sunlight to of between 9am and 3pm on 21 June (mid-winter) consistent with ADG

DCP Control	UDG Control	Assessment
	 <p>Figure 62: Solar Access Primary Open Space Solar Access Considerations</p>	requirements and is considered appropriate for a high density environment.
4. Solar access to future dwellings within the development shall comply with, and where possible exceed, the minimum solar access requirements within the Apartment Design Guide.	N/A	Noted. A control to this effect is not required as compliance with SEPP 65 is a statutory requirement and this requires developments to address the Apartment Design Guide.
5.9 Adaptable Housing		
Controls 1. Residential flat buildings and multi dwelling housing are to meet the requirements for adaptable housing within part B Section 4 Residential Flat Buildings of The Hills DCP 2012.	Section 2.9. Diversity and Inclusion Liveable and Adaptable Housing Control 2. Residential flat buildings and multi dwelling housing are to meet the requirements for adaptable housing within part B Section 4 Residential Flat Buildings of The Hills DCP 2012.	Consistent.
2. All types of residential accommodation are to consider flexibility in the design to allow adaption to meet the changing needs of residents due to ageing or disability.	Section 2.9. Diversity and Inclusion Liveable and Adaptable Housing Objective a. To encourage flexibility in design to allow people to adapt their home as their needs change. Control 1. A minimum of 20% of apartments are to achieve a 'Design and As-Built' Liveable Housing Australia accreditation at silver level or above.	Generally consistent.
5.10 Noise		
Controls	Section 2.16.4. Air Quality, Noise and Vibration	Consistent.

DCP Control	UDG Control	Assessment
1. Site planning, building orientation and interior layout should be used as tools to lessen noise intrusion as far as possible.	Control 5. Site planning, building orientation and interior layout should be used as tools to lessen noise intrusion as far as possible.	
2. Attenuation of noise at the source is preferred. Applicants are to indicate measures undertaken to mitigate the impact of noise upon adjacent residents and/or workers.	Section 2.16.4. Air Quality, Noise and Vibration Control 6. Attenuation of noise at the source is preferred. Applicants are to indicate measures undertaken to mitigate the impact of noise upon adjacent residents and/or workers.	Consistent.
3. It is preferable that noise attenuation measures will last for a minimum of 10 years or the life of the development proposal, before being upgraded to meet current standards as required.	Section 2.16.4. Air Quality, Noise and Vibration Control 7. It is preferable that noise attenuation measures will last for a minimum of 10 years or the life of the development proposal, before being upgraded to meet current standards as required.	Consistent.
4. A Noise Impact Assessment prepared by a suitably qualified consultant may be required when submitting a development application for a new development or the renovation of an existing development.	Section 2.16.4. Air Quality, Noise and Vibration Control 8. A Noise Impact Assessment prepared by a suitably qualified consultant may be required when submitting a development application for a new development or the renovation of an existing development.	Consistent.
5. The provisions of State Environmental Planning Policy (Infrastructure) 2007 and Development near Rail Corridors and Busy Roads Interim Guideline must be taken into consideration to minimise impacts of busy roads and railway corridors on residential and other sensitive development.	Section 2.16.4. Air Quality, Noise and Vibration Control 9. The provisions of State Environmental Planning Policy (Infrastructure) 2007 and Development near Rail Corridors must be taken into consideration to minimise impacts of busy roads and railway corridors on residential and other sensitive development.	Consistent.
6. Development applications are to demonstrate how buildings comply with the noise criteria specified in Table 7.	Section 2.16.4. Air Quality, Noise and Vibration Controls 3. Residential accommodation is to be designed to ensure that the following LAeq levels are not exceeded (measured with windows closed): a. 35 dB(A) for any bedrooms between 10pm and 7am b. 40 dB(A) for anywhere else in the accommodation (other than a garage, kitchen, bathroom or hallway) at any time. 4. Residential accommodation is to be designed to ensure that the following LAeq levels are not exceeded (measured with windows open): a. 45 dB(A) (1 hour) for bedrooms between 10pm and 7am	Generally consistent.

DCP Control	UDG Control	Assessment																																																
	b. 55 dB(A) (1 hour) for anywhere else in the accommodation (other than a garage, kitchen, bathroom or hallway) at any time.																																																	
5.11 Parking rates and access																																																		
<p>Controls</p> <p>Car Parking</p> <p>1. Car parking spaces are to be provided at the rates specified in the parking rates table below. For any use not specified, the car parking rates in The Hills Development Control Plan 2012 (Part C Section 1 – Parking) shall apply.</p> <p>Table 8 Car Parking Rates</p> <table><tr><th>Land Use</th><th>Rate</th></tr><tr><td>Residential flat buildings and dwellings in shop top housing</td><td>1 resident space per unit. 1 visitor space per 5 units.</td></tr><tr><td>Retail and commercial use in B2 Local Centre zone</td><td>To be determined by a merit based assessment. Development applications are to be accompanied by a traffic and parking study which demonstrates that the parking provision is sufficient to meet the forecast demand.</td></tr><tr><td>All other uses</td><td>To comply with the rates in The Hills DCP 2012 Part C Section 1 – Parking.</td></tr></table>	Land Use	Rate	Residential flat buildings and dwellings in shop top housing	1 resident space per unit. 1 visitor space per 5 units.	Retail and commercial use in B2 Local Centre zone	To be determined by a merit based assessment. Development applications are to be accompanied by a traffic and parking study which demonstrates that the parking provision is sufficient to meet the forecast demand.	All other uses	To comply with the rates in The Hills DCP 2012 Part C Section 1 – Parking.	<p>Section 3.2.13, 4.2.12, and 5.2.16 Car Parking and Access.</p> <p>The following parking controls have been included for each of the precincts.</p> <table><tr><th></th><th>Minimum (per unit)</th><th>Maximum (per unit)</th><th>Affordable Housing Minimum (per unit)</th><th>Affordable Housing Maximum (per unit)</th></tr><tr><td>1 bedroom units</td><td>0.4</td><td>Average of 1 across all bedroom apartment mix</td><td>0.4</td><td>0.4</td></tr><tr><td>2 bedroom units</td><td>0.7</td><td></td><td>0.5</td><td>0.5</td></tr><tr><td>3 bedroom units</td><td>1.0</td><td></td><td>1</td><td>1</td></tr><tr><td>Visitor Parking</td><td>0.1</td><td>0.1</td><td>-</td><td>0.1</td></tr><tr><th></th><th>Minimum (per area)</th><th>Maximum (per area GFA)</th><th></th><th></th></tr><tr><td>Retail</td><td>1 space per 130m² GFA</td><td>1 space per 60m² GFA</td><td></td><td></td></tr><tr><td>Commercial</td><td>1 space per 145m² GFA</td><td>1 space per 100m² GFA</td><td></td><td></td></tr></table>		Minimum (per unit)	Maximum (per unit)	Affordable Housing Minimum (per unit)	Affordable Housing Maximum (per unit)	1 bedroom units	0.4	Average of 1 across all bedroom apartment mix	0.4	0.4	2 bedroom units	0.7		0.5	0.5	3 bedroom units	1.0		1	1	Visitor Parking	0.1	0.1	-	0.1		Minimum (per area)	Maximum (per area GFA)			Retail	1 space per 130m² GFA	1 space per 60m² GFA			Commercial	1 space per 145m² GFA	1 space per 100m² GFA			<p>Variation to residential parking controls which are in accordance with advice from TfNSW and Council. Refer to Section 5.2 (Table 4, Item 15) of the RtS for further justification.</p>
Land Use	Rate																																																	
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2. Car parking shall not be located on the roof of buildings.	<p>Sections 3.2.13., 4.2.12. and 5.2.16. Car Parking and Access Control</p> <ul style="list-style-type: none">Car parking shall not be located on the roof of buildings.	Consistent.																																																
<p>Vehicular Access</p> <p>3. The location and means of access to customer car parking within a building is to be clearly visible.</p>	<p>Precinct West and Doran Drive Precinct</p> <p>Section 3.2.13. and 4.2.12. Car Parking and Access Control</p> <ul style="list-style-type: none">The location and means of access to customer car parking within a building is to be clearly visible. <p>Precinct East</p> <p>N/A</p>	Consistent.																																																
4. Adequate vehicular entry and exit and circulation areas are to be provided. The design must:	<p>Sections 3.2.13., 4.2.12. and 5.2.16. Car Parking and Access Controls</p> <ul style="list-style-type: none">Adequate vehicular entry and exit and circulation areas are to be provided. The design must:<ul style="list-style-type: none">Provide safe environment for both pedestrians and vehicles using the site and surrounding road networks	Generally consistent.																																																
<ul style="list-style-type: none">Provide safe environment for both pedestrians and vehicles using the site and surrounding road networks;Ensure vehicular ingress and egress to the site is in a forward direction at all times;Provide for service vehicles where possible; and	<ul style="list-style-type: none">Provide safe environment for both pedestrians and vehicles using the site and surrounding road networks																																																	

DCP Control	UDG Control	Assessment
<ul style="list-style-type: none"> - Be designed to minimise the visual impact of hard paved areas. - Parking shall be provided underground or at the rear of buildings. 	<ul style="list-style-type: none"> - Ensure vehicular ingress and egress to the site is in a forward direction at all times - Be designed to minimise the visual impact of hard paved areas. ▪ Parking is to be underground and within the footprint of the building above. Where above ground parking cannot be avoided due to site conditions, it must be well integrated into the overall façade design and create a good relationship to the public domain. 	
5. Loading areas and vehicular access points for development are to be screened from public roads and public access points.	Sections 3.2.14., 4.2.13, and 5.2.17. Service Vehicles and Waste Collection Control <ul style="list-style-type: none"> ▪ Loading areas and vehicular access points for development are to be screened from public roads and public access points. 	Consistent.
6. Loading areas and vehicular access points for development in the B2 Local Centre zone must avoid conflicts with pedestrian activity areas including waiting zones for bus, taxi and kiss and ride activities.	Sections 3.2.14. and 4.2.13. Service Vehicles and Waste Collection Control <ul style="list-style-type: none"> ▪ Loading areas and vehicular access point for development must avoid conflicts with pedestrian activity areas including waiting zones for bus, taxi and kiss and ride activities. Precinct East N/A	Consistent.
Residential Flat Buildings and Shop Top Housing 7. Parking is to be underground and within the footprint of the building above.	Sections 3.2.13., 4.2.12. and 5.2.16. Car Parking and Access Controls <ul style="list-style-type: none"> ▪ Parking is to be underground and avoided within street setbacks. Where above ground parking cannot be avoided due to site conditions, it must be well integrated into the overall façade design and create a good relationship with the public domain. ▪ Garages and parking structures are not to project forward of the building line into the public domain and are to be screened from the public domain by active uses. 	Consistent.
8. Basement parking is not to be provided forward of the building line.	As per above.	Consistent.
9. Where above ground parking cannot be avoided due to site conditions, it must be well integrated into the overall façade design and create a good relationship to the public domain.	As per above.	Consistent.

DCP Control	UDG Control	Assessment
10. Garages and parking structures are not to project forward of the building line and are to be screened from the public domain by active uses.	As per above.	Consistent
11. Any parking located within the front setback area must be suitably landscaped and contribute positively to the streetscape.	As per above.	Generally consistent, considered to be addressed by controls identified in response to item 7 above.
<p>12. Car share spaces are encouraged within residential flat buildings and shop top housing developments. Car share spaces are to be for the exclusive use of car share scheme vehicles, and included in the number of car parking spaces permitted on a site. The car share parking spaces are to be:</p> <ul style="list-style-type: none"> - Exclusive of visitor car parking; - Retained as common property by the Owners Corporation of the site, and not sold or leased to an individual owner/occupier at any time; - Made available for use by operators of car share schemes without a fee or charge; - Grouped together in the most convenient locations relative to car parking entrances and pedestrian lifts or access points; - Located in well-lit paces that allow for casual surveillance; - Signposted for use only by car share vehicles; and - Made known to building occupants and car share members through appropriate signage which indicates the availability of the scheme and promotes its use as an alternative mode of transport. 	<p>Sections 3.2.13., 4.2.12. and 5.2.16. Car Parking and Access Controls</p> <ul style="list-style-type: none"> ▪ Car share spaces are to be provided at a rate of one space per 150 car spaces for residential and one space per 80 car spaces for commercial. ▪ Car share spaces are to be for the exclusive use of car share scheme vehicles, and included in the number of car parking spaces permitted on a site. ▪ The car share parking spaces are to be: <ul style="list-style-type: none"> - Exclusive of visitor car parking - Grouped together in the most convenient locations relative to car parking entrances and pedestrian lifts or access points - Located in well-lit paces that allow for casual surveillance - Signposted for use only by car share vehicles - Made known to building occupants and car share members through appropriate signage which indicates the availability of the scheme and promotes its use as an alternative mode of transport. ▪ Development applications are to demonstrate how the car share parking space(s) is to be accessed, including where access is through a security gate. A covenant is to be registered with the strata plan advising of any car share parking space. The covenant is to include provisions that the car share parking space(s) cannot be revoked or modified without prior approval of Council. 	<p>Generally consistent, however the following has not been included as it is considered this is beyond the scope of the design guideline.</p> <ul style="list-style-type: none"> • Retained as common property by the Owners Corporation of the site, and not sold or leased to an individual owner/occupier at any time; • Made available for use by operators of car share schemes without a fee or charge.

DCP Control	UDG Control	Assessment								
13. Development applications are to demonstrate how the car share parking space(s) is to be accessed, including where access is through a security gate. A covenant is to be registered with the strata plan advising of any car share parking space. The covenant is to include provisions that the car share parking space(s) cannot be revoked or modified without prior approval of Council.	As above.	Consistent and additional controls included to support this.								
<p>Bicycle Parking</p> 14. Secure, conveniently located bike parking facilities are to be provided at the rates specified in Table 9 below.	Sections 3.2.13., 4.2.12. and 5.2.16. Car Parking and Access Control <table><tr><th></th><th>Rate (minimum)</th></tr><tr><td>Residential flat buildings</td><td>1 resident space per 3 apartments 1 visitor space per 12 apartments</td></tr><tr><td>Commercial use</td><td>1 space per 600m² GFA for staff</td></tr><tr><td>Retail use</td><td>1 space per 450m² GFA for staff</td></tr></table>		Rate (minimum)	Residential flat buildings	1 resident space per 3 apartments 1 visitor space per 12 apartments	Commercial use	1 space per 600m ² GFA for staff	Retail use	1 space per 450m ² GFA for staff	Consistent.
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