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1 Introduction

This Section establishes a framework and controls to guide development in the Showground Station Precinct (the Precinct).

1.1 Name of this Section

This Section is called the Showground Station Precinct – Section D. The Section has been prepared pursuant to the provisions of section 74C of the Environmental Planning and Assessment Act 1979 (the Act).

1.2 Land to which this Section applies

This Section applies to development indicated within the red boundary of the Showground Station Precinct as shown in Figure 1.

Figure 1  Land to which this Section applies
1.3 Purpose of this Section
The purpose of this Section is to guide the future development of the Showground Station Precinct by:
- identifying the vision, development principles, key elements and indicative structure for the future development of the Precinct;
- communicating the planning, design and environmental objectives and controls against which the consent authority will assess future development applications;
- ensuring the orderly, efficient and environmentally sensitive development of the Precinct; and
- promoting a high quality urban design outcome and transit-oriented development.

1.4 Relationship to other Sections of the DCP
This Section provides specific development provisions for the Showground Station Precinct. Development within the Precinct will need to have regard to this Section as well as the other Sections of The Hills Development Control Plan 2012 (The Hills DCP 2012), including:

**Part A Introduction**

**Part B Land Use / Zones**
- B2 Residential
- B3 Dual Occupancy
- B4 Multi Dwelling Housing
- B5 Residential Flat Buildings
- B6 Business
- B7 Industrial

**Part C General Development**
- C1 Parking
- C2 Signage
- C3 Landscaping
- C4 Heritage
- C5 Telecommunication Facilities
- C6 Flood Controlled Land

In the event of any inconsistency between this Section and the other Sections of The Hills DCP 2012, this Section will prevail to the extent of the inconsistency.

1.5 Application of this Section
The provisions of this Section are not statutory requirements and any development application will be considered on its merits. The consent authority may be flexible in applying the controls and allow reasonable alternative solutions that achieve the overall vision, development principles and key elements for the Precinct as well as the specific objectives of the controls.
Role of the Showground Precinct Plan

The Showground Station Precinct Plan at Figure 2 shows how the overall Precinct may develop over time. It is intended as a guide to demonstrate how the vision, development principles and key elements for the Precinct may be achieved. It is recognised that there may be other options for the site’s layout which may be as effective in achieving the above for the Precinct. As such, Council may grant consent to a proposal that is permissible under The Hills LEP 2012 but that differs from the Precinct Plan where the variation is considered to still achieve the vision, principles and key elements set out in this Section.

Consistency with objectives and controls in this Section

Clauses in this Section contain objectives and controls relating to various aspects of development. The objectives enable Council and applicants to consider whether a particular proposal will achieve the development outcomes established for the Precinct. The controls, if met, mean that development would be consistent with the objectives. However, in some circumstances, strict compliance with the controls may not be essential, or may be difficult to achieve because of the particular characteristics of a development site. In these situations, Council may grant consent to a proposal that does not comply with the controls in this Section, providing that the relevant objectives are achieved. Where a variation is sought it must be justified demonstrating how the development will meet the vision and development principles as well as the objectives of the relevant control.

1.6 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) applies to residential flat buildings and the residential component of a shop top housing development in the Precinct. Such development is to have regard to the SEPP 65 and Apartment Design Guide in addition to the relevant provisions below.

1.7 Information to be submitted with development applications

Information requirements for development applications are set out in Part A of The Hills DCP 2012.

1.8 Notification of development applications

Notification of development applications will be undertaken in accordance with Part A of The Hills DCP 2012.
2 Vision, principles and indicative structure

2.1 Vision

The vision for the Showground Station Precinct by 2036 is ‘The Hills Cultural and Innovation Precinct’. The Sydney Metro Northwest (formerly known as the North West Rail Link) and new station at Showground will facilitate the provision of new homes, jobs, shops and services close to transport connections, in an attractive and convenient environment.

2.2 Development principles

To achieve the vision, the Showground Precinct is to:

a. provide a range of housing, employment and retail services close to transport connections and high quality open space including the revitalised Castle Hill Showground;

b. create an attractive, convenient and walkable local centre around the station, providing shops, cafes, restaurants, village square and jobs;

c. provide high quality, pleasant network of public open space areas;

d. deliver more homes close to the station to meet growing demand and increase housing choice to reflect changing household sizes and lifestyles. It is forecast that around 5,000 additional homes can be provided in the precinct over the next 20 years;

e. enhance existing employment areas and opportunities, providing for greater range of business types including niche and start-up businesses to complement the Norwest Business Park. It is forecast that around 2300 additional jobs can be provided in the precinct over the next 20 years;

f. improve access and connections to the new station and throughout the precinct through improved bus services, pedestrian and bicycle paths, and crossings over Cattai Creek; and

g. manage impacts on the natural environment including protection of remnant ecological communities in the Cattai Creek corridor.

2.3 Character Areas

There are five key character areas within the precinct:

Local Centre

A new local centre will be focused around the new station. The centre will benefit from the activity around the new station and will provide for a range of shops, cafes, restaurants, and local services. Residential apartments will be located within the centre, above shops and business on lower levels. These buildings will be the highest buildings in the precinct to benefit from the excellent access to transport, shops, services and open space.
The Castle Hill Showground, immediately north of the local centre, will continue to be an important regional open space and cultural facility benefiting from excellent transport access.

**Commercial and Light Industrial sub-precinct**

The land west of Cattai Creek will largely be maintained for light industrial, bulky goods retail and other employment uses, retaining but enhancing the existing character of the site. Victoria Avenue will continue to be a major spine for bulky goods retailing.

Employment opportunities will be supported on the western edge of the precinct to encourage greater connections with the Norwest Business Park.

**Carrington Road sub-precinct**

The employment functions of Carrington Road will be expanded through a broader range of employment uses including office and business premises up to six storeys in height. This will create a continuous employment ‘spine’ that links with Victoria Avenue.

Residential apartments will be permitted directly adjacent to the Carrington Road employment spine. This will encourage the development of the employment uses, to facilitate restoration of the Cattai Creek and provide more public open space along this creek corridor for the community.

**Residential Apartments sub-precinct**

Residential apartments on the southern side of Carrington Road adjoining the local centre will benefit from a high level of accessibility to the station, shops, open space and other facilities and will range in height from 12 to 16 storeys.

The height of apartments further south of these buildings will step down from eight (8) to six (6) storeys to create a transition to the lower scale residential development within the south-eastern portion of the precinct.

**Town Houses and Detached dwellings sub precinct**

Residential areas within the south-eastern part of the precinct, and between Showground Road and Kathleen Avenue, will be principally characterised by town houses, attached dwellings and stand-alone dwellings between two (2) to three (3) storeys in height.

### 2.4 Showground Precinct Plan

**Objectives**

a. To provide a mix of housing, retail, employment and services within the Precinct.

b. To ensure that development occurs in a coordinated manner consistent with the vision and development principles for the Precinct.

c. To ensure the key elements of the Precinct are delivered whilst providing a degree of flexibility in the final layout and design of the Precinct.

d. To locate higher scale residential apartments and commercial uses close to station, the Castle Hill Showground and Cattai Creek corridor to optimise access to the station facilities as well as, outlook and amenity.

e. To develop a local centre in the area surrounding the station to provide local shopping and other services to support the incoming population.

f. To maintain and enhance the range of light industrial, business, bulky good retail and other employment uses within the western part of the precinct.
Controls

1. Development is to be generally consistent with the key elements in Table 1 and the Showground Precinct Plan at Figure 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.

Table 1  Key elements

<table>
<thead>
<tr>
<th>Element</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
<td><strong>Retail and community</strong></td>
</tr>
<tr>
<td></td>
<td>• A new local centre with up to 6,000m² of retail space, comprising a small supermarket and speciality shops.</td>
</tr>
<tr>
<td></td>
<td>• Revitalisation of the Castle Hill Showground, to provide a broad range of community, cultural, sporting and other recreation uses.</td>
</tr>
<tr>
<td></td>
<td>• A centrally located community facility close to the train station, with a minimum area of 1,500m², designed to incorporate flexible, multi-purposes spaces to suit a broad range of activities, including youth needs.</td>
</tr>
<tr>
<td><strong>Employment and Business</strong></td>
<td>• Creating a business/employment spine along Carrington Street between Victoria Avenue and the local centre.</td>
</tr>
<tr>
<td></td>
<td>• Provide a greater range of commercial uses within the western edge of the precinct to foster relationships with the adjoining Norwest business park and improve connectivity.</td>
</tr>
<tr>
<td></td>
<td>• A local business centre around the new station will provide new jobs within the retail sector while the future revitalisation of the Showground will provide new opportunities for employment in community, cultural and recreation industries.</td>
</tr>
<tr>
<td></td>
<td>• Maintain and grow the bulky goods retailing sector around Victoria Avenue.</td>
</tr>
<tr>
<td><strong>Residential</strong></td>
<td>• Provision for around 5,000 new dwellings by 2036 comprising a mix of dwelling types that respond to the broad needs of existing and new residents while maintaining a high level of amenity.</td>
</tr>
<tr>
<td></td>
<td>• Creation of walkable neighbourhoods that benefit from a high level of accessibility to transport, jobs, open spaces and recreation, shops, and community facilities.</td>
</tr>
<tr>
<td><strong>Open Space &amp; Public Domain</strong></td>
<td>• A quality open space and public domain network that provides new open spaces and better linkages to, and embellishments of existing open spaces.</td>
</tr>
<tr>
<td></td>
<td>• An open space network along Cattai Creek that links to the existing Cockayne Reserve. This will provide approximately 8 hectares of open space along the creek corridor which will incorporate pedestrian and cyclist links.</td>
</tr>
<tr>
<td></td>
<td>• Enlargement and embellishment of Chapman Reserve to create a neighbourhood park of around 4,000m².</td>
</tr>
<tr>
<td></td>
<td>• Provision of urban plazas and parks of around the station and within the local centre with a combined area of approximately 3000m².</td>
</tr>
<tr>
<td></td>
<td>• Revitalisation of the Castle Hill Showground to provide new opportunities for passive and active recreation.</td>
</tr>
<tr>
<td></td>
<td>• Embellishment of the existing public domain within the precinct with new street tree planning and pedestrian pathways.</td>
</tr>
<tr>
<td><strong>Movement network</strong></td>
<td>• Pedestrian and cycle activity and public transport interchange functions are prioritised within the station precinct</td>
</tr>
<tr>
<td></td>
<td>• New streets will create a more permeable movement network, and increase connectivity</td>
</tr>
<tr>
<td>Element</td>
<td>Description</td>
</tr>
<tr>
<td>---------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>between the station and land uses across the precinct. Intersections will be upgraded to improve pedestrian and vehicle movements within the precinct, and a greater focus on pedestrian safety and movement along main roads.</td>
</tr>
<tr>
<td></td>
<td>• New pedestrian and cycle paths will be linked to existing network to improve movement within and outside the precinct.</td>
</tr>
<tr>
<td></td>
<td>• Opportunities for new linkages, including bus services, to the station.</td>
</tr>
<tr>
<td>Built form</td>
<td>• The built form will be characterised by a mix of residential, commercial and industrial buildings ranging from two (2) to 20 storeys in height.</td>
</tr>
<tr>
<td></td>
<td>• Two (2) to three (3) storey attached and detached housing located within the eastern edge of the precinct to provide a transition to the adjacent residential areas. The form and scale of residential development will increase gradually in a north-westerly direction from six storeys up 12 storeys on the southern side of Carrington Road.</td>
</tr>
<tr>
<td></td>
<td>• Higher scale development will be focussed around the station, new business centre, within mixed use and residential buildings from 16 to 20 storeys.</td>
</tr>
</tbody>
</table>

![Showground Precinct Plan](image-url)

Figure 2    Showground Precinct Plan
3 Subdivision

3.1 Subdivision and Amalgamation

Preamble

This section applies to subdivision and amalgamation to create minimum lot sizes as set out in clause 4.1A and clause 4.1B of The Hills LEP 2012 and provides guidance on the subdivision and amalgamation lots to meet the provisions of The Hills DCP 2012.

The matters to be considered in the amalgamation and subdivision include access for subdivision, minimum lot dimensions and identification of building footprints which demonstrate that future residential development can be accommodated on the site.

Objectives

a. To ensure subdivision of land creates usable and regularly shaped lots that relate to the site conditions and the context.

b. To ensure that any new lot created has sufficient area for private open space, drainage, utility services and vehicular access to and from the site.

c. To ensure subdivision is generally consistent with the street and lot orientation of the Showground Precinct Plan.

Controls

1. Development within the part of the Precinct zoned R1 General Residential, R4 High Density Residential and B2 Local Centre is to be subject of a subdivision development application prior to approval of any other development within that area which is not for a public purpose (Refer to Figure 3). The subdivision development application should address the following matters as they relate to that area:
   - confirm the street, pedestrian and cycleway network;
   - identify individual development lots, and lots for open space or other public purposes; and
   - confirm how development will be distributed across the area consistent with the floor space ratio controls identified in The Hills Local Environmental Plan 2012, by allocating a maximum allowable floor space for each development lot.

2. A public domain plan is required to form part of the first subdivision development application within the local centre (the B2 Local Centre zone). The public domain strategy is to be prepared in accordance with the provisions of Part 4.4 of this Section of the DCP, and is to include a public art strategy as detailed in Part 4.5 of this Section of the DCP.

3. The shape, orientation and design of subdivided lots is to support the following:
   - protection and enhancement of the amenity, solar access, privacy, open space and views of the neighbouring lots;
   - minimisation of the impacts of the development in environmentally significant land;
4. New lots must have a street frontage consistent with the width and, frontage requirements for various types of residential development as outlined in Part 5 of this Section.

5. Potential building footprints are to be identified on the site plan of all subdivision applications and are to be:
   - located outside areas of ecological significance;
   - located and designed so as to allow useable open space that satisfies the open space requirements;
   - sited to reflect the minimum building setbacks; and
   - sited to provide for practical and suitable access from a public road.
4 Public domain

4.1 Street network and design

Objectives

a. To establish a new street network over time which responds to the natural landscape features of the site, the existing development and subdivision pattern and road network while providing opportunities for new connections.

b. To enhance connections to adjacent areas outside the Precinct, including Fred Caterson Reserve.

c. To provide a clear street hierarchy utilising existing public roads (upgraded as necessary) and new roads and local streets.

d. To strengthen the landscape character and quality of the Precinct through street tree planting.

e. To maximise development frontage to streets and public spaces, by providing rear laneways for vehicular access to at grade garages for townhouses and low rise apartments.

f. To provide a street network which can accommodate public transport to cater for growth associated with the development.

g. To create an attractive and comfortable streetscape for pedestrians and cyclists that comprises consistent and high quality paving, street furniture, street tree plantings, bike stands and bike racks.

Controls

1. The street network is to be generally consistent with Figure 4.

2. New streets are to be generally consistent with the typical street sections at Figure 5 to Figure 9.

3. Rear lanes are to be designed as shared zones and incorporate quality landscaping and lighting

4. Significant individual trees in streets or on sites are to be retained and protected where possible and appropriate.

5. Streets and public spaces are to be defined with trees of appropriate scale and species and designed with reference to the Urban Green Cover Technical Guidelines and relevant Council guidelines.

6. Intersection and crossing design is to favour pedestrian convenience and safety.

7. Footpaths are to be provided as per street sections in Figure 5 to Figure 9. Pavement width is to allow for comfortable walking, unimpeded by obstacles. The placement of trees, street furniture and signage is to provide for amenity without causing clutter.

8. New streets are to have shared services pits to reduce maintenance costs and reduce conflict with street plantings.

9. Street furniture and lighting is to be provided with reference to the Council’s relevant guidelines.
Figure 4  Street network
Figure 5  Street section AA – Victoria Avenue
SECTION BB - CARRINGTON RD
TYPICAL SECTION/DETAIL PLAN

Figure 6  Street section BB – Carrington Road
SECTION CC - PRIMARY RD
TYPICAL SECTION/DETAIL

Figure 7    Street section CC – Primary Road Typical Section
Figure 8  Street section DD – Local Road
4.2 Pedestrian and cycle network

Objectives

a. To provide a convenient, efficient and safe network of pedestrian and cycleway paths between key locations within and beyond the Precinct.

b. To encourage residents to walk or cycle to shops, Showground Station, recreational areas, community services and other facilities.

c. Locate pedestrian pathways and cycle ways within parks and open space corridors where practical.

Controls

1. The pedestrian and cycle network is to be developed generally in accordance with Figure 10.
2. Pedestrian and cycle access throughout the Precinct, including connections from roads to public open space, is to be designed to:
   - be direct and accessible to all;
   - be easily identified by users;
   - have a public character;
   - include signage advising of the publicly-accessible status of the link and the places to which it connects;
   - be clearly distinguished from vehicle access ways, unless purpose built shareways;
   - allow visibility along the length of the link to the public domain at each end;
   - align with breaks between buildings so that views are extended and the sense of enclosure is minimised;
   - include materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant; and
   - maximise accessibility and safety.
3. Bicycle parking is to be provided within the public domain where appropriate.

Figure 10  Pedestrian and cycle access

4.3 Open space network

Objectives
a. To provide a range of quality public spaces to support new residential and employment uses, including parks, civic squares and places for community gatherings and events.
b. To provide an integrated open space network that links existing open spaces within and outside the Precinct.
c. To improve the amenity, facilities and usage of existing parks and public spaces.

d. To provide a range of open spaces with high quality landscaping that will accommodate the diverse recreational needs of existing and future residents and workers, as well as visitors to the area.

e. To contribute to the management of stormwater and enhancement of ecological values.

f. To maximise public access along Cattai Creek and throughout the Castle Hill Showground.

g. To provide opportunities for collaboration between artists and designers in the development of creative, innovative, memorable, integrated and sustainable public art projects.

Controls

1. Open space is to be provided generally in accordance with Figure 11 and the requirements set out in Table 2 below. A primary palette of endemic and native species that support local wildlife and reflect the location of nearby parklands is to be maintained within the open space network.

![Figure 11 Open Spaces](image_url)

### Table 2 Open Space Requirements

<table>
<thead>
<tr>
<th>Park/Plaza</th>
<th>Minimum Area</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapman Avenue Reserve Extension</td>
<td>4,000m²</td>
<td>• Park to be enlarged and embellished to create a central neighbourhood park.</td>
</tr>
<tr>
<td></td>
<td>• Existing: 2240m²</td>
<td>• A range of new children’s</td>
</tr>
<tr>
<td></td>
<td>• New: 1900m²</td>
<td></td>
</tr>
</tbody>
</table>
### Riparian Corridor Park

<table>
<thead>
<tr>
<th>Area</th>
<th>Details</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.9 hectares</td>
<td></td>
<td>An open space corridor is to be provided along Cattai Creek which will enable restoration of the creek corridor, while enhancing pedestrian and cyclist access throughout the Precinct, in particular linkages to existing open space and the Castle Hill Showground.</td>
</tr>
<tr>
<td></td>
<td>• 4.3ha new open space</td>
<td>Restoration of natural bushland/landscape along vitalisation of Cattai Creek.</td>
</tr>
<tr>
<td></td>
<td>• 3.6ha existing open space</td>
<td>Shared pedestrian and cycle paths connecting to local centre/station, the Castle Hill Showground, Fred Caterson Reserve, Cockayne Reserve and adjacent residential and employment areas.</td>
</tr>
<tr>
<td></td>
<td>Cockayne Reserve</td>
<td>Embellishment of Cockayne Reserve as appropriate.</td>
</tr>
</tbody>
</table>

### Station Plazas

<table>
<thead>
<tr>
<th>Area</th>
<th>Details</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,000m² approx.(total)</td>
<td></td>
<td>Open lawn for recreation (as appropriate).</td>
</tr>
<tr>
<td></td>
<td>• Village Plaza alongside Doran Drive) approx. 1,150m²</td>
<td>Open paved areas (as appropriate).</td>
</tr>
<tr>
<td></td>
<td>• Station concourse plazas approx. 1,950m² (delivered through the Sydney Metro Northwest construction)</td>
<td>High quality, durable paving and landscape finishes.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Feature planting bed.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sufficient shade tree planting to provide shade and greenery.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Seating and other street</td>
</tr>
</tbody>
</table>
4.4 Public Domain Strategy

Objectives
a. To establish a framework for the design of the public domain within the B2 Local Centre.

Controls
1. A concept Public Domain Plan (PDP) is required to be provided with the first subdivision development application within the local centre (B2 Local Centre zone - Refer Figure 3). The purpose of the PDP is to demonstrate at a high level how a high quality public domain will be developed as a result of future development on the proposed lots. The PDP should be a legible scale and show lot numbers, north point, scale, drawing title and site labels such as street names and include:
   - location of driveways and driveway crossovers;
   - verge design (footpath, landscape);
   - surrounding streets and lanes (kerb line, material surface where special treatments proposed);
   - street tree locations (sizes and species list can be provided on a separate plan);
   - demonstrated provision and arrangements for on-street car parking particularly in relation to street tree planting, driveways and intersections (in principle, not as public domain works);
   - extent of kerb line where parking is not permitted (in principle, not as public domain works);
   - location and type of any proposed street furniture;
   - location of retaining walls in the public domain;
   - electricity substations; and
   - public art in accordance with the requirements of Part 4.5 of this Section.

4.5 Public Art

Objectives
a. To ensure new development seeks opportunities for the provision of artwork to enrich the public domain and promote enjoyment by the community.

b. To provide for the integration of public art in the design of the public domain.

c. To locate and design public artwork to reinforce the desire character of each neighbourhood or location.

d. To ensure public art is high quality, durable and low maintenance.
Controls

1. A public art strategy is required to form part of the public domain strategy required for the first subdivision development application within the local centre (the area zoned B2 Local Centre), as outlined in Part 4.4. above, and identified in Figure 3. The public art strategy is to achieve the following principles:
   - provide public art at key focal points throughout the precinct in locations that maximise visibility;
   - enhance the precinct’s identity and sense of place; and
   - ensure public art is high quality, durable and low maintenance.

2. The public art strategy is to address:
   - context within the Showground Precinct;
   - community/public artist engagement;
   - location of installation/art work;
   - themes, narratives, including the history and heritage of the place;
   - procurement strategies;
   - maintenance strategies; and
   - decommissioning strategies.

3. Development Applications are to demonstrate consistency with the public art strategy.

4. Any future Master Plan for the Castle Hill Showground is to address the Public Art Strategy for the local centre and provide opportunities to incorporate public art within the Castle Hill Showground.
5 Local Centre & Business Development

Preamble
This Section applies to development (other than residential development) on land within the Precinct zoned B2 Local Centre, B5 Business Development and B6 Enterprise Corridor.

5.1 Setbacks, building layout and design

Objectives
a. To ensure development creates a positive streetscape and achieves a high quality architectural design that promotes commercial, retail and business activity.
b. To establish streets with a high quality pedestrian friendly retail strip.

Controls
1. Buildings are to comply with the podium/street frontage heights and upper level setbacks identified in Figure 13.
2. All buildings are to comply with the setbacks shown in Figure 14.
3. Buildings on street corners are to address both street frontages.
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.
5. The location and means of access to customer car parking within a building is to be clearly visible.
6. 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.
7. Awnings are to be provided over commercial and residential entries and continuous awnings are to be provided above retail uses and along the fill length of Primary Active Frontages.
8. Signage is to be integrated into the overall façade design and be in accordance with the relevant signage strategy.
9. Sun shading is to be provided appropriate to orientation for glazed portions of façades.
10. Roof design is to be incorporated into the overall building design and built form modelling.
11. Roof space is not to be used for car parking or external retail space.
5.2 Active Street Frontages

Objectives
a. To encourage active street frontages in suitable locations.

Controls
1. A building has an ‘active street frontage’ if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.

2. Applications for the erection of a building, or a change of use of a building identified as having a “Primary Active Street Frontage” in the Active Street Frontage Map (Figure 12), shall feature active street frontages on the ground floor where this applies.

3. Applications for the erection of a building, or a change of use of a building identified as having a “Secondary Active Street Frontage” in the Active Street Frontage Map (Figure 12) should consider the inclusion of business or retail premises that face the street, for all or part of the ground floor where this applies. The ground floor of buildings in these locations should also include appropriate floor to ceiling heights to allow retail and commercial uses in the future.

4. Notwithstanding the identified Active Street Frontages on the Active Street Frontage Map (Figure 16), any portion of a ground floor of a building adjoining or directly opposite an urban plaza/town square or similar, for use by the public and has an area of 500m² or greater, is to include an active street frontage on that portion of the ground floor. This control does not apply to the Castle Hill Showground site.

5. An active street frontage is not required for any part of a building that is used for any of the following:
   -- entrances and lobbies (including as part of mixed use development);
   -- access for fire services; and
   -- vehicular access.

6. Where an active frontage is not identified within the business zones, including along Carrington Road between Victoria Avenue and the Cattai Creek, buildings are to be designed to create a positive relationship with the street and public domain. Buildings are to be articulated through architectural treatments and materials.
Figure 12 Active frontages
6 Residential

6.1 Residential Flat Buildings and Shop Top Housing

Preamble
This section applies to residential flat buildings and shop top housing developments within the areas of the Precinct zoned R1 General Residential, R4 High Density Residential and B2 Local Centre.
State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) applies to residential flat buildings and the residential component of a shop top housing development in the Precinct. Such development is to have regard to SEPP 65 and the NSW Apartment Design Guide in addition to the relevant provisions below

6.1.1 Site requirements

The Hills LEP 2012, clause 4.1A (Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings) specifies the minimum lot size for residential flat buildings in the R1 General Residential, R3 Medium Density Residential, R4 High Density Residential and B2 Local Centre zones.

Objectives

a. To encourage the amalgamation of sites and discourage the creation of isolated development sites.

b. To provide flexible site requirements for the Showground Station Precinct.

Controls

1. There is no minimum street frontage requirement for residential flat buildings and shop top housing development within the Showground Station Precinct.

2. Residential flat buildings and shop top housing are to have a frontage (address) to the street and are not to be located on battle-axe allotments or rely of a right of access arrangements for access to a public road.

3. There is no maximum density (number of people per hectare) specified for the Showground Station Precinct.

Note: Site amalgamation is encouraged to realise the development potential envisaged for the Showground Precinct. Isolation of small lots (between 240m² and 450m²) may result in poor built form outcomes. The applicant needs to demonstrate how small lots will not be isolated by new development or that a credible documented process has been followed to purchase the isolated lot for a fair market value.
6.1.2 Building height and form

Objectives

a. To provide for a range of building heights and forms across the Precinct and within each street block to create variety and encourage different architectural styles.
b. To reinforce key landmark sites and defining entries / gateways through the location of taller buildings.
c. To allow reasonable daylight access to all developments and the public domain.
d. To ensure buildings are sufficiently articulated to reduce the appearance of building bulk and scale and provide for visual interest.

Controls

1. The maximum building height is to be in accordance with The Hills LEP 2012, clause 4.3 (Height of Buildings).
2. Buildings are to comply with the podium/street frontage heights and upper level setbacks identified in Figure 13 and Part 6.1 of this Section for residential development / mixed use in the B2 zone.
3. For buildings above six (6) storeys, where no street frontage height or upper level setback is identified in Figure 13, buildings are to provide an upper level setback of 3m.
4. Buildings are to have a maximum depth of 18m measured from glass line to glass line.
5. 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.
6. Buildings with a height of 16 storeys or greater are to have a maximum floor plate of 750m². The floor plate excludes balconies.

Figure 13  Podiums Heights and Upper Level Setbacks
6.1.3 Setbacks and public domain interface

Objectives
a. To provide strong definition to the public domain and create a consistent streetscape.
b. To set taller building elements back from the street to reduce building scale and bulk and enable adequate sunlight access to the public domain.
c. To provide articulation zones 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.
d. To ensure adequate separation between buildings on different sites to alleviate amenity impacts, including privacy, daylight access, acoustic control and natural ventilation.
e. To create a landscaped streetscape that can accommodate large trees.

Controls

Street (front) setback
1. All buildings are to comply with the street setbacks shown in Figure 14.
2. Dwellings on the ground floor facing the street are to have individual entries from the street wherever possible.
3. Buildings with residential uses at ground floor are to be designed so that their main entry is at the same level as the finished footpath level or raised by up to 600mm to provide for a combination of privacy and passive surveillance.
4. Private open space of residential apartments may encroach into the primary setback by up to 50%.

Secondary setback (corner sites)
5. Where the site is a corner site, the minimum setback to the secondary street is 3.0 metres (minimum) or as specified in Figure 14. The secondary street setback is to be landscaped, accommodate deep soil and allow for the retention of existing trees, where possible.
6. Buildings on street corners are to address both street frontages.
7. Buildings located on street corners or at the interface with public space are to emphasise the corner by appropriate architectural treatment.

Side and rear setbacks
8. Minimum required building separation distances are to be in accordance with the Apartment Design Guide. Side and rear boundary setbacks are outlined in Table 3 below.

Table 3  Minimum building setbacks – side and rear boundaries

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Habitable rooms and balconies</th>
<th>Non-habitable rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 12m (4 storeys)</td>
<td>6m</td>
<td>3m</td>
</tr>
<tr>
<td>Up to 25m (5-8 storeys)</td>
<td>9m</td>
<td>4.5m</td>
</tr>
<tr>
<td>Over 25m (9+ storeys)</td>
<td>12m</td>
<td>6m</td>
</tr>
</tbody>
</table>
### 6.1.4 Building design

**Objectives**

a. To achieve variety in architectural design and character, and to provide a fine grain to enliven the public domain.

b. To develop within street blocks, buildings in a variety of size, height and architectural expression, with a variety of facades, articulation, massing and character so that the street block presents as a group of buildings rather than a singular architectural design or building.

c. To incorporate high quality façade design and finishes, particularly where development is highly visible in a landmark location.

d. Each building is to have its own distinct, innovative design that represents contemporary best practice in architectural and urban design quality.

**Controls**

1. Refer to the relevant sections of the Apartment Design Guide.

### 6.1.5 Access & Adaptable housing

**Objectives**

a. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.
b. To encourage flexibility in design to allow people to adapt their home as their needs change due to age or disability.

Controls
1. Residential flat buildings and multi dwelling housing are to meet the requirements for adaptable housing within Part B Section 5 Residential Flat Buildings of The Hills DCP 2012.
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.

6.1.6 Open space and landscaping

Objectives
a. To provide communal open space for the enjoyment by residents.
b. To maximise opportunities for landscaping, including the retention and/or planting of trees within deep soil areas to ensure a high level of amenity.
c. To assist with the management of water quality.

Controls

Private Open Space and Communal Open Space
1. Refer to the relevant sections of the Apartment Design Guide for the relevant requirements.
2. 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.
3. Drought tolerant plant species, and species that enhance habitat and ecology, are to be prioritised.
4. Landscape design is to be integrated with water and stormwater management.

6.2 Multi dwelling housing

6.2.1 Site requirements and layout

Objectives
a. To ensure that site planning for multi dwelling housing responds to site attributes such as streetscape character, existing vegetation and topography.
b. To achieve a high standard of amenity for future residents.
c. To minimise impact on the amenity of neighbouring sites.

Controls
1. Multi dwelling housing development is to have a frontage (address) to the street and is not to be located on battle-axe allotments or rely of a right of access arrangements for access to a public road.
2. All dwellings with a frontage to the street (including a secondary street) must address the street.
3. The minimum street frontage requirements for multi dwelling housing development is 28 metres, no average site width applies.
4. There is no maximum population density for the Showground Station Precinct.

Note: Site amalgamation is encouraged to realise the development potential envisaged for the Showground Precinct. Isolation of small lots (between 240m² and 450m²) may result in poor built form outcomes. The applicant needs to demonstrate how small lots will not be isolated by new development or that a credible documented process has been followed to purchase the isolated lot for a fair market value.

6.2.2 Building height and form

Objectives

a. To require a range of building heights and forms across the Precinct and within each street block to create variety and encourage different architectural styles.

b. To encourage a mix of dwelling types and scale to encourage a diverse and sustainable community.

Controls

1. The maximum building height is to be in accordance with The Hills LEP 2012, clause 4.3 (Height of Buildings).

2. Where a third storey is proposed, the gross floor area of the top storey of a multi dwelling housing development must not exceed 60% of the gross floor area of the storey immediately below.

3. Where a third storey is not incorporated within the roof form (i.e), it must be set back from the outer wall of the floor below on all sides.

4. Attics are to be within a hipped or gabled roof where the maximum roof pitch is 35 degrees. Attics are to be designed to fit within the building envelope and are not to increase the bulk and height of the roof.

6.2.3 Setbacks, building separation and public domain interface

Objectives

a. To ensure buildings are set within a garden setting dominated by canopy trees and allow space to protect existing trees and provide for the planting of large trees, especially at the front and rear of the development.

b. To create a front setback that enables engagement between the public and private domains, softens the impact of the built form and is capable of being used for deep soil landscaping.

c. To provide articulation zones to complement building mass and emphasise key design elements.

d. To alleviate impacts on amenity including privacy, solar access, acoustic control and natural ventilation within the development and adjoining neighbours.

Controls

1. Existing trees are to be retained in the front, rear and side setbacks where possible.

Street (front) setback

2. Dwellings on the ground floor facing the street are to have individual entries from the street wherever possible.
3. Front setbacks are to be a minimum of 5m to the front building line as detailed in Figure 14.
4. Any garage or car parking structure is to be located behind the front building line, and is to be setback a minimum 5.5m from the street boundary.
5. Dwellings on the ground floor facing the street are to have individual entries from the street wherever possible.
6. The front setback is to be landscaped, predominantly soft landscaping and is to retain existing trees (where possible) and is not to include car parking structures, visitor parking private open space, rainwater tanks, pergolas and or other structures.
7. Articulation of the front setback is encouraged through the use of balconies, recessed elements and the like.
8. Basement car parking is not to encroach within the front setback other than for driveway access.

**Secondary setback (corner sites)**
9. Where the site is a corner site, the minimum setback to the secondary street is 3 metres (minimum). The secondary street setback should be landscaped, incorporate deep soil area and allow for the retention of existing trees, where possible.
10. Buildings on street corners or the interface with public space are to emphasise the corner by appropriate architectural treatment.

**Side and rear setbacks**
11. A minimum setback of 3m must be provided from any side boundary.
12. A minimum setback of 6m must be provided from any rear boundary.
13. All other setback controls, other than those listed above, are contained in Section 3.3 of Part B Section 4 Multi Dwelling Housing of The Hills DCP 2012.

### 6.2.4 Building design and facades

**Objectives**

- a. To achieve variety in architectural design and character across the Precinct to provide a fine grain to enliven the public realm.
- b. To develop within street blocks, buildings in a variety of size, height and architectural expression, with a variety of facades, articulation, massing and character so that the street block presents as a group of buildings rather than a singular architectural design or building.
- c. To incorporate high quality façade design and finishes, particularly where development is highly visible in a landmark location.
- d. To ensure the building entry is a clear and identifiable element and contributes positively to the streetscape and building façade design.

**Controls**

1. Each street façade is to be articulated into smaller elements at a scale or grain that reflects:
   - the use of the building and the various components of the building;
   - the location of the building, or that part of the building relative to pedestrian or outdoor recreation activity; and
   - the building elements, including building entries.
2. Building entry must be integrated with building façade design. At street level, entry is to be articulated with awnings, porticos, recesses or projecting bays for clear identification. The entry path to the building is to be accessible and visible from the street.

3. 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.

4. The minimum internal floor area for each dwelling in a multi dwelling housing development is specified in Section 3.8 of Part B Section 4 Multi Dwelling Housing of The Hills DCP 2012.

5. A minimum of 10m³ storage space is to be provided for each dwelling in either a lockable garage or a basement.

6.2.5 Access & adaptable housing

Objectives

- c. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.
- d. To encourage flexibility in design to allow people to adapt their home as their needs change due to age or disability.

Controls

3. Multi dwelling housing is to meet the requirements for adaptable housing within Part B Section 4 Multi Dwelling Housing of The Hills DCP 2012.

4. 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.

6.2.6 Open space and landscaping

Objectives

- a. To provide communal open space for residents that offers social opportunities and quality outlook from dwellings.
- b. To cater for the recreational needs of building occupants.
- c. To improve amenity and soften the impact of buildings through the provision of landscaping, including the retention and/or planting of trees within deep soil zones.
- d. To ensure that high quality communal open space adds to the amenity of the development and facilitates social interaction.
- e. To assist with the management of water quality.

Controls

Communal open space

1. Communal open space requirements are contained in Section 3.12 of Part B Section 4 Multi Dwelling Housing of The Hills DCP 2012.

2. A minimum of 50% of communal open space is to receive a minimum of 3 hours direct sunlight between 9am and 3pm on 21 June.
Private open space
3. Multi dwelling housing must provide a minimum of 35m² of private open space per dwelling at ground floor, and must ensure:
   – A single space (primary area) of minimum 25m² with a minimum internal dimension of 4m and direct access from a living area of the dwelling; and
   – The remaining spaces must have a minimum internal dimension of 2m.
4. Ground level private open space is to be differentiated from common areas by screen planting, level changes, fencing and other landscape features as appropriate.
5. The primary private open space must receive a minimum of three hours of sunlight between 9am and 3pm on 21st June.

Landscaped areas and deep soil zones
6. The landscape controls are contained in Section 3.7 of Part B Section 4 Multi Dwelling Housing of The Hills DCP 2012.

6.3 Dwellings on minimum 240m² Lots

Preamble
This part applies to development for the purposes of a dwelling house on a lot having an area equal to or greater than 240m².

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the Codes SEPP) also applies to this type of development.

Development that complies with the Codes SEPP is able to be approved under the Complying Development Certificate (CDC) process. However, development that does not comply with the Codes SEPP must seek development consent from the Hills Shire Council under this part.

Objectives
a. Development is consistent with the preferred future character of the zone or sub-precinct.

Note: the preferred character of the zone is identified in the Hills LEP and the preferred character of the sub-precinct is identified in this part of The Hills DCP 2012.

b. Development is of a bulk and scale that contributes to the creation of attractive, coherent and low rise urban streetscapes.

c. Development provides a high quality living environment for residents and a high level of amenity for adjoining residential development, in particular enabling adequate sunlight and daylight access to living areas and areas of principal private open space.

d. Development minimises impacts on the natural environment.

e. Development provides adequate on-site car parking for residents and minimises the visual impact of car parking on the streetscape.

Controls
1. Development for dwellings to which this clause applies complies with Table 4.

Reference should also be made to Figures 15 to 16.
Table 4  Controls for Dwellings on minimum 240m² Lots

<table>
<thead>
<tr>
<th>Element</th>
<th>Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height (max)</td>
<td>• In accordance with The Hills LEP 2012.</td>
</tr>
<tr>
<td>Front setback (min)</td>
<td>General</td>
</tr>
<tr>
<td></td>
<td>• 5.0m to building facade line.</td>
</tr>
<tr>
<td></td>
<td>• 5.5m to garage or roofed car accommodation.</td>
</tr>
<tr>
<td></td>
<td>• 2.0m to articulation zone fronting open space.</td>
</tr>
<tr>
<td>Side setback (min)</td>
<td>Detached and semi-attached boundary</td>
</tr>
<tr>
<td></td>
<td>• 0.9m setback required on at least one boundary.</td>
</tr>
<tr>
<td>Rear setback (min)</td>
<td>• 4m (ground level) and 6m (upper levels).</td>
</tr>
<tr>
<td>Corner lots secondary street setback (min)</td>
<td>• 1.0m</td>
</tr>
<tr>
<td>Frontage</td>
<td>• 6m – Attached</td>
</tr>
<tr>
<td></td>
<td>• 7m – Semi attached and detached</td>
</tr>
<tr>
<td>Length of zero lot line on boundary (max)</td>
<td>• 15m</td>
</tr>
<tr>
<td>Landscaped area (min)</td>
<td>• 15% of lot area for lots &lt;9m frontage</td>
</tr>
<tr>
<td></td>
<td>• 25% of lot area for lots &gt;9m frontage</td>
</tr>
<tr>
<td></td>
<td>• The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.</td>
</tr>
<tr>
<td>Principal private open space (min)</td>
<td>• 16m² with minimum dimension of 3m.</td>
</tr>
<tr>
<td>Solar Access (min)</td>
<td>• 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties.</td>
</tr>
<tr>
<td></td>
<td>For alterations and additions to existing dwellings</td>
</tr>
<tr>
<td></td>
<td>• No reduction in the existing solar access to PPOS of the existing neighbouring properties.</td>
</tr>
<tr>
<td>Garages</td>
<td>• Single width garage or car space only.</td>
</tr>
<tr>
<td></td>
<td>• Carport and garage minimum internal dimensions: 3m × 5.5m.</td>
</tr>
<tr>
<td></td>
<td>• The garage/carport must be less than 40% of the total area of the front façade.</td>
</tr>
<tr>
<td>Layout</td>
<td>• Driveway locations should be paired, where possible to preserve on-street parking spaces in front of lots.</td>
</tr>
<tr>
<td>Articulation zone elements</td>
<td>• The primary street facade of a dwelling should address the street and must incorporate at least two of the following design features:</td>
</tr>
<tr>
<td></td>
<td>- entry feature or porch;</td>
</tr>
<tr>
<td></td>
<td>- awnings or other features over windows;</td>
</tr>
<tr>
<td></td>
<td>- balcony treatment to any first floor element;</td>
</tr>
<tr>
<td></td>
<td>- recessing or projecting architectural elements;</td>
</tr>
<tr>
<td></td>
<td>- open verandah;</td>
</tr>
</tbody>
</table>
- bay windows or similar feature;
- verandahs, pergolas or similar features above garage doors.

- Front facades are to feature at least one habitable room with a window onto the street.

Figure 15  Attached Dwellings on minimum 240m² Lots
Figure 16  Detached and Semi-Detached Dwellings on minimum 240m²
7 Industrial development

Preamble
This section applies to development on land within the Precinct zoned IN2 Light Industrial.

7.1 Setbacks, building layout and design

Objectives
a. To ensure development creates a positive streetscape and achieves a high quality architectural design that promotes light industrial activity.

b. To provide an adequate buffer between industrial development and residential development.

Controls
1. All buildings are to comply with the setbacks shown in Figure 14.

2. Where possible, existing trees are to be maintained and augmented as a visual green screen to development.

3. The location and means of access to customer car parking is to be clearly visible.

4. 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 building levels are to be used to add richness to the architectural design.

5. Buildings are to be designed with a strong relationship to the street through glazing. Extensive blank walls are to be avoided.

6. Signage is to be integrated into the overall façade design and be in accordance with Part C Section 2 of The Hills DCP 2012.

7. Sun shading is to be provided appropriate to orientation for glazed portions of façades.

8. Roof design is to be incorporated into the overall building design and built form modelling.

9. Roof space is not to be used for car parking or external retail space.
8 Access, parking & servicing

8.1 Vehicle access

Objectives

a. To encourage the active use of street frontages.
b. To ensure that vehicle crossings over footpaths/cycleways minimise disruption to pedestrian/cyclist movement and do not reduce safety.
c. To make vehicle access to buildings compatible with the public domain.
d. To ensure vehicle entry points are integrated into building design and contribute to high quality architecture.

Controls

1. For safety and public domain amenity, vehicle access points are to be:
   - physically separate and clearly distinguished from pedestrian entrances and access-ways;
   - integrated into the overall design of the building; and
   - located within secondary streets and laneways where possible.
2. Vehicular access points for all developments are to be consolidated to minimise disruption to pedestrians. Driveway crossings and vehicular access points are not permitted along primary pedestrian routes or within the urban plazas.
3. Vehicular access is to be designed to give priority to pedestrians and cyclists by continuing the type of footpath/cycleway material and grade.
4. Loading areas for retail and commercial development are to be screened from public roads and public access areas.
5. Loading areas and vehicular access points for developments in the B2 Local Centre zone must avoid conflicts with high pedestrian activity areas including waiting zones for bus, taxi and kiss and ride activities.

8.2 Car parking

Objectives

a. To minimise adverse traffic impacts.
b. To provide sufficient parking spaces for development while encouraging public transport use.
c. To ensure that car parking is appropriately located.
Controls
1. Car parking spaces are to be provided at the rates specified in Table 7. For any use not specified, the car parking rates in The Hills Development Control Plan 2012 apply.
2. Development is to comply with the requirements of the Part C Section 1 Parking of The Hills DCP 2012, except for any inconsistency with this Section
3. For residential flat buildings and shop top housing, the following is required:
   - Parking is to be underground, under-croft or semi-basement located generally 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.
   - Where the topography of the land or constraints of the water table result in the basement parking level projecting above ground level, it is to be designed to:
     - not project more than 1.2m above ground or as required to comply with flood planning levels
     - achieve an attractive ground level relationship between the building(s) and the public domain.
4. 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.
5. Car parking is to be located preferably within the services easement, or alternatively at the rear of buildings, or within a basement car parking structure.
6. Any parking located within the front setback area must be suitably landscaped to add positively to the streetscape.
7. 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:
   - 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 places 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.

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.
Table 5  Car parking rates – all land uses

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Within 400m of Station</th>
<th>Outside 400m of Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwellings – detached, attached and semi-detached</td>
<td>1 space per dwelling (minimum)</td>
<td></td>
</tr>
<tr>
<td>Multi dwelling housing</td>
<td>1 space per 1 or 2 bedroom</td>
<td>1.5 space per 3 or more bedrooms</td>
</tr>
<tr>
<td></td>
<td>1 visitor space per 5 dwellings</td>
<td></td>
</tr>
<tr>
<td>Residential flat buildings, and dwellings in shop top housing</td>
<td>Average of 1 space per studio, 1 bedroom and 2 bedroom dwelling</td>
<td>1.5 spaces per 3 bedroom dwelling</td>
</tr>
<tr>
<td></td>
<td>2 spaces per 4 bedroom dwelling</td>
<td>1 visitor space per 10 dwellings</td>
</tr>
<tr>
<td>Industrial</td>
<td>1 space per 100m² GFA</td>
<td></td>
</tr>
<tr>
<td>General Retail</td>
<td>1 space per 50m² GFA</td>
<td>1 per 30m² GFA</td>
</tr>
<tr>
<td>Commercial</td>
<td>1 space per 80m² GFA</td>
<td>1 space per 40m² GFA</td>
</tr>
<tr>
<td>Supermarket</td>
<td>1 space per 30m² GFA</td>
<td>1 space per 20m² GFA</td>
</tr>
<tr>
<td>Bulky good retail</td>
<td>1 space per 60m² GFA</td>
<td>1 space per 50m² GFA</td>
</tr>
</tbody>
</table>

8.3 Bicycle parking

Objectives

a. To ensure that bicycle parking is considered in all development and provided appropriately in developments.

b. To ensure that end of trip facilities such as change rooms, showers and secure areas for bicycle parking are provided in new buildings featuring employment uses.

Controls

1. Secure, conveniently located bike parking facilities are to be provided at the rates specified in Table 6 below.

Table 6  Bicycle Parking rates

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Bicycle parks rate (minimum)</th>
</tr>
</thead>
</table>
| Residential flat buildings| 1 space per 3 apartments  
                          | 1 space per 12 apartments for visitors                                                                                                                      |
| Industrial                | 1 space per 1500m² GFA for staff                                                                                                                           |
| Commercial                | 1 space for 600m² GFA for staff                                                                                                                            |
| Shops/cafes/restaurants   | 1 space per 450m² for staff                                                                                                                                |
9 Environmental management

9.1 Sustainability

Objectives

a. To promote water conservation through application of best practice environmental design principles, innovative technology, water efficient landscaping, and water collection and recycling systems.

b. To minimise energy use through building design and selection of energy efficient systems and appliances.

c. To minimise waste and promote the reuse and recycling of materials.

Controls

1. An ecologically sustainable design (ESD) consultant is to be engaged as a key member of design teams for new buildings and infrastructure to promote affordable and integrated sustainable design for the redevelopment of the Precinct.

2. Residential development is to comply with or exceed the Building Sustainability Index (BASIX).

3. Commercial office buildings are to comply achieve or exceed a 4.5 star as built National Australian Built Environment Rating System (NABERS) rating.

4. Buildings are to demonstrate a strong commitment to ESD principles in particular passive design, optimal orientation, effective sun-shading, cross ventilation and open plan living.

5. To minimise energy use, buildings are to be designed with reference to the Urban Green Cover Technical Guidelines and are to use:
   – high levels of insulation as a simple means of reducing energy consumption;
   – energy efficient appliances, light fittings and light sensors;
   – green roof and green façade / green wall elements to reduce heat loads on internal spaces; and
   – effective metering systems to monitor the energy performance of buildings, including individual dwellings and tenancies.

6. A waste management plan is to be prepared as part of development applications, which is to demonstrate the application of principles of the waste management hierarchy of waste: avoid use, reduction, re-use and recycling.

7. The re-use of grey water and provision of dual water reticulation systems is encouraged where possible.
9.2 Cultural heritage

Objectives
a. Ensure appropriate protection and management of European and Aboriginal heritage within the Precinct.

b. To ensure that the social and historical significance of the Castle Hill Showground is considered with new development proposals.

Controls

European heritage
1. All development in the vicinity of a heritage item is to address the requirements of Part C Section 4 Heritage of The Hills Development Controls Plan 2012.

European Archaeology
2. The report prepared by GML Heritage titled “NWRL Showground Station Urban Activation Precinct, Non-Indigenous Heritage Assessment” dated August 2015 is to serve as a guiding document for any future site-specific archaeological assessments and management of archaeological impacts within the boundaries of the Showground Precinct.

3. Other controls regarding European Archaeology is addressed in the requirements of Part C Section 4 Heritage of The Hills Development Controls Plan 2012.

Aboriginal heritage
4. 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, object and/or places within the boundaries of the Showground Precinct.

5. Within areas where impacts to Aboriginal heritage cannot be avoided development of potential Aboriginal archaeological significance shall not proceed without appropriate investigation and consultation with the relevant local Aboriginal groups and until a Plan of Management has been prepared that addresses the ongoing management of any archaeological deposits.

6. Aboriginal cultural heritage shall be conserved where no impacts occur. The locations of Aboriginal sites should be identified in a conservation management plan to ensure the sites are not inadvertently damaged as a result of construction works or future land uses.

7. Section 90 consent under the National Parks and Wildlife Act 1974 will be required for all impacted archaeological sites. Section 90 consent should only cover that part of the site that will be impacted. Consent should be obtained prior to any works which will directly affect these sites. It will be necessary to obtain an excavation permit pursuant to Section 60 or Section 140 of the Heritage Act 1977.

8. Test/salvage excavation of Aboriginal sites or areas of archaeological potential is warranted for some of the recorded archaeological sites and potential archaeological deposits which will be impacted by future development. A section 87(1) permit under the National Parks and Wildlife Act 1974 should be obtained for these sites.
9. Other controls regarding Aboriginal heritage is addressed in the requirements of Part C Section 4 Heritage of The Hills Development Controls Plan 2012.

Castle Hill Showground

10. Development in the immediate vicinity of the Castle Hill Showground is to be compatible with and respond positively to the historic character of the showground, while at the same time providing a high quality, contemporary design setting to the showground.

9.3 Stormwater Management and Water Quality

Objectives

a. To adopt best practice techniques for stormwater quality management.
b. To minimise flooding and reduce the effects of stormwater pollution on Cattai Creek.
c. To ensure that land is appropriate to managing and minimising risks from flooding.
d. To ensure an integrated approach to water management through the use of water sensitive urban design (WSUD) principles.

Controls

Stormwater Management

1. A Stormwater Management Plan is to be prepared for each development application for subdivision to include consideration of various sustainable practices including stormwater harvesting and re-use and water conservation.

2. All Stormwater drainage designs are to comply with the most up to date revision of Council’s “Design Guidelines”.

Water Sensitive Urban Design (WSUD)

3. WSUD is to be adopted throughout all development, incorporating water quality management and attenuation of runoff to acceptable levels following development.

4. The following stormwater management objectives are to be achieved for all development within the Precinct:
   - 90% reduction in the post-development average annual gross pollutant load;
   - 85% reduction in the post-development average annual total suspended solids (TSS) load;
   - 65% reduction in the post-development average annual total phosphorus (TP) load; and
   - 45% reduction in the post-development average annual total nitrogen (TN) load.

5. For developments generating oils and grease, the additional objective of no visible oils for flows up to 50% of the one-year ARI peak flow shall be achieved.

6. Design or new road corridors shall incorporate WSUD elements including raingardens/bio swales/bio retention tree pits to supplement the typical minor drainage network to treat local flows from the road corridor. Design and construction of these elements shall allow for ease of ongoing maintenance and for pedestrian crossings at appropriate locations.

7. WSUD infrastructure elements are to be designed and constructed in accordance following publications:
   - Australian Runoff Quality (Engineers Australia 2005); and

8. Water quality modelling to support development proposals within the Precincts shall utilise MUSIC Version 5 or later and adopt modelling parameters in line with the most up to date version of the NSW Music Modelling Guidelines (CMA).

9. To minimise the impact of stormwater on the health and amenity of Cattai Creek, stormwater is to be retained on development sites by:
   – collecting and storing water from roofs and hard surfaces;
   – maximising porous surfaces and deep soil zones; and
   – draining paved surfaces to adjacent vegetation.

10. All buildings must install rainwater tanks to meet a portion of supply such as outdoor use and toilets. All residential dwellings are required to provide a (minimum) 3,000 litre (3 KL) rainwater tank, and such tank is to be connected for use in toilet flushing and external uses. Larger tanks than the requirement are permitted.

11. Each rainwater tank is to be provided with potable water trickle top-up with a back flow prevention device, complying with Sydney Water requirements.

12. On-site detention is to be provided in accordance with Section 4.22 of Council’s Design Guidelines Subdivision / Developments.

**Flood Management**

13. Within the Showground Station Precinct, Flood planning levels for new development shall comply with the requirements of Part C Section 6 of The Hills DCP 2012.

14. Development is to comply with the flood risk management provisions of Part C Section 6 of The Hills DCP 2012.

15. All landscaping is to be compatible with flood risk and not impede overland stormwater flows.

16. All vegetation species and structures, including paths, walls and fences, are to be able to withstand temporary flood inundation in any areas designated as detention basins.

17. During the construction phase of development, the relevant Stormwater Management Objectives for New Development as set out in the most up to date revision of "Managing Urban Stormwater: Soils and Construction" (NSW Department of Housing) must be complied with in full.

18. Erosion and sediment control measures are to be implemented and regularly maintained on site, while sediment trapping measures are to be located at all points where stormwater runoff can enter inlets to stormwater systems, or where runoff may leave the construction site.

### 9.4 Ecology and riparian corridors

**Objectives**

a. To protect and enhance areas of significant native vegetation

b. To protect and enhance wildlife habitat

c. To protect and enhance the integrity and environmental functionality of 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.

2. A site specific Vegetation Management Plan (VMP) is to be prepared and implemented for Cattai Creek and Cockayne Reserve. This plan is to be lodged with development applications for development on land adjoining the Cattai Creek corridor as identified in Figure 17, and approved prior to the commencement of construction works in this land.

3. The VMP is to be prepared in accordance with relevant guidelines and based on standard vegetation management actions including:
   - Collection of seed from any native vegetation proposed to be cleared at the site;
   - Weed control;
   - Management of fire for conservation;
   - Management of human disturbance;
   - Retention of regrowth and remnant native vegetation;
   - Replanting or supplementary planting where natural regeneration will not be sufficient;
   - Retention of dead timber;
   - Erosion control; and
   - Retention of rocks.

4. The VMP is to ensure the rehabilitation and regeneration of Cattai Creek and Cockayne Reserve vegetated riparian corridor (being 30m wide on either side of the creek measured from top of bank).

5. The VMP is to provide for a minimum 2 year monitoring and maintenance period for the rehabilitated riparian area and other revegetation following final planting.

Figure 17  Land requiring preparation of Vegetation Management Plan
9.4.1 Noise

Objectives
a. To ensure the amenity of future residents and workers by appropriately responding to noise impacts.

Controls
1. Site planning, building orientation and interior layout is to lessen noise intrusion as far as possible.
2. 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.
3. Development applications are to demonstrate how buildings can comply with the noise criteria specified in Table 6.

Table 7 Noise criteria

<table>
<thead>
<tr>
<th>Internal Space</th>
<th>Recommended Noise Criteria</th>
<th>Maximum noise criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living areas</td>
<td>40 dBA</td>
<td>45 dBA</td>
</tr>
<tr>
<td>Working areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sleeping areas</td>
<td>35 dBA</td>
<td>40 dBA</td>
</tr>
</tbody>
</table>

9.4.2 Safety & Security

Objectives
a. To provide high levels of property safety and personal comfort and safety.
b. To minimise opportunities for criminal and anti-social behaviour.

Controls
1. Development is to address the principles of Crime Prevention Through Environmental Design.

Note: Consideration shall also be given to The Hills Council’s Policy Designing Safer Communities, Safer by Design Guidelines (June 2002).
10 Castle Hill Showground

The Castle Hill Showground is an important regional facility that has the potential to accommodate a much broader range of open space, sporting, recreation, cultural, community to meet the needs of the existing and future residents, workers and visitors. The close proximity of station will open up this important regional facility to the wider community.

The future planning of the Castle Hill Showground is to be determined through a Master Planning process to be prepared by The Hills Shire Council.

It is intended that future planning of the Castle Hill Showground will provide new and enhanced recreation, community and cultural, commercial and multi-purpose uses including:

- Upgrade of the existing arena to provide a sports stadium;
- A range of passive and active recreation spaces to accommodate the needs of a broad cross section of the community. This includes children’s playgrounds, dog walking/training areas, skate and other youth facilities, community gardens, equestrian facilities, picnic and barbeque areas and a range of other formal and informal spaces;
- The provision of semi-covered, flexible spaces that can accommodate a range of events and uses, including markets;
- A new multi-purpose facility that will accommodate community, cultural and recreational uses; and
- Various commercial uses that support the recreation, community and cultural functions of the Castle Hill Showground

10.1 Showground Master Plan

Objectives
a. To prepare a framework to guide the future development of the Castle Hill Showground

Controls
1. Prepare a Master Plan for the Castle Hills Showground.

10.2 Showground Events

Objectives
a. To ensure that development does not restrict the continued use of the Castle Hill Showground in relation to events.
Controls

2. Relevant development approvals are to require a public positive covenant to be placed on residential titles to ensure that residents will not complain in any forum or seek to make any claim or institute action against The Showground in relation to specified impacts of noise and lighting, restrictions on vehicle or pedestrian access, or security measures associated with events within the Showground.