Eastern Creek Business Hub

Design Guidelines

For: Western Sydney Parklands Trust

Date: 11 April 2019

Contents

Figure 1: Location (image source - Nearmap)

1.0 Vision

1.1 Introduction

The Eastern Creek Business Hub precinct is located on the western side of the M7 Motorway north of the Great Western Highway. These design guidelines relate to the land bounded by Church Street, M7 Motorway, Great Western Highway and Rooty Hill Road South as shown in Figure 1.

The purpose of this document is to –

- provide the development objectives and controls for the Eastern Creek Business Hub.
- facilitate the economic and orderly development of the land for the purpose of employment generating development.
- provide flexibility in the range of lot sizes to meet market demand.
- ensure high quality built form in a parkland setting.

Figure 2: Existing Blacktown Council signage located within the site. Located at the Great Western Highway and Rooty Hill Road South intersection.

1.0 Vision

1.2 The Proposal

The objectives of the Eastern Creek Business Hub are to:

- Utilise low value land to contribute to the long term sustainable future of the Western Sydney Parklands and generate jobs for western Sydney.
- Provide for the conservation and rehabilitation of significant landscape elements, including remnant vegetation and threatened species.
- Establish an environmentally and commercially viable framework for the Business Hub.

Figure 3: Indicative Landscape Master Plan (Group GSA)

1.0 Vision

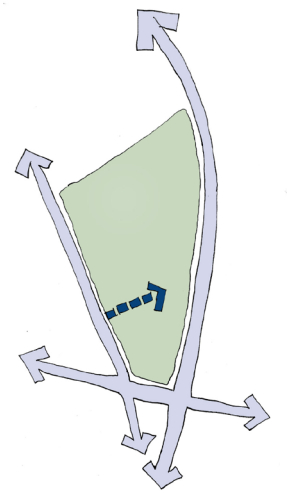


Figure 4: A clear and well defined entry.

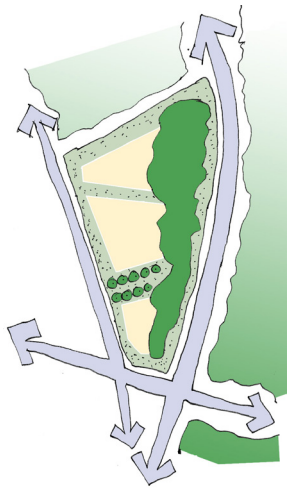


Figure 5: Conservation of existing vegetation.

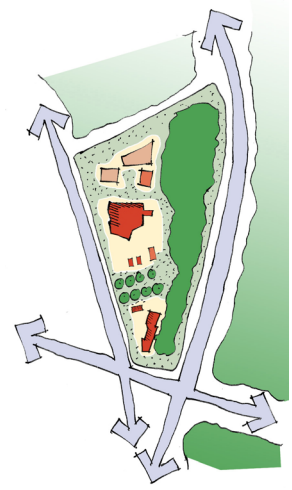


Figure 6: Built form in a landscaped setting with setbacks that respond to the scale of the buildings.

1.3 Urban Design Principles

The following design principles provide the foundation for the urban structure and development of the precinct:

Access

- Provide a clear and well defined entry to the business hub. (Figure 4)

Environment and conservation

- Incorporate environmentally sustainable design principles.
- Conserve and enhance existing remnant vegetation with appropriate buffers, setbacks and asset protection zones. (Figure 5)
- Use Water Sensitive Urban Design principles to manage stormwater.
- To incorporate best practice WSUD measures including tree planting for at grade parking areas consistent with the landscaped masterplan (dwg no.G.LA01) dated 28/02/17.

Appropriate address

- Built form fronting Rooty Hill Road South is well articulated and responds to the scale of the locality.
- Provide an address by providing buildings to the new business hub access road. Any building located adjacent to the internal access street is to address and activate the street frontage. The rear of the building and/or any associated activities (e.g drive-thru facilities) must not address the street.

Setbacks from Rooty Hill Road South

- Increase setbacks from Rooty Hill Road South in response to scale of the building. The setback area functions as a landscape buffer to the residential areas to the west and north west.

Quality public domain

- Create the foundation for a high quality public domain that has good amenity, footpaths and street trees, landscaping and areas that are suitable for civic and community uses.

High quality buildings and landscape

- Achieve high quality buildings in a landscaped setting through adherence to Design Guidelines. (Figure 6)

Crime prevention and public safety

- Integrate Crime Prevention Through Environmental Design principles in the circulation, built form and landscaping.

A well connected precinct

- Connect with existing bicycle and pedestrian networks to promote connectivity and permeability.

2.0 Structure Plan

2.1 Urban Structure

The proposed urban structure and key principles for planning and development of the precinct are illustrated in the structure plan (Figure 7). The Structure Plan establishes the developable area of the precinct, staging for development, conservation measures, access and buffer areas. These are described in turn below.

The primary land use elements of the Eastern Creek Business Hub are:
Large format retail, bulky goods premises, business premises, and smaller retail premises, shown on the Structure Plan across all developable parts of the site to provide flexibility for its future development. All retail premises/business premises use will be served by an access road aligned at the Cable Place intersection to Rooty Hill South Road. The Structure Plan forms the basis for the superlot subdivision design and provides the development structure for future Development Applications for buildings on the site.

Complementary elements include:

- *Conservation areas* for environmental restoration, woodland re-vegetation and protection, and stormwater management;
- A *gas main easement* for the existing high pressure gas main which is maintained along the unmade Belmore Road alignment. The road reservation becomes a 20m wide buffer to the gas main (owned and operated by Jemena).

The Indicative preferred layout for the Business Hub is illustrated in Figure 25 on page 17.

The maximum estimated gross floor area for future land uses are:

Phase 1 (South of Beggs Road easement):

- Bulky goods 10,000sqm
- Large format retail 14,000sqm
- Convenience retail 10,154sqm
- Child Care 700sqm
- Circulation 1,684sqm

Phase 2 (north of Beggs Road easement):

- Bulky goods 19,300sqm

2.0 Structure Plan

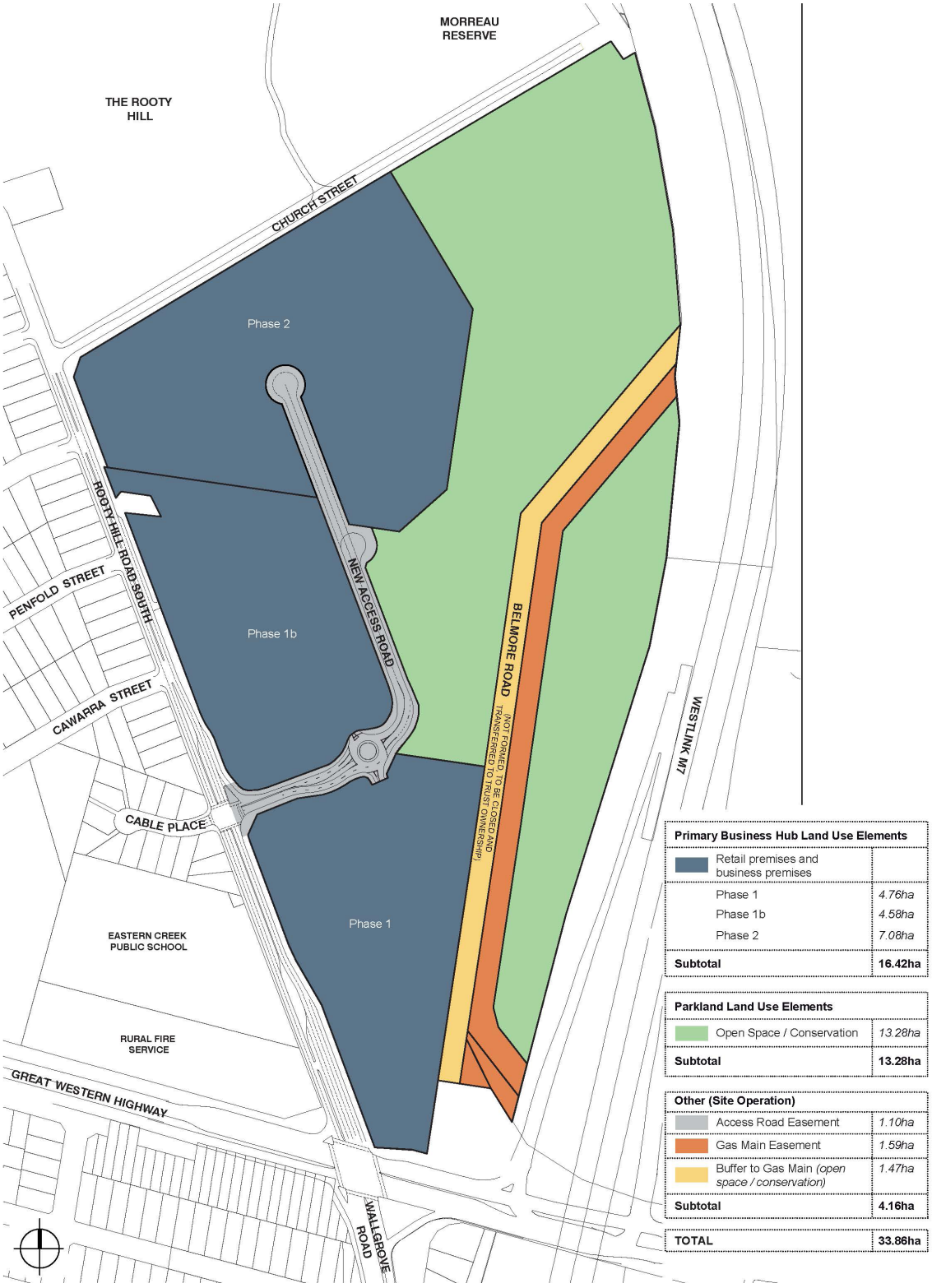


Figure 7: Eastern Creek Business Hub Structure Plan (JBA)

2.0 Structure Plan

2.2 Conservation

Conserving and enhancing existing remnant vegetation with appropriate buffers, setbacks and asset protection zones is an underlying principle of the Structure Plan and Design Guidelines. Key elements are illustrated in Figure 8 and include:

- Retention of 13 hectares of land for conservation purposes, predominantly on the eastern side of the business hub;
- Retention of significant trees within developable lots where possible;
- Retention of significant trees within buffers, setbacks and in road reserves and drainage lines (where possible) and
- Restoration planting of Cumberland Plain Woodland vegetation within the open space area to form the basis for a future Eastern Creek Biobank site.

The business precinct will require 1.93 hectares of remnant vegetation to be removed. A Biodiversity Offset Strategy is proposed to compensate for the vegetation that is to be removed.

2.0 Structure Plan

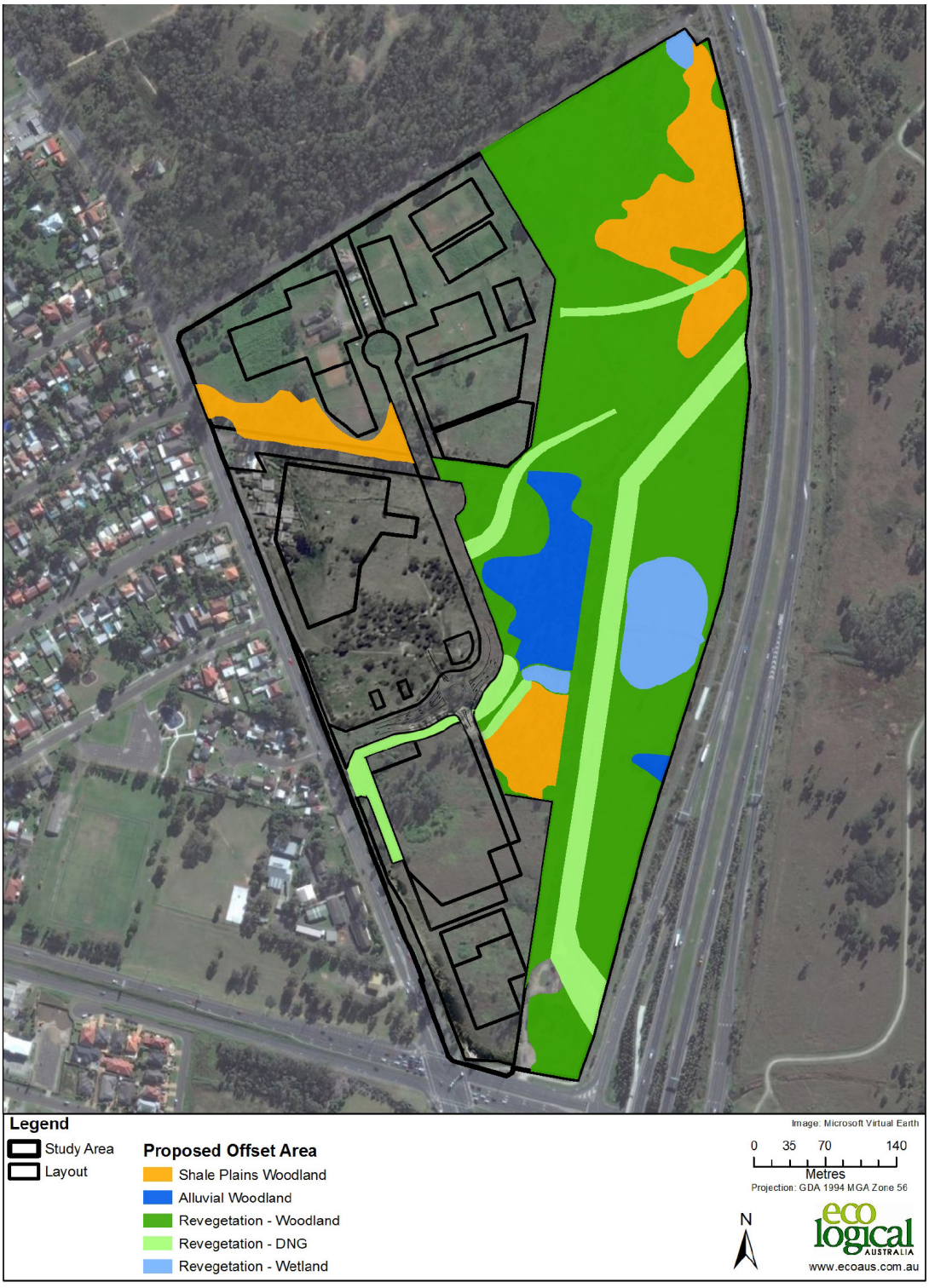


Figure 8: Proposed Offset Areas (Ecological Australia)

2.0 Structure Plan

2.3 Access and connectivity

Vehicle access

Vehicle access to the Business Hub will be from the new access road connecting from Rooty Hill Road South at the signalised intersection aligned with Cable Place. The access arrangements for the precinct include the following elements as illustrated in Figure 11:

- An internal access road comprising a 20m reservation for the first 100m to the ~~bend~~ roundabout in the road and then reducing to 18.5m. The road will have an 11m wide carriageway for its full length to enable two travel lanes. The carriageway allows for footpaths on both sides in the wider section and on one side where it narrows.
- Left in and out access for heavy vehicles to the development area, on Beggs Road.
- Six entries to the development area, from the proposed access road.
- Co-location of access to subdivided lots where possible to avoid multiple driveways.
- Widening of Rooty Hill Road South at the Great Western Highway to facilitate improvements to the intersection.

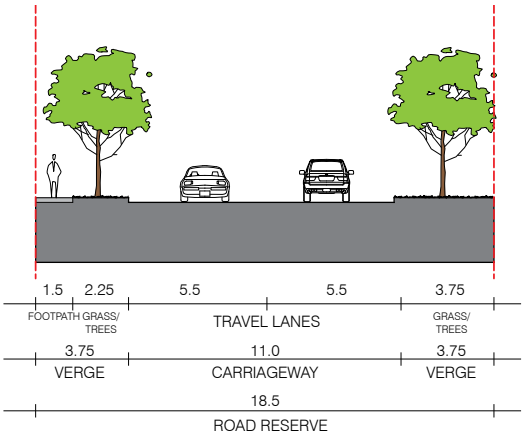


Figure 9: Street Section - Typical

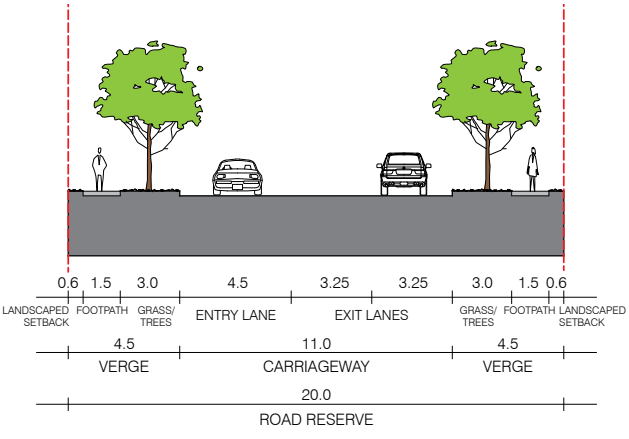


Figure 10: Street Section - Entry

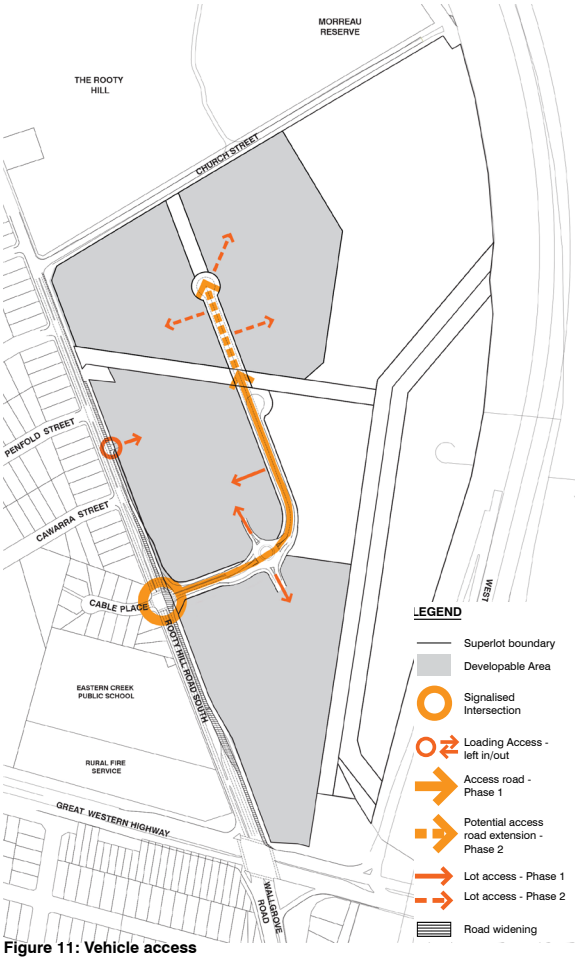


Figure 11: Vehicle access

2.0 Structure Plan

2.4 Access and connectivity

Pedestrian and cycle links

Pedestrian and cycle paths are a central component of connectivity for the Business Hub. Key features of the proposed network are:

- Reservation for pedestrian access to Church Street from the internal access road;
- Provision for a shared path along Rooty Hill Road South;
- Controlled pedestrian crossings at the proposed access road signalised intersection
- Footpaths along the internal road
- Potential for future connection/integration with the Westlink M7 cycleway at the junction of Church Street.

An unsignalised pedestrian crossing is proposed across the new internal access road to facilitate pedestrian movements within the site. The location for future pedestrian crossings will be determined by the type, size and location of future developments on the site.

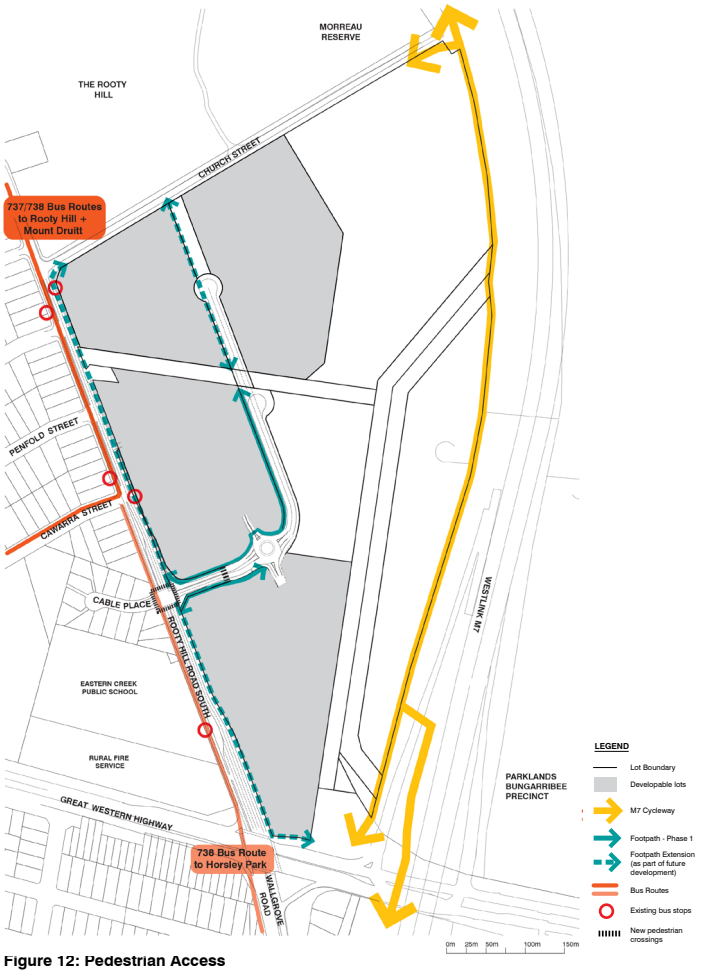


Figure 12: Pedestrian Access

2.0 Structure Plan

2.5 Built form

This Design Guideline document encourages a built form that establishes a strong relationship to the adjacent open space and the wider Western Sydney Parklands.

Key elements of the intended built form are:

- Visually interesting streets and avoid street views that are dominated by long building elevations not buffered by landscaping or monotonous building forms/designs;
- Buildings that address the street with clearly defined entrances;
- Buildings that have an appropriate scale for an employment area;
- Predominantly single level built form with maximum heights between 8m and 12m and floor-plates up to 14,000sqm;
- Landscaped setbacks to Rooty Hill Road South that mitigate the visual impact of development to adjoining residential areas;
- A palette of materials that enhances the parkland character of the business hub;
- Development creates cohesive streetscapes and a desirable pedestrian environment integrated with the landscape.
- Appropriate setbacks and landscaping to protect the setting and amenity of the existing dwelling at 151 Rooty Hill Road South.
- Any building located adjacent to the internal access street is to address and activate the street frontage. The rear of the building and/or any associated activities (e.g. drive-thru facilities) must not address the street.
- The southern corner of the retail building is to address both the internal car park and Rooty Hill Road South. A blank facade with no street activation must not be provided on the street.

Figure 13: Aerial perspective from the south looking across the site (Urbis). The large format retailer and bulky goods development addresses the prominent intersection at the Great Western Highway. The eastern half of the site is retained as a conservation area.

2.0 Structure Plan

Figure 14: High quality landscaping elements incorporated with the built form and streetscapes.

Figure 15: Convenience Retail - The small village centre development provides essential services for local area. The built form addresses the street with continuous awnings, footpaths and appropriate landscaping.

Figure 16: Convenience Retail - Continuous full height glazing along the facade and overhead signage ensure that the development provides an active address to the street.

Figure 17: Bulky goods - Shade structures and awnings provide amenity and increase energy efficiency. Two to three materials are used simply and effectively to articulate the entry to the development.

Figure 18: Bulky goods - Contemporary forms and materials can add visual interest to a simple building form.

2.0 Structure Plan

Figure 19: Visually prominent sites are encouraged to provide articulated roof-forms that provide site identity at all times of the day.

Figure 20: Open spaces should be designed to include a diverse range of activities to maximise their usefulness to the community.

Figure 21: Street trees within a landscaped setback provide shade and an attractive entry statement to the business hub.

Figure 22: Distinctive signage can provide interest to a simple building form.

Figure 23: Landscape setbacks enhance the parkland character of the site and can still provide a clear and legible address for the development.

Figure 24: Use of simple building elements, materials and colours can create a distinctive building form.

2.0 Structure Plan

Figure 25: Preferred Indicative Layout

2.0 Structure Plan

2.6 Landscape and public domain

The landscape design philosophy seeks to create a landscape character that responds to the Parklands, The Rooty Hill and Morreau Reserve that is refined and adapted to suit the design character of the proposed urban setting.

The vegetation and landscape will use a mix of indigenous, native and exotic species. The location of planting, and selection of species, seeks to visually absorb the bulk and scale of the proposed development, and to improve streetscape aesthetics and micro climate amenity.

Landscape buffers are to be used to provide a “soft” transition between the business hub and the nearby residential areas, and to Morreau Reserve to the north. Views between the Parklands and adjoining neighbourhoods will have a landscaped character that is influenced by the park edge location.

The design philosophy incorporates the principles of water sensitive urban design (WSUD), adopting measures to direct water to rain gardens and bio-swales where practical. Drainage corridors are designed to work with the natural landform, maximise natural overland flows and allow as much seepage through to the water table as practical.

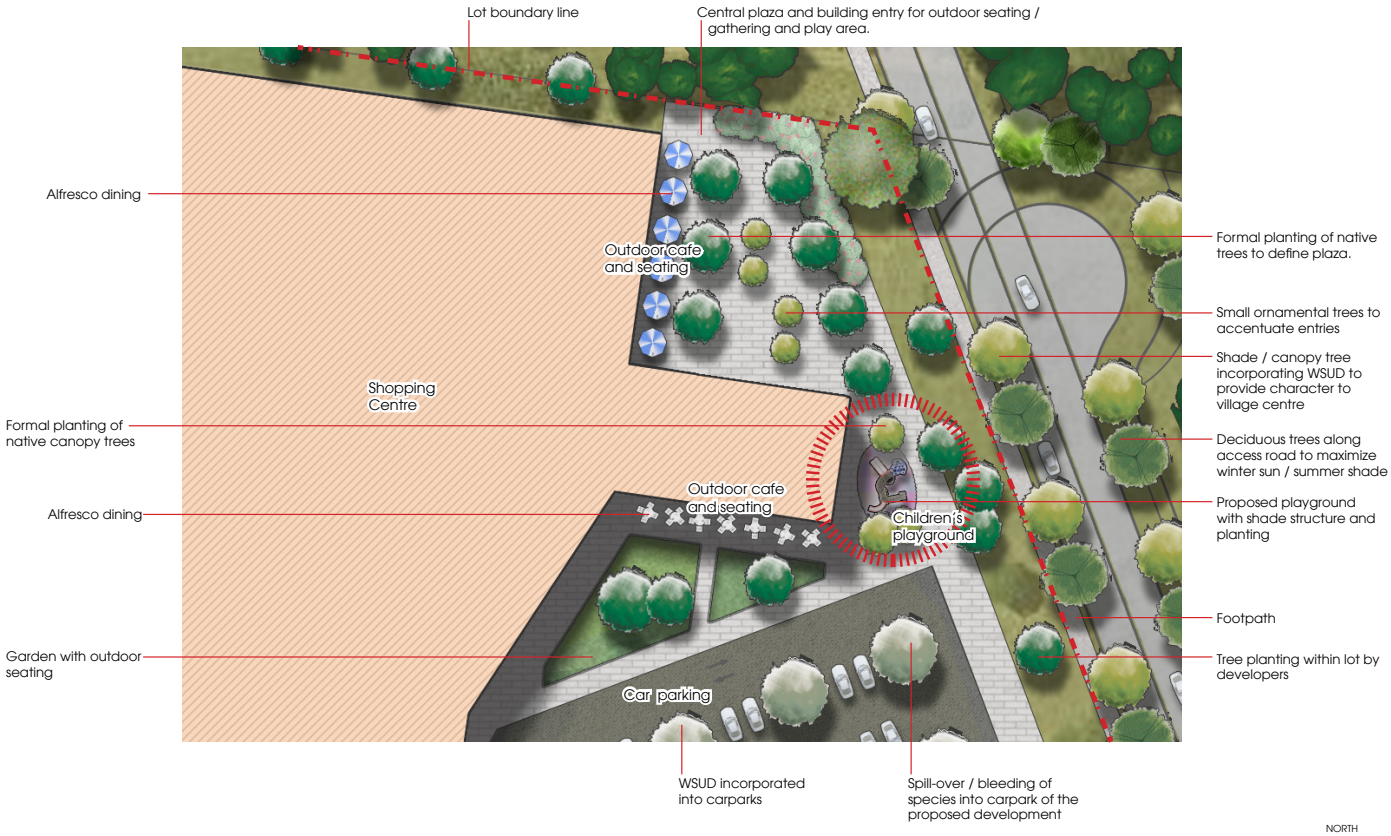


Figure 26: Illustrative Village Centre Landscape Master Plan (Group GSA)

2.0 Structure Plan

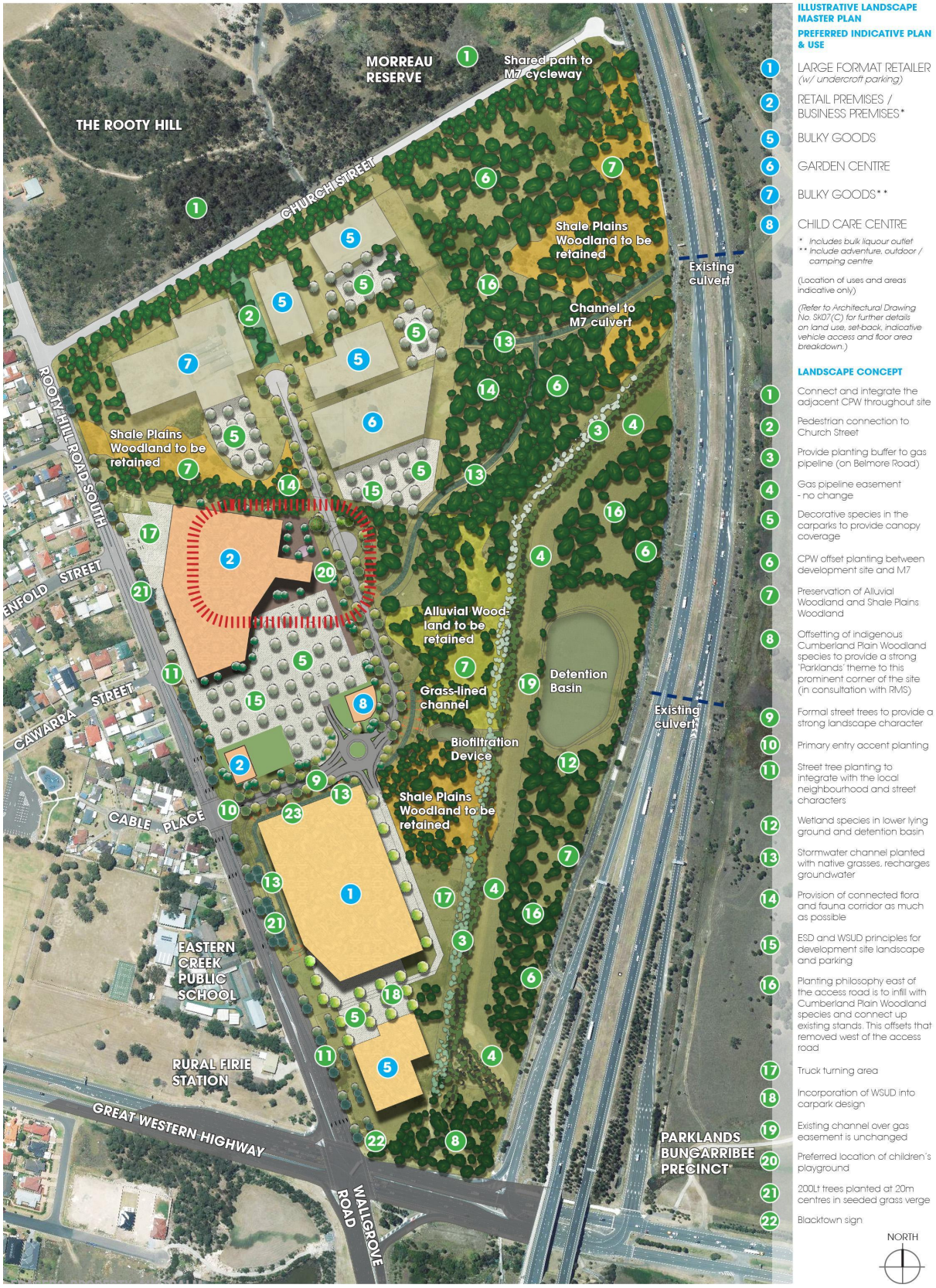


Figure 27: Illustrative Landscape Master Plan (Group GSA)

2.0 Structure Plan

2.7 Subdivision

The precinct is to be subdivided into three developable superlots. The details of each superlot are set out below.

Lot	Area
Superlot 1	4.76
Superlot 2	4.19
Superlot 3	7.29

The subdivision layout retains an easement for the Jemena gas main, a buffer to the gas main (Belmore Road easement) and the Beggs Road easement.

The subdivision layout retains 13 hectares of open space on the eastern part of the precinct. This corresponds with the main areas of significant remnant vegetation.

2.0 Structure Plan

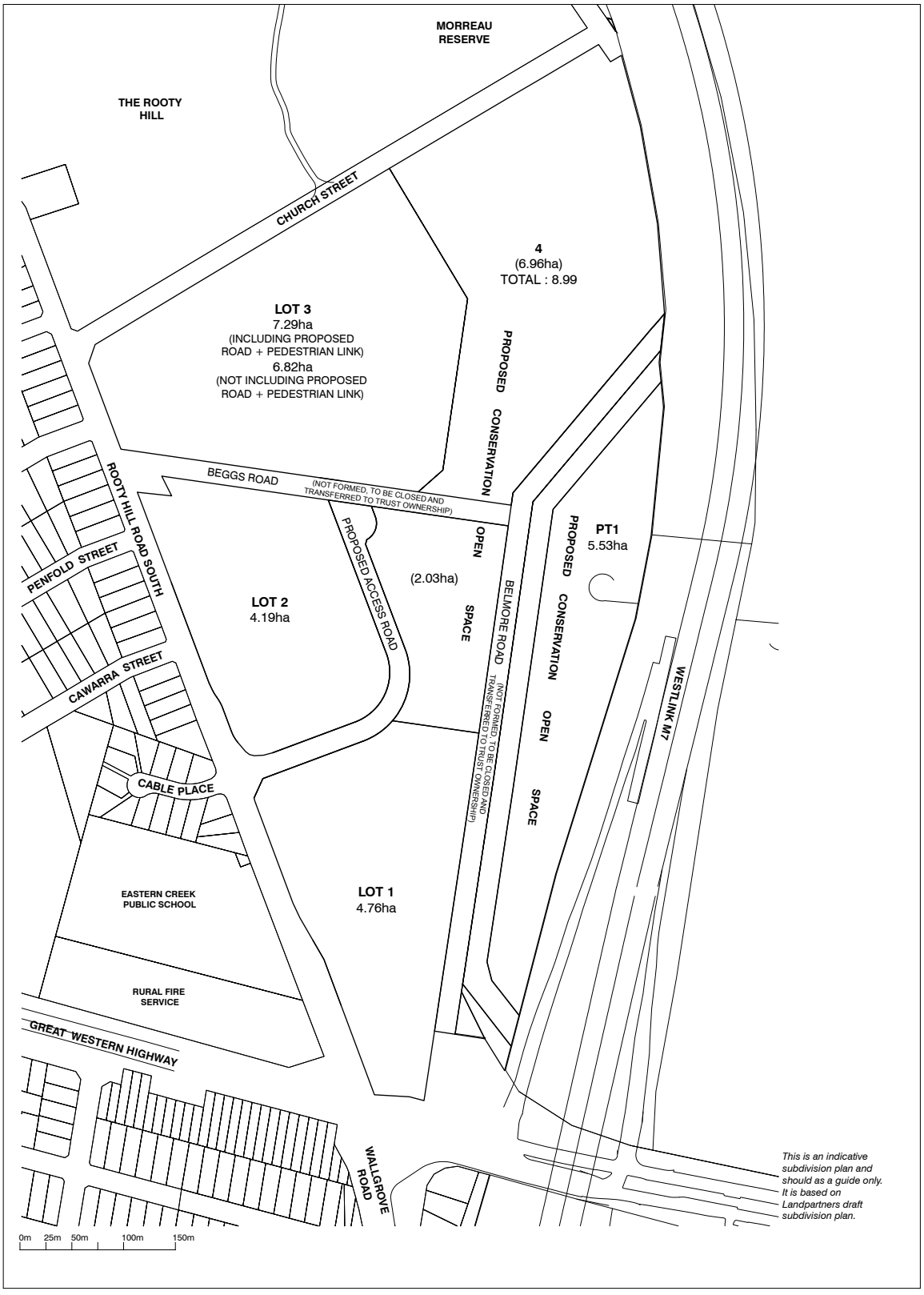


Figure 28: Super lot subdivision

2.0 Structure Plan

2.8 Drainage and civil works

The drainage and civil works that will be established prior to precinct development are detailed below:

- new signalised intersection at Cable Place and associated utility adjustments;
- construction of the internal road from Cable Place to Beggs Road;
- drainage and civil engineering works consisting of drainage swales/channels, detention basins and water quality filtration device;
- installation of utility services in the new roadway;
- re-vegetation and landscaping associated with stormwater infrastructure, to be delivered over first few years of operation .

2.0 Structure Plan

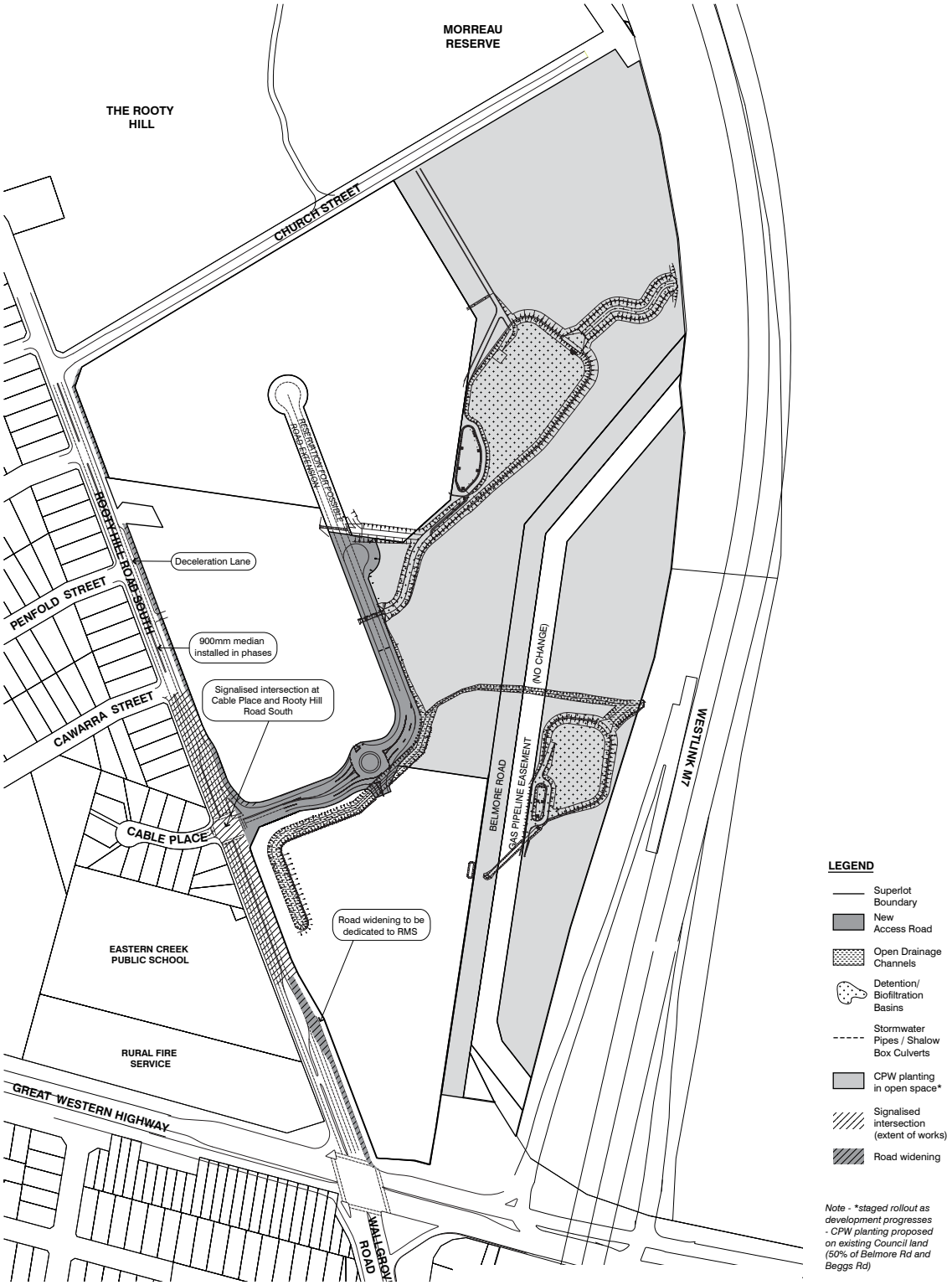


Figure 29: Enabling Infrastructure Works

3.0 Design Guidelines

This section applies to subdivision and development of superlots 1, 2 and 3 of the Eastern Creek Business Hub and provides design guidelines for:

- Subdivision design
- Access and connectivity
- Safety and amenity
- Heritage
- Environmental management

3.1 Subdivision design

3.1.1 Subdivision layout

Objectives

O1 Ensure flexibility for lot layouts to allow for various employment uses to accommodate large format retailers, destination bulky goods, bulky goods, convenience retail and child care.

O2 Provide deep allotments that reflect the needs of employment development.

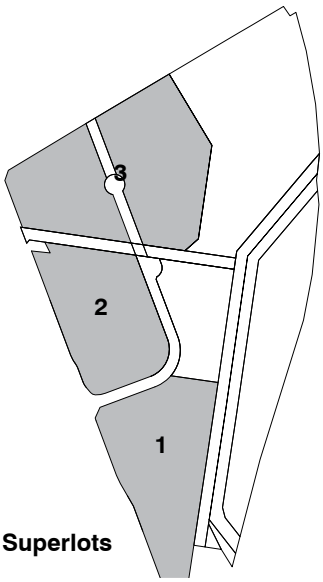
O3 Ensure efficient utilisation of the development area.

Controls

C1 Subdivision is to be undertaken generally in accordance with the proposed subdivision plan.

C2 Subdivision of super lots to enable flexibility for future lot subdivision in response to market demands. Examples of future lot subdivision is illustrated in Figure 30 and Figure 31.

C3 Maintain reserve for Phase 2 Access Road extension and pedestrian connection to Church Street.



Superlots

3.1.2 Minimum lot size and dimensions

- Lots are to have a minimum land area of 4000 sqm.
- Lots are to have a minimum width at the building line of 45m.
- Where lots cannot achieve a building line of 45m lots must share access and frontage to achieve the minimum requirements.

3.0 Design Guidelines

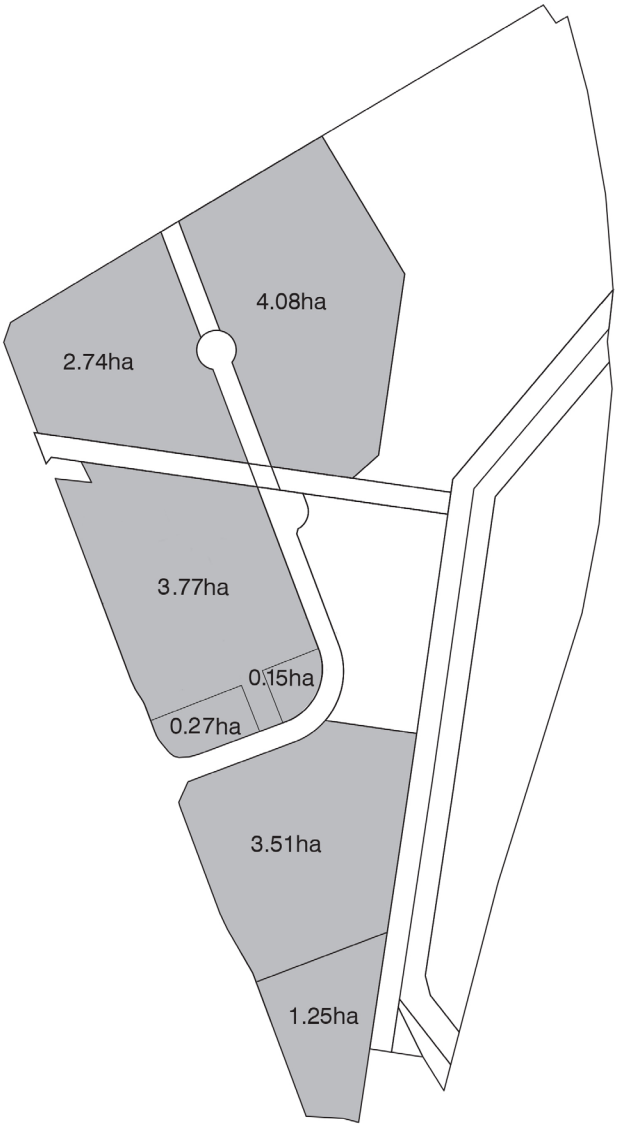


Figure 30: Indicative Lot Subdivision Option 1

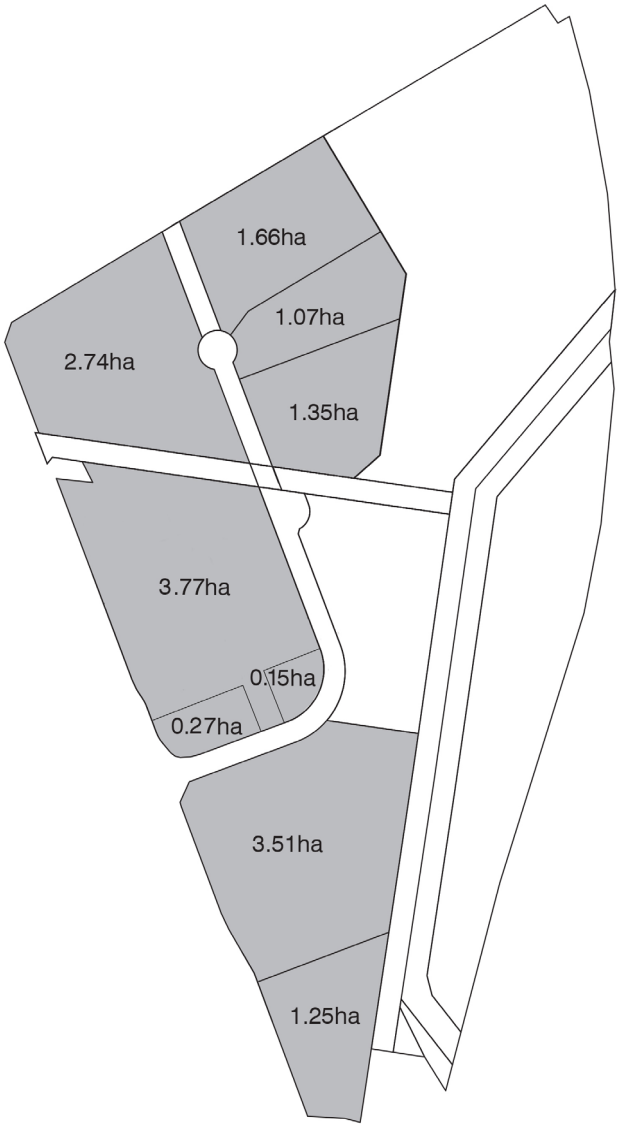


Figure 31: Indicative Lot Subdivision Option 2

Indicative Subdivision

3.0 Design Guidelines

3.2 Access and circulation

3.2.1 Vehicular access

Objectives

O1 Ensure safe and efficient vehicular movements.
O2 Encourage the optimum efficiency of land use through the provision of shared parking, turning and access routes between neighbouring sites.
O3 Provide adequate sight distance for safe traffic movement.

Controls

C1 All development applications are required to submit plans and details of proposed vehicular access and circulation. Details are to specifically relate to vehicular movement, layout and turning circles.
C2 Vehicular circulation layout is to provide safety for pedestrians.
C3 A minimum on-site driveway width of 8m is required. Cross over widths are to comply with the relevant Australian Standards.
C4 Shared access driveways between adjoining lots is encouraged.
C5 Vehicles are to enter and leave the site in a forward direction.

3.2.2 Pedestrian access

Objectives

O1 Ensure a high level of pedestrian permeability in the Eastern Creek Business Hub.

Controls

C1 Developments are to provide and integrate footpaths with the existing pedestrian network.
C2 Active ground level uses are encouraged fronting footpaths.
C3 Footpaths within developable lots are to be separated from vehicular and loading routes.
C4 Pedestrian paths to/from parking areas should be clearly defined.
C5 Disabled access is to be provided to footpaths.
C6 Where pedestrian access is provided between and through buildings, a high level of transparency is to be provided between the internal ground floor space of the building and the pedestrian link.

3.0 Design Guidelines

3.2.3 Loading and servicing

Objectives

O1 Ensure that loading and servicing is located in the most appropriate location to maintain pedestrian safety and visual amenity.
O2 Ensure adequate provision is made on each development site for access by cars and trucks and for the loading and unloading of materials and goods.
O3 Provide off-street maneuvering, loading and docking facilities that are adequate for the operational needs of the activity and use.

Controls

C1 All loading and unloading is to take place within the developable lot.
C2 Loading areas are to be located behind the front building line.
C3 Truck loading and maneuvering areas are to be separated from car parking areas.

3.0 Design Guidelines

3.3 Safety and amenity

Figure 32: Stone gabions are encouraged to be used for informal seating and as a wayfinding device. Stone gabions are used as a landscape feature throughout the Western Sydney Parklands.

Figure 33: Street furniture should be in accordance with the Western Sydney Parklands Design Manual.

3.3.1 Street furniture and lighting

Objectives

O1 Ensure a high quality, functional, safe and attractive public domain within the Eastern Creek Business Hub.

Controls

C1 Footpath paving is to be hard wearing, cost effective, practical and have a maintainable surface.
C2 Street furniture is to be incorporated into the design of the streetscape and is to include a consistent approach to street lighting, street and information signs.
C3 Design of all street furniture is to be in accordance with the 'Western Sydney Parklands Design Manual - Version 1'
C4 The location and design of street furniture is to be indicated on a Landscape Masterplan.
C5 Vehicular street lighting is to be mast top lighting to meet relevant RMS and Austroads standards.
C6 Pedestrian lighting is to be pole mounted to meet relevant Australian Standards.
C7 Pedestrian access paths are to be lit for night time usage.
C8 Appropriate lighting should be provided to all cycle and pedestrian paths, bus stops, car parks and buildings.
C9 Lighting is to be designed and managed to mitigate light spill impacts on fauna habitat, particularly adjoining the conservation areas.

3.3.2 Safety

Objectives

O1 Ensure that the siting and design of buildings and spaces contributes to the actual and perceived personal and property safety of workers and visitors and decreases the opportunities for committing crime in an area.
O2 Ensure development encourages people to use and interact in streets and other public spaces without fear or personal risk.
O3 Increase the perception of safety in public and semi-public space including streets, car parks and play areas.
O4 Encourage the incorporation of principles of crime prevention through environmental design (CPTED) into all developments.

Controls

C1 A Crime Risk Assessment Report is to be lodged as part of any Development Application.
C2 Buildings should be designed to overlook public domain areas and provide casual surveillance.
C3 Building entrances should be oriented towards the street or main parking areas to ensure visibility between entrances, foyers, car parking areas and the street.
C4 Development should provide clear sight lines and well-lit routes between buildings and the street, and along pedestrian and cycle networks within the public domain.

3.0 Design Guidelines

3.4 Heritage

3.4.1 Indigenous heritage

Objectives

O1 To ensure a meaningful conservation and management outcome for the precinct.

Controls

C1 For all new developments, consultation with the registered Aboriginal stakeholders should continue and the registered parties should be invited to participate in archaeological fieldwork.
C2 Ground disturbance works should not take place without archaeological supervision, unless in areas indicated by the archaeologist as being 'cleared for ground disturbance'.
C3 In the event that avoidance of known sites is not practicable, artefacts would be collected for safekeeping by an archaeologist in consultation with registered Aboriginal stakeholders.

3.4.2 Non-Indigenous Heritage

Objectives

O1 Protect the interface with Rooty Hill and Morreau Reserve and vistas across the Eastern Creek Business Hub toward the Western Sydney Parklands.
O2 Ensure any archaeological remains or relics found in the Eastern Creek Business Hub precinct are appropriately recorded and satisfy relevant legislative requirements.

Controls

C1 A 20m landscape setback is required to Church Street.
C2 If any archaeological remains or relics are found with in the Eastern Creek Business Hub they may only be removed or disturbed once a s140 approval (NSW Heritage Act) is sought from the NSW Heritage Office. This is to be applied for prior to commencement of works in the area.
C3 All works are to be monitored on an at call basis.

3.0 Design Guidelines

3.5 Environmental management

3.5.1 Water cycle management

Objectives

O1 Provide appropriately designed, functional water quantity and quality facilities, limitation of downstream discharge peaks and velocities and maintenance of existing downstream water quality.
O2 Maintenance of environmental flows to ecosystems downstream of the site.
O3 Ensure a water cycle management strategy that identifies and controls limits of flood affectation and provision of aesthetic design forms that enhance amenity and ecological function.
O4 Restrict development to above the 1% AEP flood level
O5 Incorporate water sensitive urban design principles within the development.
O6 Ensure post-development water quality complies with Council's and the OEH's requirements.
O7 Ensure a sustainable environment that preserves the potential for creating habitat for locally indigenous flora, fauna and aquatic dependent species.

Controls

C1 Configuration and design of water cycle management strategies at the development application and detailed design stages for all developments.

C2 Water treatment on all developable lots is to consist of:

- Implementation of water efficient fittings and appliances in all buildings.
- Provision of rainwater tanks on each allotment to satisfy the standards of BASIX and Blacktown Council.
- Water quality treatment is to be designed to achieved Blacktown Council's water quality targets.
- Discharges from the on lot treatment systems should be directed to a central discharge pit.
- Discharges from each allotment are to be detained to ensure that total site discharge targets are met.
- Management of waterway stability from the development is to be in accordance with the NSW Office of Environment and Heritage and Blacktown Council standards.

3.5.2 Soils management

Objective

O1 Control sediment and erosion during construction and operation.

Controls

C1 Erosion and sediment control measures are to be implemented during the construction phase in accordance with the standards of Blacktown City Council and the guidelines set out by Landcom (the 'Blue Book').

3.0 Design Guidelines

3.5.3 Salinity

Objective

O1 To manage and mitigate the impact of, and on, salinity.

Controls

C1 Salinity is to be considered during earthworks, rehabilitation works and during the siting, design and construction of infrastructure.

C2 Each subdivision application is to be accompanied by a salinity report prepared by a suitably qualified consultant, reporting on the conditions of the site, the impact of the proposed subdivision on saline land, the mitigation measures that will be required during the course of construction and a requirement that the consultant signs of the project on completion.

3.5.4 Tree retention

Objectives

O1 Ensure the protection and enhancement of existing trees and strands of vegetation where practical.

Controls

C1 A Tree Survey Plan is to be submitted with each subdivision DA.

C2 The Tree Survey Plan is to identify the location, type and condition of all existing trees and is to indicate those trees proposed to be removed and those to be retained.

C3 Existing significant trees identified in the ecological impact assessment report are to be retained wherever possible.

C4 Trees to be retained are to be adequately protected through the establishment of 'impact exclusion zones' around each tree.

3.5.5 Weed management

Objectives

O1 Prevent the spread of weeds from the Eastern Creek Business Hub precinct to the Western Sydney Parklands.

O2 Control the abundance, diversity and impact of existing weed species within Eastern Creek Business Hub.

O3 Prevent the introduction of new weed species to Eastern Creek Business Hub.

O4 Reduce existing weed populations within Eastern Creek Business Hub.

Controls

C1 Landscaping is to be established as soon as practicable following completion of construction to prevent weeds from infesting disturbed ground.

C2 All mulch and topsoil utilised in landscaping is to be certified weed free by the material supplier or landscaper.

C3 Any plant species identified within the Noxious Weeds Act 1993 are not to be used in any landscaping scheme.

3.0 Design Guidelines

3.6 Built Form

This section applies to the future built form of Lots 1- 3 of the Eastern Creek Business Hub and comprises:

- A - General Design Guidelines (3.6.1 - 3.6.5)
- B - General Development Guidelines (3.6.6 - 3.6.14)
- C - Site Specific Development Controls (3.6.15 - 3.6.17)

A - General design guidelines

3.6.1 General guidelines
3.6.2 Street address
3.6.3 Building envelope
3.6.4 Site coverage
3.6.5 Materials and finishes

B - General development guidelines

3.6.6 Parking
3.6.7 Allotment landscaping
3.6.8 Private domain signage
3.6.9 Fences
3.6.10 Recylcing and waste management
3.6.11 Outside storage
3.6.12 Rooftop mechanical plant
3.6.13 Sustainable building design
3.6.14 Cut and Fill

C - Site specific development controls

3.6.15 Lot 1
3.6.16 Lot 2
3.6.17 Lot 3

Covering:

- Setbacks
- Height
- Building articulation
- Architectural screening
- Parking
- Existing vegetation
- Asset protection zone
- Frontage landscape zone

3.0 Design Guidelines

A - General design guidelines

3.6.1 General guidelines

Objectives

O1 Encourage a built form that establishes a strong relationship to the adjacent open space and the nearby Western Sydney Parklands.
O2 Ensure that built form positively contributes to the existing streetscape of Rooty Hill Road South.
O3 Ensure that development fronting proposed roads, contributes to cohesive streetscapes and desirable pedestrian environments.
O4 Encourage a high standard of architectural and sustainable building design for employment and retail buildings.
O5 Avoid street views of long building elevations not screened by landscaping or that display monotonous building forms and design.
O6 Encourage distinctive building forms that promote the identity of each tenancy.
O7 Encourage a high quality built form by encouraging visual interest on elevations fronting streets, parking areas, and open space.
O8 Integrating built form to context through the use of complementary vertical forms, landscaping and street lighting.

Controls

C1 All development applications are to be prepared by a registered architect.
C2 A site analysis plan is required demonstrating site characteristics (site boundaries, north point, contours, location of services and nature of surrounding development etc) and site opportunities and constraints.
C3 Locate activity including offices, entries and pedestrian areas fronting proposed streets and ensure buildings address streets to improve surveillance and visual interest.
C4 Buildings visible from the Parklands or from a residential area are to be designed with with pitched or skillion roof-forms, that reflect the traditional Australian aesthetic.
C5 Provide effective sun-shading for windows, wall surfaces and building entries (other than loading docks) by the use of design elements such as overhanging eaves and awnings, undercrofts, colonnades and external sun-shading devices including screens.
C6 Provide articulated and well detailed elevations including the use of projections and recesses, a variety of quality materials, externally expressed structures and framing systems, glazing, sun shade structures, colours and other forms of architectural detailing. Blank building facades facing street frontages are not permitted.
C7 Parking areas and service loading areas are to be located behind the landscape setback, be integrated into site layout and building design, and not dominate the primary streetscape of an allotment.

3.0 Design Guidelines

Figure 34: Glazing, lighting and building form help define the pedestrian entry to a building.

Figure 35: A break in the building form defines the pedestrian entry.

3.6.2 Street address

Objectives

O1 Encourage buildings that address the road with entrances that are clearly visible and accessible (Figure 34).
O2 Encourage activity along the Access Road.
O3 Encourage passive surveillance of public areas.
O4 Encourage a distinctive and appropriate streetscape character.

Controls

C1 All buildings to provide a clearly defined pedestrian entry with a canopy, recess, awning and/or colonnade facing the primary street frontage to distinguish that entry (Figure 35).
C2 Where an allotment has its primary street frontage to the Access Road a minimum of 40% of the primary building facade at ground level is to be activated by the inclusion of offices, showrooms, building entryways and the like, located to face the street.

3.6.3 Building envelope

Objectives

O1 Ensure that building forms are consistent with the desired precinct character (see Section 2.5 - Built Form) and are of an appropriate scale for an employment area.
O2 Mitigate the visual impact of relatively large scale employment development along Rooty Hill Road South.
O3 Provide adequate distance between buildings and street alignments for landscaping, vehicle maneuvering and noise impact attenuation.
O4 Use land efficiently.
O5 Provide view sharing across blocks.
O6 Encourage attractive and visually coherent streetscapes.
O7 Ensure noise sensitive land uses are located away from major road frontages.

Controls

C1 Refer to 3.6.15-3.6.17 - Development Controls for specific building envelope controls that affect to each developable lot.

3.6.4 Site coverage

Objectives

O1 To ensure new development responds appropriately to the size, scale, configuration and existing natural features of each individual developable lot.
O2 Protect the visual amenity of the area by managing the overall bulk and scale of the future development.
O3 Maximise opportunities for landscaping that enhances the parklands character of the precinct.

3.0 Design Guidelines

3.6.4 Site coverage (continued)

Controls

C1 A maximum site coverage of 60% applies for each individual lot unless it can be demonstrated that greater site coverage will not adversely impact upon amenity of the streetscape or adjoining allotments.

3.6.5 Materials and finishes

Objectives

O1 Ensure the use of building materials which are durable and that maintain a high standard of appearance over time.
O2 Encourage a palette of materials that enhance the parkland character of the business hub.
O3 Ensure the economic and energy efficient use of materials in the construction of employment buildings.

Controls

C1 External materials are to be high quality and durable products and colours that complement the natural landscape character of the locality.
C2 Primary facades are to be articulated with a minimum of two primary materials.
C3 The use of colourbond wall cladding combined with expressed timber and steel detailing is encouraged.
C4 Use natural colours and earth tones.
C5 Brighter colours should only be used to define building entries and signage. Large proportions of brightly coloured elevations are not appropriate.
C6 Exposed structures and framings systems are encouraged to break down the bulk of the building.

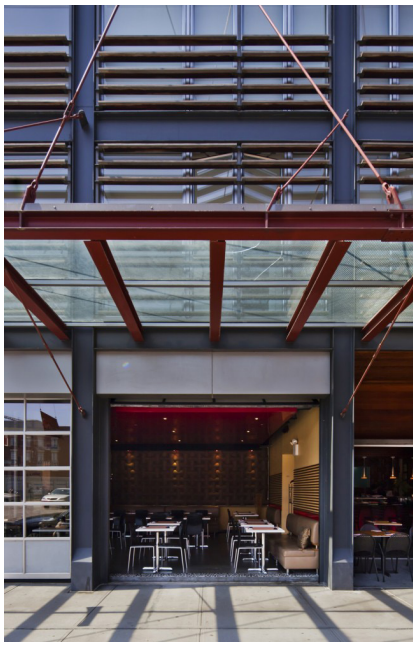


Figure 36: Exposed structural elements break down the bulk of a horizontal building form.

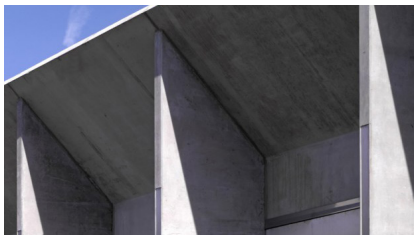


Figure 37: Exposed concrete is a durable material that can be used in a number of ways to articulate a building form.

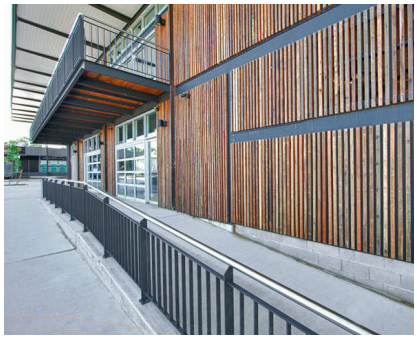


Figure 38: Timber wall cladding can be used to articulate primary elevations.

Figure 39: Natural colours and earth tones break down the scale of a long elevation.

Figure 40: Simple facades can be designed to create a suitable street address.

3.0 Design Guidelines

B - General development guidelines

3.6.6 Parking

Figure 41: Landscaped verges improve the appearance of carparks and provide shade in large parking areas.

Figure 42: Water sensitive parking areas are required for parking layouts 100 cars of greater.

Objectives

O1 Ensure that adequate provision is made on each development site for parking.

O2 Improve the appearance of car parking areas on the streetscape in order to minimise the visual impact of car parking areas on the streetscape (Figure 41).

O3 Provide shade for car parking areas (Figure 41).

O4 Provide for bicycle parking areas.

O5 Ensure best practice Water Sensitive Urban Design measures are integrated into parking layouts (Figure 42).

Controls

C1 Access routes to car parking areas are to be clearly identified.

C2 Any parking areas located adjacent the building, is to include a 5m minimum landscaped setback to screen visual impact of car parking from the street.

C3 Visitor parking is to be clearly marked and easily identifiable and be located closest to the building's main entry.

C4 All car parking outside the building footprint to be integrated with landscaping to provide shade and visual amenity.

C5 Allow for shared car parking arrangements between neighbouring allotments for efficient use of access driveways.

C6 Incorporation of tree planting throughout the carpark to improve amenity and micro-climate effect.

C7 A minimum 1500mm wide landscape strip is to be provided between banks of car parking to provide shade and minimise visual impact of car parking.

The following Water Sensitive Urban Design strategies should be incorporated into large parking layouts of 100 cars or greater:

Permeable pavements and asphalt to assist with detention of stormwater

C7.1 Planting pits with flush kerbs and wheel stoppers that allow overhang of cars

C7.2 into planting pit

C7.3 Parking areas must incorporate a minimum of 1 tree per 8 parking spaces and achieve a 35% coverage of hard stand areas by mature tree canopy.

C8 A dedicated area for bicycle parking is to be provided within the car park and shall include bicycle racks or similar.

C9 Car parking is to be provided in accordance with the minumum rates in the table below:

Use	Rate
Bulky Goods	1 space/60sqm GFA
Large Format Retail	1 space/25sqm GFA
Retail	1 space/25sqm GFA
Childcare Centre	1 space/employee, plus 1 space/6 children

3.0 Design Guidelines

Figure 43: Ground materials can assist in the water run-off to planting areas.

Figure 44: A combination of landscape elements enhance the landscape character of an allotment.

3.6.7 Allotment landscaping

Objectives

O1 Contribute to effective management of stormwater, biodiversity and energy efficiency and to improve visual amenity.
O2 Encourage the use of drought tolerant native and locally indigenous/ endemic flora and low maintenance landscape materials.
O3 Provide for an integrated landscape character throughout the development (Figure 44).
O4 Assist in the management of salinity.
O5 Establish natural boundaries between sites.
O6 Mitigate the visual impact of buildings and hard stand areas through the use of mounds and screen planting.
O7 Enhance visual integration of development with the open space conservation area.
O8 Provide for the passive recreational requirements of employees.
O9 Improve the micro-climate of the area through a reduction in heat-sink effect.

Controls

C1 Landscaping within the setbacks facing future woodland to contain only endemic Cumberland Plain Woodland species.
C2 Landscaping is required in the side and rear setbacks of buildings if visible from the street, car parking areas or other areas considered publicly accessible. In addition, the perimeter of open storage areas is to be landscaped to provide buffer screening from public view.
C3 Low water demand drought resistant vegetation is to be used in landscaping areas, including native salt tolerant trees to high saline affected areas.
C4 Mulching cover is to be incorporated in landscaped areas (excluding drainage corridors).
C5 All landscaped areas are to be separated from vehicular areas by means of a kerb, dwarf wall or other effective physical barrier.
C6 Planting of vegetation is to consider passive surveillance. Excessively dense vegetation that creates a visual barrier is to be avoided.
C7 Undeveloped areas are to be stabilised to prevent soil erosion. Landscaping including mulching, may be required around the perimeter of undeveloped areas.
C8 WSUD principles are to be employed to direct surface run-off to areas of planting where possible (Figure 43).
C9 Embankments are not to be steeper than 1:3.
C10 A Landscape Plan is to be lodged with all DAs and is to provide the following details:
- The location of any existing trees (as defined by Western Sydney Parklands) on the property, specifying those to be retained and those to be removed.
- The location of any trees on adjoining properties that are likely to be damaged as a result of excavations or other site works.
- The position of each proposed plant. Each plant is to be identified by a code referring to a plant schedule on the plan.
- Existing and finished ground levels and areas to be filled.
- The location of any subsoil drain, bio-retention, detention, swale or other WSUD requirements.

3.0 Design Guidelines

Figure 45: Example of pylon signage.

Figure 46: Signage can be integrated into the design of elevations.

3.6.8 Private domain signage

Objectives

O1 Accommodate the need to identify and promote retail and employment development whilst preventing the unnecessary proliferation of advertising signs or structures.

O2 Encourage signage that is imaginative, innovative and commensurate with the quality of development within the Eastern Creek Business Hub.

O3 Ensure signage does not detract from the visual appeal of the Eastern Creek Business Hub.

O4 Ensure signage is of a high quality of design and construction and an integral element of the built environment and landscape setting.

Controls

C1 Advertising signage for the business hub should be kept to a minimum and should relate only to the use occurring on the respective property and is to identify the relevant business names.

C2 A maximum of 3 freestanding signs are permitted fronting Rooty Hill Road South. All other signage is to be incorporated into the design of the building. Signs are permitted on the pedestrian entries, one on the awning, transom or below parapet that is sized so that it is visible and legible from the principal

C3 road frontage and one adjacent to the pedestrian entry door. Freestanding signage such as a directory boards for buildings or sites including those with multiple occupancies are to be limited to 2 structures at

C4 the entry to the site from a public road, along the road frontage. Freestanding signage must be located within the signage zones as indicated in Figure 52.

C5 Pylon signage is not to exceed 10m in height from ground level. For single developments, the total permissible signage and advertisements

C6 are not to exceed 1sqm of advertising per 3m of street frontage.

C7 Directional signage for car parking areas, loading docks, delivery areas and the like are to be well designed and located at a convenient point close to the

C8 main access to a development site. The placement, colouring, type and scale of signage erected within individual properties are to be consistent throughout the development and

C9 complementary with the architectural style of the building (Figure 46). Signs are not to create a hazard for traffic or pedestrians. Roof signs or signs that break the roof line of a building are generally not

C10 permitted. In exceptional circumstances a roof sign or a sign which breaks

C11 the roof line of a building may be permitted where it forms an integral part of, and enhances, the architecture of a building. Private domain signage is to be located so as not to obstruct sight lines of motor vehicles or trucks, or impede pedestrian movement.

C12 Signs are not to cause environmental damage to trees or large shrubs. Animated signs with erratic or flashing movements are not permitted.

3.0 Design Guidelines

Figure 47: Illuminated signage should be integrated into the elevation of the building.

Figure 48: Simple signage can be enhanced by moderately illuminated elevations.

C13 Illuminated signage is to minimise light spill in to the night sky and into the
C14 adjacent parklands.
C15 Illuminated signage is also to be energy efficient and to have a consistent light level with the general level of lighting which illuminates shadows and
C16 enhances the safety of adjoining public areas (Figure 47-48).
Illuminated signs which feature exposed lamps or neon tubes are permitted only where they do not detract from the architectural quality of the buildings.
C17 No support, fixing, suspension or other systems required for the installation of signage is to be exposed, unless designed as an integral feature of the
C18 sign. Conduits, wiring and the like is to be concealed.
The location,size and form of any freestanding signage for the retail pad sites will be subject to detailed assessment at the development application stage.
C19 The location,size and form of signage on the pad site buildings, will be subject to detailed assessment as part of any relevant Development
C20 Application.
Shopfront signage for individual retail tenancies are to be assessed as part of detailed development applications
C21

3.0 Design Guidelines

Figure 49: An example of fencing around a rock battered drainage channel.

Figure 50: Low feature walls constructed of stone and other natural materials can contribute to the parklands character of the development.

3.6.9 Fences

Objectives

O1 Provide security for property tenants and visitors and to contribute to the amenity of the business hub
O2 Ensure fences and walls improve amenity for employees and development and that they contribute positively to adjacent buildings.
O3 Encourage pedestrian access to businesses from the street.
O4 Ensure boundary fences and walls between allotments provide security.
O5 Ensure materials used in fences and walls are of a high quality and consistent with the character of the business hub.
O6 Restrict the size and type of fences provided along drainage channels to allow for views into and out of the landscaped areas for aesthetic, amenity and safety reasons.

Controls

C1 No fencing is permitted within the landscaped component of the front setback, unless it can be demonstrated that it is required. Any required fencing must be open style and of a decorative design.
C2 In general no fencing other than a low feature wall may be erected on any site at the entry driveway. Low feature walls should be utilised for retaining walls, garden beds and the like. (Figure 50)
C3 No pre-finished and pre-coloured corrugated metal (e.g. Colorbond) or lapped and capped fencing is permitted to any public area.
C4 The use, design and materials of fences and walls are to be compatible with well designed fences and walls in the public domain.
C5 Side and rear fences and walls can be built to a maximum height of 1.8m to screen the rear of the allotment from adjacent sites.
C6 Side fencing is not to be located forward of the landscape zone.
C7 Side and rear fencing is to allow cross ventilation by the use of open chain wire, timber or metal picket fencing.
C8 Fencing is to utilise dark colours to reduce visibility.
C9 Fences alongside rock battered channels that are adjacent to public open space are to a maximum of 1m high, be open structures and include a handrail. These fences are to be designed and/or specified by a registered landscape architect. (Figure 49)

3.6.10 Recycling and waste management

Objectives

O1 Reduce the amount of waste going to landfill.
O2 Encourage the recycling of industrial waste.

Controls

C1 Waste separation, recycling and reuse facilities are to be provided on site.
C2 Waste facilities are to be fully integrated with the design of the building and/or landscaping.

3.0 Design Guidelines

3.6.11 Outside storage

Objectives

O1 Mitigate the environmental and visual impact of external processing and storage of materials.

Controls

C1 Storage of any kind is not permitted within the front setback area.
C2 Development applications proposing external processes and/or outdoor or open storage areas are to provide details of the parts of the site to be so used, the specific materials to be stored and proposed screening. Outdoor storage areas are not to interfere with access, maneuvering and parking arrangements.

3.6.12 Rooftop mechanical plant

Objectives

O1 To mitigate the visual impacts of rooftop mechanical plants.

Controls

C1 Rooftop structures (including plant rooms, air conditioning and ventilation systems) are to be incorporated into the design of the building to create an integrated appearance.

3.0 Design Guidelines

3.6.13 Sustainable building design

Objectives

O1 Ensure that developments are environmentally sustainable in terms of energy and water use.
O2 Minimise consumption of potable water and waste water discharge.
O3 Maximise opportunities for natural ventilation where appropriate.
O4 Ensure that development incorporates water conservation and re-use measures into design and operation.

Controls

C1 Developments are to demonstrate how the design is capable of achieving an ESD level equivalent to a 4 star Green Star standard. Where a GBCA Pilot Tool is available, the applicant may choose to utlilise it for the DA submission.
C2 Buildings are to install rainwater tanks to meet a portion of supply such as outdoor use, toilets or laundry.
C3 The roof area should be directed to a rainwater tank and should be maximised to both increase the effectiveness and reliability of the reuse system.
C4 Development is to incorporate water efficient fixtures such as taps, shower heads and toilets. The fixtures are to be rated to at least AAA under the National Water Conservation Rating and Labelling Scheme. Where the building or development is water intensive, specific water conservation objectives are to be resolved.
C5 Appropriate use of energy efficient materials during construction is to be demonstrated.
C6 Development should incorporate energy efficient hot water systems, air-conditioning, lighting and lighting control systems.

3.0 Design Guidelines

3.6.14 Cut and Fill

Objectives

O1 Ensure that the extent of cut and fill required for large scale development does not detract from the visual quality of the building and surrounding landscape.
O2 Ensure that development is capable of visual integration with the surrounding environment.
O3 To minimise the effect of disturbance on any land and ensure that dangerous excavations are avoided, or where necessary, properly supported on site.
O4 To minimise the removal and disposal of resultant spoil from the site.
O5 Ensure that any imported fill material on site is clean and complies with the contamination and salinity provisions of the development.

Controls

C1 Embankment batters from the property boundaries are to be at a ratio of 3m:1m (length to height).
C2 Retaining walls are not to exceed a height of 3 metres.
C3 Fill greater than 1.8 metres in height is to be terraced at a ratio of 1.5m:3m (length to height).
C4 Embankment batters and retaining walls are to include landscaping to reduce erosion and provide planting screening of the structures.
C5 Appropriate soil erosion and saltation measures are to be implemented on the site if appropriate. Details of the proposed measures are to be provided with the Development Application.
C6 A Development Application that includes cut and fill on a site adjoining a defined naturally formed creek or drainage channel should address the potential environmental impacts of the proposed works on those areas.
C7 Retaining walls are to be screened with landscaping where possible.
C8 Retaining walls should not be within 1.5 metres of a property boundary, or within 3 metres of any buildings on the site.
C9 The importation of fill is to be avoided. Any imported fill, where required, is to be clean of any contamination.

3.0 Design Guidelines

C - Site specific development controls

3.6.15 Lot 1

Lot 1 is located at the southern end of Rooty Hill Road South and has an exclusive frontage to both the Great Western Highway and the M7.

The site is most suited to the development of a single Large Format Retailer or a combination of Large Format Retail and Bulky Goods, depending on the preferred building arrangement.

Lot 1 is a gateway development for the Eastern Creek Business Hub and is to showcase the highest standards of design, while also respecting its location on the edge of the Western Sydney Parklands and interface development along Rooty Hill Road South. To achieve this, developments are to adhere to the following site specific development controls outlined in Figure 51.

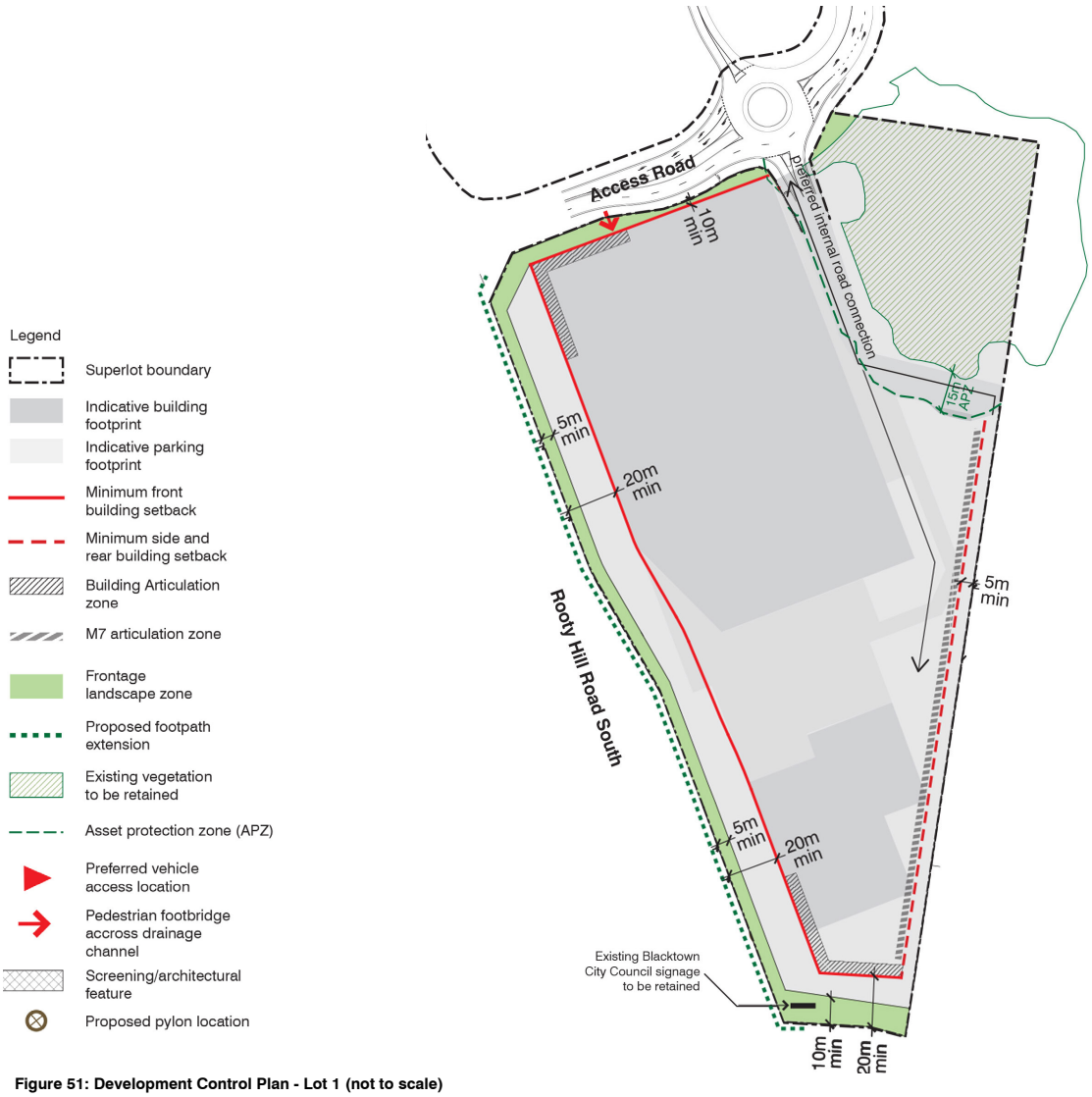


Figure 51: Development Control Plan - Lot 1 (not to scale)

3.0 Design Guidelines

Setbacks

Objectives

O1 To define and enhance the public domain.
O2 To reduce the visual impact of new development on the streetscape and surrounding community.
O3 To ensure that adequate area is available at the front of buildings to accommodate landscaping, access, parking and stormwater requirements.
O4 To preserve existing perimeter vegetation where possible.

Control

Building setback controls are as illustrated in Figure 51 including:

C1 10m minimum front building setback to Rooty Hill Road South of which a minimum of 5m in from the front boundary is to be utilised for landscaping.
C2 20m minimum front building setback to Great Western Highway of which a minimum of 10m in from the front boundary is to be utilised for landscaping.
C3 10m minimum front building setback to the Access Road, all of which is to be utilised for landscaping and stormwater requirements.
C4 5m minimum side and rear setbacks for all other frontages, of which 1.5m is to be used for landscaping.
C5 5m minimum landscaped setback to the car parking area adjoining the Access Road.

Height

Objectives

O1 To prevent the visual impact of unnecessarily tall buildings on the surrounding residential community.
O2 Provide flexibility to new developments by allowing undercroft parking areas.
O3 To ensure that a broad range of bulky goods and retail developments be accommodated on site.

Controls

C1 The maximum building height permissible is 12m from natural ground level.
C2 For developments with undercroft parking the maximum building height is 15m from existing ground level.

Articulation Zones

Objectives

O1 To ensure developments address key streets with frontages that are active, safe and accessible.
O2 To ensure developments address the Cable Place intersection to reflect it as the main entry to the business hub.
O3 Allow for opportunities for developments to be visible from the M7 Motorway that provide a visually interesting building elevation that enhance the overall character of the precinct.

3.0 Design Guidelines

Controls

The following controls are in addition to the general controls provided in '4.6.2 Street Address' -

Development within the specified 'building articulation zone' must include:

C1 An active ground level that includes continuous glazing, showrooms, retail displays, building entry, continuous awnings and the like facing the street.
C2 Articulated roof forms and innovative signage is required to provide a gateway address to the Business Hub.
C3 Minimum 2m footpaths aligned to the edge of the buildings that provide clear access to the building entries.
C4 Undercroft parking within the articulation zone is not permitted.

Building elevations that are visible to the Westlink M7 is to include:

C4 Articulated roof forms and dynamic upper level facade elements to provide visual interest when viewed from the M7.
C5 An integrated lighting strategy is recommended to enhance the visual appearance of the development at night.

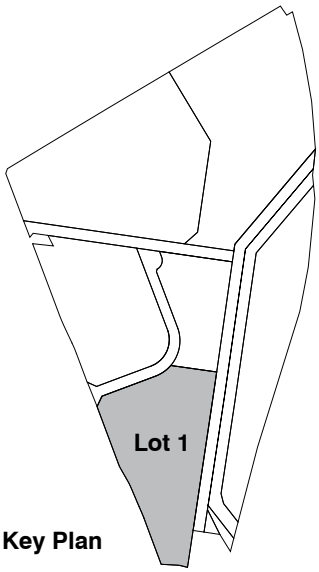
Parking

Objectives

O1 To minimise parking within the front setback zone.
O2 Minimise the impact of undercroft parking on the public domain and surrounding residential community.
O3 Provide efficient internal access between lots.

Controls

C1 Parking within the front building setback for the northern portion of the site is limited to one double loaded aisle setback at least 5m from the site boundary.
C2 If undercroft parking is preferred, adequate screening and building articulation of the ground level must be provided. Access to the parking area should be from the preferred location indicated in Fig 51.
C3 If Lot 1 is subdivided into 2 or more lots the internal access road is to provide vehicular access to all parking areas. No direct vehicular access to Rooty Hill Road South is permitted.



Key Plan

3.0 Design Guidelines

Existing vegetation and asset protection zones

Objectives

O1 To preserve and enhance the remnant vegetation that exists throughout the business hub.
O2 Restrict the proximity of development to natural assets and bushfire hazards.
O3 Ensure management strategies are in place to maintain and protect the environmental assets of the site.

Controls

C1 The existing shale plains woodlands within the developable area is to be retained.
C2 Management of the woodlands will be undertaken by the Western Sydney Parklands Trust
C3 A minimum 15m Asset Protection Zone from the woodlands to any future development is required as shown in Fig 51.

Frontage landscape zone

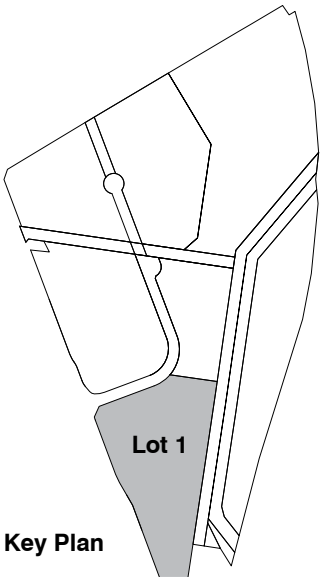
Objectives

O1 Ensure an adequate landscaped setback is provided along all street frontages.
O2 Landscape design incorporates best practice water sensitive urban design principles.
O3 Ensure developments provide landscape and public domain elements that contribute to the desired parkland character of the precinct.

Controls

The area's highlighted as 'Frontage landscape zone' must incorporate the following elements:

C1 An elevated walkway traversing the drainage channel from the Access Road to the building entry must be provided.
C2 Provision of 1.5m wide footpaths along Rooty Hill Road South.
C3 Preservation of the existing Blacktown City Council signage at the southern end of the site.
C4 High quality landscaping, including informal planting of Australian native and indigenous trees, shrubs and ground covers.
C5 Adoption of a preferred stormwater strategy that demonstrates a high quality landscaped address to both Rooty Hill Road South and the Access Road.
C6 WSUD principles should be employed to utilise surface water run-off in irrigation of areas of planting.



Key Plan

3.0 Design Guidelines

3.6.16 Lot 2

Lot 2 is located adjacent to Rooty Hill Road South and the Access Road.

This site is most suited to a range of uses including convenience retail, large format retail, bulky goods and childcare.

It is expected that the development of Lot 2 be of high design quality that provides an appropriate address to it's proposed internal access road and the surrounding context. To achieve this, developments are to adhere to the following site specific development controls outlined in Figure 52.

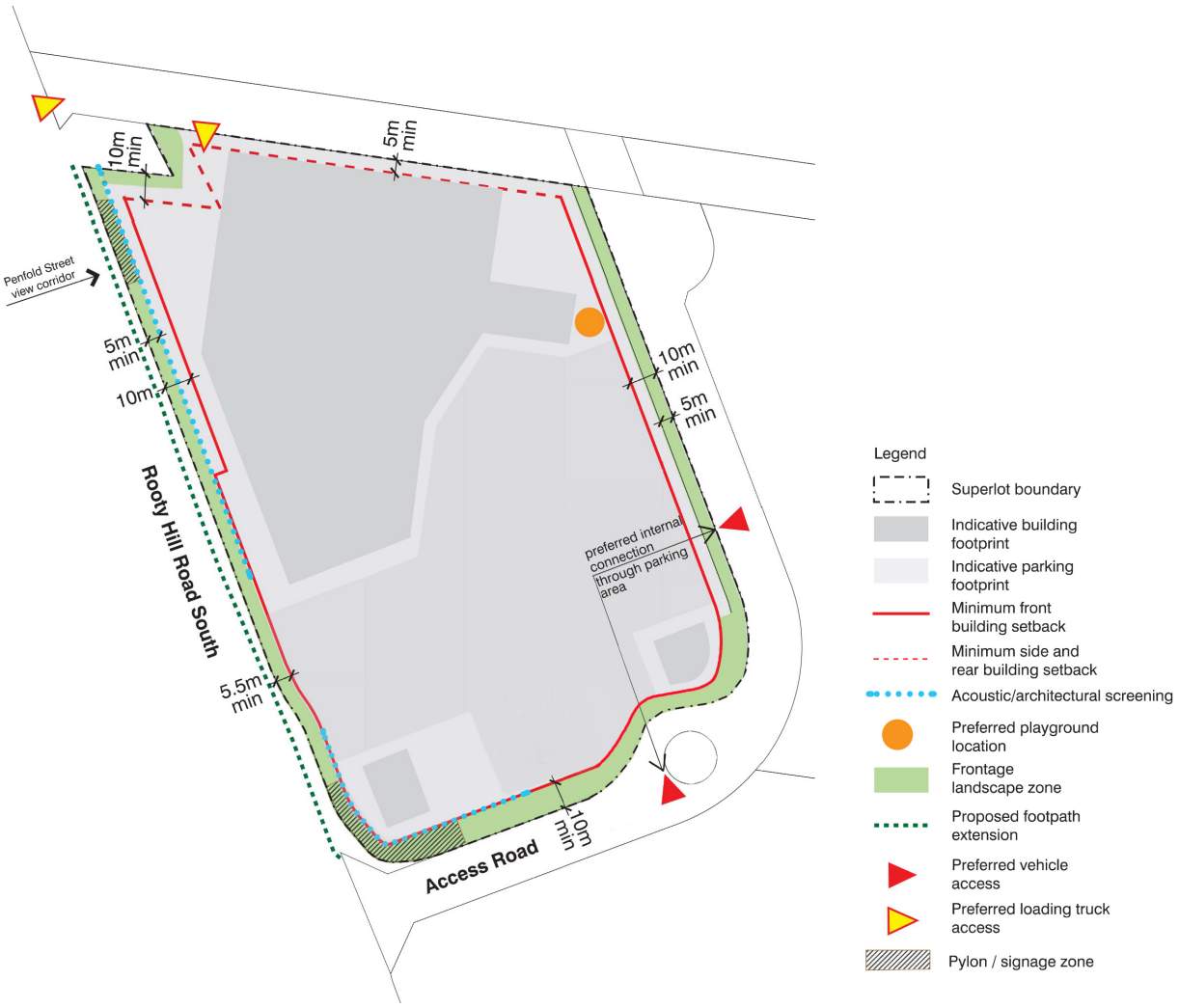


Figure 52: Development Control Plan - Lot 2 (not to scale)

3.0 Design Guidelines

Setbacks

Objectives

O1 To define and enhance the public domain.
O2 To reduce the visual impact of new development on the streetscape and surrounding community.
O3 To ensure that adequate area is available at the front of buildings to accommodate landscaping, access, parking and stormwater requirements.
O4 To preserve existing perimeter vegetation where possible.

Building setback controls are as illustrated in Figure 52 including:

Controls

C1 10m minimum front building setback to Rooty Hill Road South for Convenience Retail development.
C2 20m minimum front building setback to Rooty Hill Road South for Bulky Goods and Large Format Retail development of which minimum 5m is to be utilised for landscaping and public domain improvements.
C3 10m minimum front building setback to the first 200m of the Access Road, all of which is to be utlilised for landscaping and public domain improvements.
C4 10m minimum front building setback for the remainder of the Access Road, of which a minimum of 5m in from the front boundary is to be utilised for landscaping.
C5 5m minimum side and rear setbacks for all other frontages, of which 1.5m is to be used for landscaping.
C6 5m minimum landscape setback to any car parking area adjoining the internal access road.

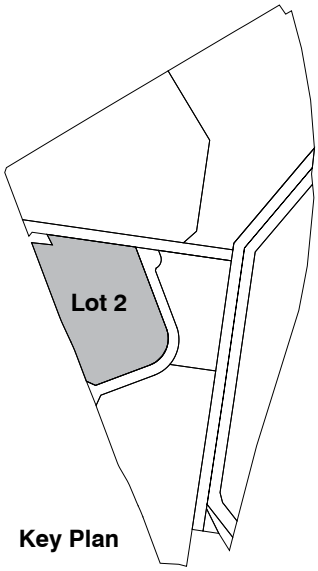
Height

Objectives

O1 To prevent the visual impact of unnecessarily tall buildings on the surrounding residential community.
O2 To ensure that a broad range of bulky goods and retail developments be accommodated on site.

Controls

C1 The maximum building height permissible is 12m from existing ground level.



Key Plan

3.0 Design Guidelines

Figure 53: Architectural screening can be used to articulate the streetscape, and create a positive desired architectural profile

Figure 54: An example of architectural screening, combined with landscaping elements, to mitigate any negative noise and visual impacts.

Architectural Screening/Feature

Objectives

O1 To ensure developments address key streets with frontages that are safe and accessible.

O2 To ensure developments address the Cable Place intersection to reflect it as the main entry to the business hub.

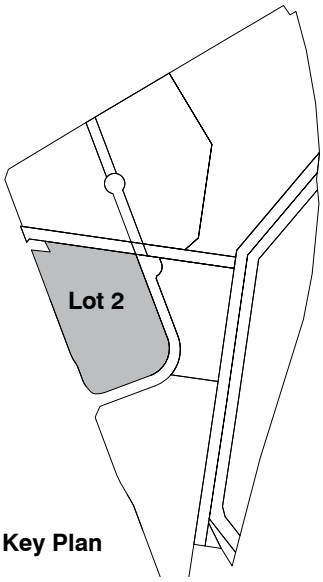
O3 To ensure any undesirable visual outcomes due to new development be appropriately mitigated

Controls

The following controls are in addition to the general controls provided in '3.6.2 Street Address' and are specifically related to development within the specified 'Screening/architectural feature zone', which must:

C1 Provide a safe and direct pedestrian link between the street frontage and the parking.

C2 Provide architectural screening along Rooty Hill Road South, to create separation between pedestrians and the rear of buildings, consistent with the examples at Figure 53-54.



Key Plan

Parking

Objectives

O1 To minimise parking within the front setback zone.

O2 Provide efficient internal access between lots.

Controls

C1 Parking within the front building setback for the northern portion of the site adjacent to Rooty Hill Road South is limited to one double loaded aisle setback at least 5m from the site boundary.

C2 Access to the parking area should be from the preferred locations indicated in Fig 51.

C3 Convenience retail parking areas are to be consolidated into an integrated parking layout.

C4 An internal access road is to be provided that connects the two preferred vehicle entries as indicated in Fig 52.

3.0 Design Guidelines

Frontage landscape zone

Objectives

O1 Ensure an adequate landscaped setback is provided along all street frontages.
O2 Landscape design incorporates best practice water sensitive urban design principles.
O3 Ensure developments provide landscape and public domain elements that contribute to the desired parkland character of the precinct.

Controls

The area's highlighted as 'Frontage landscape zone" are to incorporate the following elements:

C1 Provision of 1.5m wide footpaths along Rooty Hill Road South.
C2 Provision of a bus shelter on Rooty Hill Road South adjacent the Convenience retail development.
C3 Minimum 5m landscape corridor to the Access Road is to be provided to emphasise the parklands character of the development.
C4 High quality landscaping, including planting of Australian native and indigenous trees, shrubs and ground covers.
C5 Construction of a children's playground in the preferred location shown in Fig 52.

3.0 Design Guidelines

3.6.17 Lot 3

Lot 3 is located at the northern end of the site and has street frontages to both Rooty Hill Road South and Church Street.

Lot 3 will form the second phase of development and the vehicle site access will be via an extension of the Access Road. This ensures a continuity of development and reduces the visual appearance to residents along Rooty Hill Road South. Developments are to adhere to the following site specific development controls -

Figure 55: Development Control Plan - Lot 3 (not to scale)

3.0 Design Guidelines

Setbacks

Objectives

O1 To define and enhance the public domain.
O2 To reduce the visual impact of new development on the streetscape and surrounding community.
O3 To ensure that adequate area is available at the front of buildings to accommodate landscaping, access, parking and stormwater requirements.
O4 To preserve existing perimeter vegetation where possible.

Controls

C1 10m minimum front building setback to the Access Road, of which a minimum of 5m in from the front boundary is to be utilised for landscaping.
C2 20m minimum setback to Rooty Hill Road South and Church Street, all of which is to be used as a landscape buffer to the development.
C3 5m minimum side and rear setbacks for all other frontages, of which 1.5m is to be used for landscaping.

Height

Objectives

O1 To prevent the visual impact of unnecessarily tall buildings on the surrounding residential community.
O2 To ensure that a broad range of bulky goods and retail developments be accommodated on site.

Controls

C1 The maximum building height permissible is 12m from existing ground level.

Existing vegetation and asset protection zones

Objectives

O1 To preserve and enhance the remnant vegetation that exists throughout the business hub.
O2 Restrict proximity of developments to natural assets and bushfire hazards.
O3 Ensure management strategies are in place to maintain and protect the environmental assets of the site.

Controls

C1 The existing shale plains woodlands within the developable area are to be retained.
C2 Management of the woodlands will be undertaken by the Western Sydney Parklands Trust
C3 A minimum 20.5m (east) and 20m (north) Asset Protection Zone from the woodlands to any future development is required as shown in Fig 55.

3.0 Design Guidelines

Frontage landscape zone

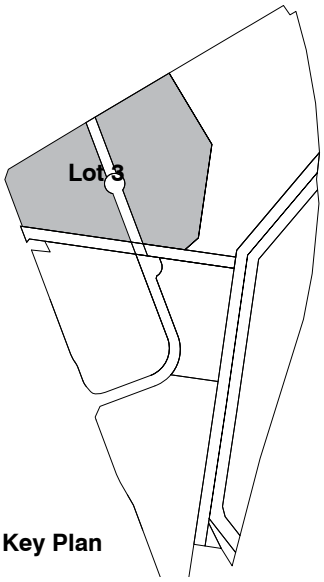
Objectives

O1 Ensure an adequate landscaped setback is provided along all street frontages.
O2 Landscape design incorporates best practice water sensitive urban design and CPTED principles.
O3 Ensure developments provide landscape and public domain elements that contribute to the desired parkland character of the precinct.

Objectives

The area's highlighted as 'Frontage landscape zone" and "Reserved land" are to incorporate the following elements:

C1 High quality landscaping, including informal planting of Australian native and indigenous trees, shrubs and ground covers.
C2 A 20m wide open space corridor is to extend from the junction of the Access Road to Church Street.
C3 An informal pedestrian path is to be provided that allows pedestrian connectivity between the Access Road and Church Street.
C4 All developments adjoining public open space are to complete Crime Prevention Through Environmental Design (CPTED) assessments against their development applications to ensure a safe interface between developable lots and public open space.



Key Plan