

WILLOWTREE PLANNING



The Hills Development Control Plan 2012	
Control	Comment
Part B Section 2 Residential	
2.5 Streetscape and Character	
Development Controls <p>(a) The proposed development must: → contribute to an attractive residential environment with clear character and identity; → address the street and boundaries to the site with a building form compatible with adjoining development in terms of street elevation and presentation; and → retain, complement and sensitively harmonise with any heritage item or conservation area in the vicinity that are identified in Council's Local Environmental Plan.</p> <p>(b) The proposed development should maintain neighbourhood amenity and appropriate residential character by: → providing building setbacks that progressively increase as wall heights increase to reduce bulk and overshadowing; → using building form and siting that relates to the land form; → adopting building heights at the street frontage that do not dominate the streetscape; → retaining where possible and providing landscaping in the front and rear yards in particular tall planting in scale with the building proposed; and → considering where buildings are located on neighbouring properties.</p> <p>(c) Additional site specific controls apply to Hunterford Estate, Oatlands and Gilroy College (Appendix C).</p>	<p>The proposed development is considered to be an appropriate response to the predominate streetscape and the existing Site topography.</p> <p>The development presents to the street frontage of Murray Farm Road as two (2) storeys and is sympathetic to adjoining two (2) storey residential dwellings. The development is setback significantly to the rear boundary allowing for appropriate separation to 21 Watton Road and enabling a community garden for residents and visitors.</p> <p>The application is accompanied by an Urban Design Report at Appendix 8 which demonstrates the development is capable of integrating appropriately within the existing context and setting. Refer to further discussion within Part E of accompanying SEE.</p>
2.7 Geotechnical Site Stability	
Development Controls <p>(a) Areas possibly subject to movement or slip are identified by The Hills LEP 2012 Landslide Risk Maps or identified by Council to be considered subject to movement or slip.</p> <p>(b) Prior to the determination of any subdivision or Development Application, a geotechnical appraisal prepared by an Engineer qualified as a corporate Member of the Institution of Engineers of Australia or similar recognised industry body (and who is experienced in the fields of landslides, soil and rock mechanics, slope stabilisation and residential developments) must be submitted by the applicant and may, as determined by Council, be subject to assessment by an independent expert review panel at the expense of the applicant.</p>	<p>The DA is accompanied by detailed Stormwater Engineering and Environmental Site Assessments within Appendix 4 to 6. The reports and documentation conclude that the development will be within acceptable limits for adjoining development and is an appropriate response to existing site conditions.</p>

HDCP 2012 Assessment Table

Proposed Residential Aged Care Facility – 43-47 Murray Farm Road, 13 Watton Road and 19 Watton Road, Carlingford (Lot 1 DP210512, Lot 16 DP238510 and Lot 6 DP259726)

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<p>(c) The geotechnical appraisal must certify that the design of all the structures the subject of the application is suitable to withstand the effects of high plasticity clays subject to shrink/swell</p> <p>(d) The geotechnical appraisal must satisfy Council that an acceptable level of risk is achieved with respect to the possibility of movement or slip adversely affecting the proposed subdivision or development or being caused by the proposed subdivision or development.</p> <p>(e) An 'acceptable risk level' is defined in accordance with the AGS Guidelines for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning (AGS 2007a) as the loss of life for the person most at risk (from the landslide) as 1 in a million per annum and for property loss the risk is to be 'low' as identified in Appendix C of the Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007c). The application must demonstrate that any proposed remedial works will satisfy these requirements.</p> <p>(f) For land zoned E3 Environmental Management, refer to Development Controls in section 2.14.2 in this Section of the DCP.</p>	
2.9 Erosion and Sediment Control	
<p>Development Controls</p> <p>(a) Use best management practices available to avoid or mitigate land degradation associated with development.</p> <p>(b) Applications for residential development including subdivision are to be accompanied by an Erosion and Sediment Control Plan (ESCP) which will describe the measures to be taken at development sites to minimise land disturbance and erosion and control sediment pollution of waterways. ESCPs are to clearly identify the erosion and sediment control measures to be used.</p> <p>(c) Erosion and Sediment Control Plans shall be prepared in accordance with "Managing Urban Stormwater – Soils and Construction", produced by the NSW Department of Housing.</p> <p>(d) The erosion and sediment control measure proposed may need to change during the development process. The erosion sediment control plan should address all phases of the development process.</p> <p>(e) Erosion and sediment controls must be in place before work commences and be retained and revised to reflect changes in site conditions, until the development is finalised and the site stabilised.</p>	<p>The application is accompanied by an erosion and sedimentation plan at Appendix 4 to 6 to demonstrate compliance with this control. Additionally, it is anticipated that standard conditions of consent may be imposed to minimise land disturbance and any sediment pollution.</p>
2.12 Stormwater Management	
<p>(a) Water Sensitive Urban Design (WSUD) measures should be employed in the management of the site's/development's stormwater in terms of water retention, reuse and cleansing.</p>	<p>The application is accompanied by detailed Stormwater Engineering Plans at Appendix 4 to 6 to demonstrate compliance with Council</p>

HDCP 2012 Assessment Table

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<p><i>(b) In all development, consideration should be given to utilising one of the following water sensitive urban design measures:- M1Low Impact Building Design M2Low Impact Landscape Design A detailed description of the actions required to implement each of these measures is included in Appendix B – Water Sensitive Urban Design of The Hills Shire Development Control Plan. Where only BASIX exemption is relied on, rain water tanks to reuse rainwater must be installed for each new dwelling outside the Kellyville Rouse Hill Release Area. The requirements for their installation and use are included in Appendix B – Water Sensitive Urban Design under the heading: M3Rainwater Utilisation – toilet, irrigation</i></p> <p><i>(c) Rainwater tanks are not required in the Kellyville - Rouse Hill Release Area because a recycled water system has been installed in this area. However owners may choose to install a rainwater tank if they consider it appropriate for their property.</i></p> <p><i>(d) Drainage systems are to be designed and constructed in accordance with the design guidelines set out in "Australian Rainfall and</i></p>	<p>stormwater management provisions in accordance with the HDCP 2012.</p>
2.16 Waste Management	
<p><i>(a) Waste collection and separation facilities must be provided for each dwelling. Each dwelling should have a waste storage cupboard in the kitchen capable of holding at least a single days waste, and be sufficient to enable separation of recyclable material.</i></p> <p><i>(b) Adequate storage for waste materials must be provided on site.</i></p> <p><i>(c) All waste storage areas must be screened from view from any adjoining property or public place.</i></p> <p><i>(d) Waste storage areas must be kept clean, tidy and free from offensive odours at all times. (e) Bin storage space is to be: → incorporated into the landscape design of each dwelling; and →adequate for one 240 litre garbage bin and one 240 litre recycling bin per dwelling.</i></p> <p><i>(f) Location of the bin storage space: → is to be convenient to the occupant(s) of the dwelling; and → must allow the bins to be wheeled to the street kerb over flat or ramped surfaces with a maximum grade of 7% and not over steps, landscape edging or gutters or through the dwelling.</i></p>	<p>The application is accompanied by a Waste Management Plan at Appendix 26 which details the types and amounts of waste that will be generated by the development and methods of removal and disposal.</p>
Part B Section 5 Residential Flat Building	
3.2 Setbacks – Building Zones	
Development Controls	
<p><i>(a) Where trees are identified in the site analysis and are located within the 10 metre front setback, 8 metre rear setback and 6 metre side setback, the Building Zone boundaries will be set so that all buildings are 5 metres from the trees or clear of the drip line of the trees</i></p>	<p>The application is accompanied by a Tree Impact Assessment at Appendix 12 which considers appropriate TPZ and mitigation measures.</p>

HDGP 2012 Assessment Table

Proposed Residential Aged Care Facility – 43-47 Murray Farm Road, 13 Watton Road and 19 Watton Road, Carlingford (Lot 1 DP210512, Lot 16 DP238510 and Lot 6 DP259726)

The Hills Development Control Plan 2012													
Control	Comment												
<p>(Figure 3) whichever is the greater distance. The distance must be measured from the outside of the tree trunk at ground level.</p> <p>2. Building Zone Requirement No 2 – Building Alignment</p> <p>The setbacks outlined in Table 1 apply to residential flat building sites. Figures 4 and 5 provide a demonstration of how these may be applied.</p> <p>Table 1 Setbacks</p> <table border="1"> <tr> <td>Front (one street frontage)</td><td>10 metres</td></tr> <tr> <td>Front (two street frontages)</td><td></td></tr> <tr> <td> Primary Frontage</td><td>10 metres</td></tr> <tr> <td> Secondary Frontage</td><td>6 metres</td></tr> <tr> <td>Side</td><td>6 metres</td></tr> <tr> <td>Rear</td><td>8 metres</td></tr> </table>	Front (one street frontage)	10 metres	Front (two street frontages)		Primary Frontage	10 metres	Secondary Frontage	6 metres	Side	6 metres	Rear	8 metres	<p>It is noted that the proposed development, being construction of a RCF pursuant to the provision of SEPP Seniors is not specifically identified within the HDGP 2012. Accordingly, the built form controls are deferred to SEPP Seniors.</p> <p>Notwithstanding, the development provides the following setbacks:</p> <p>North (rear): 33.7 to 34.7m East (63 Oakes Road and 41A Murray Farm): 6m to 8.2m South (frontage): 13.3m to 14.6m West (49 Murray Farm Road and 11 Watton Road): 2.4m to 14.4m</p> <p>The side setback is 2.4m to 11 Watton Road. As demonstrated, within the accompanying plans at Appendix 1, the setback is considered to be within acceptable limits given there will be no undue overshadowing or overlooking impacts given this element is limited to ground floor level.</p> <p>As discussed within the accompanying SEE, the side setback to 49 Murray Farm Road is an important consideration under this application. It is noted that since previous LEC proceeding that the north western wing has been significantly scaled back to ensure views from 49 Murray Road are maintained and to ensure the continued openness of the adjoining rear private open space of the residential dwelling. Refer to detailed discussion of visual and privacy impacts within accompanying SEE.</p>
Front (one street frontage)	10 metres												
Front (two street frontages)													
Primary Frontage	10 metres												
Secondary Frontage	6 metres												
Side	6 metres												
Rear	8 metres												
3.4 Building Heights													
Development Controls	<p>The proposed development has a split level design, meaning that dwelling units to be provided in the</p>												

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Control	Comment
<p>(a) Developments on sloping sites are to be stepped so that the ground floor does not exceed one metre above natural ground level immediately below any point on the ground floor.</p> <p>(b) The floor level of any residential room must be no lower than one metre below natural ground level.</p> <p>(c) No building shall contain more than 4 storeys above natural ground level.</p>	<p>'lower ground level' of the site would actually be at ground level, or within 1m of the ground level surface.</p>
<p>Submission Requirements</p> <ul style="list-style-type: none"> Shadow diagrams 	<p>Refer to Appendix 1 of the SEE.</p>
3.6 Landscape Area	
<p>Development Controls</p> <p>(a) The landscape area shall be a minimum of 50% of the area of the site. Such areas shall exclude building and driveway areas. Terraces and patios within one metre of natural ground level will be included in landscape area, including common open space above basement car park provided the area is grassed and suitably landscaped.</p> <p>(b) Landscaped areas must have minimum dimensions of 2 metres. Areas less than 2 metres in width will be excluded from the landscape area calculation.</p> <p>(c) Existing trees and vegetation should be preserved especially those in the front setback. The existing tree canopy should be retained and enhanced wherever possible.</p> <p>(d) All setbacks and any above ground car parking areas are to be landscaped and maintained to a high standard.</p> <p>(e) Landscaping is to be provided in accordance with the provisions set out in Part C Section 3 - Landscaping of this DCP.</p> <p>(f) Landscape treatments are to harmonise with building designs. They should reflect the scale of the building and should consist of trees, shrubs, groundcovers and grass.</p> <p>(g) Native species are to be used to maintain a strong natural theme for the neighbourhood and owing to their low maintenance characteristics, relative fast growth, aesthetic appeal and suitability to the natural habitat.</p> <p>(h) The landscape design should take into consideration the safety of residents and permit natural surveillance of common areas and pathways.</p>	<p>The DA Package is accompanied by Landscape Plans prepared at Appendix 3 in accordance with this control.</p> <p>The existing vegetation on the Site has been retained where possible in the proposed design. Proposed landscaping encourages the continuity of the landscape pattern through retention of trees for the purposes of screening to minimise overlooking between properties.</p> <p>Accordingly, the application is accompanied by a Tree Impact Assessment and Flora and Fauna Assessment which details the removal of 23 trees of low to moderate retention value trees as a result of the development. Refer to detailed discussion in accompanying Appendix 11 and 12.</p>
<p>Views and Siting</p> <p>(u) Siting of the building is to take advantage of any views to nearby/adjoining landscaped open space or any public reserve.</p> <p>(v) The siting and design of dwellings should also take advantage of any views to open space, public reserves and bushland to promote natural surveillance and to enhance the visual amenity of residents. Blank courtyard walls along boundaries shared with open space or reserves should be avoided and opportunities to create and orient dwellings to permit direct views from living areas into the open space/reserve should be pursued in design.</p>	<p>The Site is not identified as comprising views pursuant to the HDCP 2012. Notwithstanding, it is noted that views from 49 Murray Farm Road and a sense of openness were important considerations for the adjoining private open space areas looking north within the prior LEC Judgement. In light of this it should be noted that the built form has been significantly scaled back to allow appropriate views from 49 Murray Farm Road and to ensure the</p>

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Control	Comment												
<p>(w) Dwellings that have courtyards facing a street or public place should be avoided. Where other design constraints dictate the need for a fence facing a public street or space. The design must comply with the controls specified in section 3.27 - Fencing of this Section of the DCP and consideration must be given to streetscape and visual impact issues.</p>	<p>protection of amenity in the rear private open space.</p> <p>Refer to Appendix 1 for details elevations plans. It is noted that a SEPP 65 statement is not required to support the proposed development given residential flat building is not proposed.</p>												
<p>Submission Requirements</p> <ul style="list-style-type: none">Elevations Plans.Design verification as required by SEPP 65 (Refer to section 1.2).													
3.9 Urban Design Guidelines													
<p>Development Controls</p> <p>(a) Applications must demonstrate conformity with “Baulkham Hills Multi Unit Housing – Urban Design Guidelines, 2002” which has been adopted by Council as a guide for the design of residential flat buildings. This document also details desired future character statements for each precinct and sub-precinct.</p>	<p>The application is accompanied by a detailed Urban Design Report at Appendix 8 which demonstrates compliance with this control.</p>												
3.10 Density													
<p>Development Controls</p> <p>(a) The maximum population density permitted is 175 persons per hectare with a desirable range between 150-175 persons per hectare. The density is based upon the occupancy rates in Table 2:</p> <p>Table 2 Occupancy Rates</p> <table><tr><th>Dwelling Type</th><th>Occupancy Rate (Persons)</th></tr><tr><td>Existing dwelling</td><td>3.5</td></tr><tr><td>1 bedroom unit</td><td>1.3</td></tr><tr><td>2 bedroom unit</td><td>2.1</td></tr><tr><td>3 bedroom unit</td><td>2.7</td></tr><tr><td>4 bedroom unit</td><td>3.5</td></tr></table>	Dwelling Type	Occupancy Rate (Persons)	Existing dwelling	3.5	1 bedroom unit	1.3	2 bedroom unit	2.1	3 bedroom unit	2.7	4 bedroom unit	3.5	<p>As above it is noted that the density controls under this Section of the HDCP 2012, are commensurate of RFB’s. The proposed development under this application whilst being commensurate of an RFB scale would not comprise a population consistent with ordinary RFB development.</p> <p>The 110 bed facility is considered to be an appropriate response given the size of the site and compliance with the numerical built form controls of the HDCP 2012.</p>
Dwelling Type	Occupancy Rate (Persons)												
Existing dwelling	3.5												
1 bedroom unit	1.3												
2 bedroom unit	2.1												
3 bedroom unit	2.7												
4 bedroom unit	3.5												
<p>Submission Requirements</p> <p>Provide details of the proposed density of the development.</p>													
3.12 Building Materials													

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Control	Comment
<p>Development Controls</p> <p>(a) All building construction must comply with the Local Government Act 1993 Local Government Regulations and the Building Code of Australia</p> <p>(b) Building materials and appearance play a significant role in establishing the character of new development. Consideration should be given to the existing character and streetscape in the design of new development. A mix of materials (at least two types not including glass windows) should be used in any elevation visible from the street or any adjoining property. Elevations dominated by rendered masonry finishes will not be acceptable.</p> <p>(c) Choice of materials should be based on consideration of both their environmental and economic costs.</p> <p>(d) Buildings materials should be selected carefully so as to reflect and complement the existing character of the street. (e) Graffiti resistant materials should be used in areas that are accessible by the general public and communal areas within the development.</p> <p>(f) Ensure that colours used are visually pleasing to the viewer and reflect the predominant colours in the area.</p> <p>(g) Avoid the use of materials and colours that would cause excessive glare.</p> <p>(h) The following factors must be considered when selecting materials:</p> <ul style="list-style-type: none"> ▪ Suitability for the purpose; ▪ Durability; ▪ Long term appearance; ▪ Local environmental impacts; ▪ Broader and longer term environmental impacts; and ▪ The quantity of material required. <p>(i) Avoid materials that are likely to contribute to poor internal air quality such as those generating formaldehyde or those that may create a breathing hazard in the case of fire (e.g. polyurethane).</p> <p>(j) Select materials that will minimise the long-term environmental impact over the whole life of the development.</p> <p>(k) Preference is to be given to materials derived from renewable sources or those that are sustainable and generate a lower environmental cost, recycled material or materials with low embodied energy, better lifecycle costs and durability. For example, use of sustainable timbers rather than old growth or rainforest timbers.</p>	<p>The proposed building materials and finishes is in-keeping within the wider context of the locality and adjoining development. Refer to Appendix 1 for details of materials and finishes.</p>
<p>Submission Requirements</p> <ul style="list-style-type: none"> ▪ Schedule of materials. ▪ Streetscape Perspective of proposed development including landscaping. 	
3.13 Open Space	

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The Hills Development Control Plan 2012	
Control	Comment
<p>Development Controls</p> <p>(a) Private open space must be readily accessible from living areas of dwelling units. At Ground Level:</p> <p>(b) For dwellings with ground level access private open space shall be provided with a minimum width of 4 metres and depth of 3 metres.</p> <p>(c) This private open space shall be provided within one metre of natural ground and may be included as part of the minimum landscape area requirements.</p> <p>(d) Private (ground level) open space areas shall be enclosed with a wall/fence or landscape screen with an effective height of 1.8 metres from the finished ground level.</p> <p>(e) The design of the building and landscaping treatment should ensure the privacy of these ground level spaces. Enclosing screen walls or fences shall be designed to ensure privacy, both from communal open space or access ways and from dwellings and their courtyards.</p> <p>(f) Design techniques that protect the privacy of the courtyards by restricting overlooking from above are also encouraged. Potential techniques are shown in Figure 9 below. Above Ground Level:</p> <p>(g) In order to provide useable open space to dwellings above ground level, any balcony or terrace shall have a minimum area of 10m² and a minimum depth of 2.5 metres.</p>	<p>Numerical controls are not provided for seniors housing pertaining to open space within the HDCP 2012. Notwithstanding, the proposed development provides generous private open space areas throughout the development for future occupants of the facility. Refer to detailed landscape plans provided at Appendix 3.</p>
<p>Common Open Space</p> <p>Development Controls</p> <p>(a) In order to provide for the recreational needs of the residents a common open space area is to be provided in a singular large parcel. Such open space area is to include opportunities for both active and passive recreation facilities (i.e. equipment such as seating, shade structures, BBQ and children's play equipment for passive recreational use).</p> <p>(b) Large developments (greater than 20 dwellings) shall consider provision of a swimming pool, common room and hard stand outdoor play area.</p> <p>(c) The common open space is to be centrally located and such area shall be capable of surveillance from at least two dwellings for safety reasons.</p> <p>(d) The orientation and location of the open space should also take into consideration opportunities to maximise solar access to the open space during winter. It must receive at least four hours of sunlight between 9am and 3pm on 21 June.</p> <p>(e) The area provided shall be equivalent to the rate of 20m² per dwelling.</p> <p>(f) Common open space must be sufficient in size to enable it to be used for recreational activities, or be capable of growing substantial vegetation.</p> <p>(g) Common open space must be designed in conjunction with pedestrian pathways.</p>	<p>As above, the HDCP 2012 does not prescribe numerical controls for seniors housing development. Notwithstanding, the proposed development provides generous private open space areas throughout the development for future occupants of the facility including a significant resident community garden at the rear of the Site. Refer to detailed landscape plans provided at Appendix 3.</p>
Submission Requirements	

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Proposed Residential Aged Care Facility – 43-47 Murray Farm Road, 13 Watton Road and 19 Watton Road, Carlingford (Lot 1 DP210512, Lot 16 DP238510 and Lot 6 DP259726)

The Hills Development Control Plan 2012	
Control	Comment
<ul style="list-style-type: none"> Plans are to indicate those areas including dimensions of any part of the site to be used for private and common open space. 	
3.14 Solar Access	
<p>Solar Access Design Considerations</p> <p>Development Controls</p> <p>(a) Orient and design buildings to maximise the number of dwellings with direct sunlight where possible. Ideally, face the long axis of the development up to 30 degrees east and 20 degrees west of true north. This is illustrated in Figure 10.</p> <p>(b) Face living spaces to the north wherever possible. (c) Narrow footprint buildings and split level floor plans permit good solar access (Refer to Figure 9).</p> <p>(d) Main windows should have suitable shading or other solar control to avoid discomfort (shutters/blinds/screens/retractable awnings).</p> <p>(e) Use horizontal shading devices (for north facing windows) including eaves, verandas, pergolas, awnings and external horizontal blinds to allow low summer sun whilst providing shade from high summer sun.</p> <p>(f) East and west facing windows can cause excess heat in summer. Minimise the size of east and west facing windows, or consider external vertical shading devices such as vertical blinds, blade walls and thick vegetation.</p> <p>(g) Shading elements are to be integrated into the overall elevation design.</p> <p>Overshadowing</p> <p>DEVELOPMENT CONTROLS</p> <p>(h) The common open space area must receive at least four hours of sunlight between 9am and 3pm on 21 June.</p> <p>(i) Buildings must be designed to ensure that adjoining residential buildings and the major part of their landscape receive at least four hours of sunlight between 9am and 3pm on 21 June.</p> <p>Submission Requirements</p> <ul style="list-style-type: none"> Shadow Diagrams. 	<p>As demonstrated within the accompanying solar access diagrams at Appendix 1 the development achieves compliance with clause 35 of the SEPP Seniors and ensures that there is adequate daylight to the main living areas of neighbours in the vicinity including private open space areas at the rear of the development.</p> <p>Living areas of the proposed development are provided with adequate solar access and appropriate natural cross ventilation has been considered by the proposed development.</p> <p>Refer to detailed discussion within accompanying SEE which details the proposed development would not unduly impinge on adjoining residential buildings landscape and private open space and would allow a minimum of four (4) hours of solar access in the winter solstice period.</p>
3.17 Stormwater Management	

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<p>Development Controls</p> <p>(a) Drainage easements will be required where the development property does not drain directly into the existing stormwater drainage system or a public road. Development Consent will not be issued until the submission of documents demonstrating the creation of any necessary easements over downstream properties.</p> <p>(b) Discharge points are to be controlled and treated to prevent soil erosion, and may require energy dissipating devices on steeper topography, to Council's requirements.</p> <p>(c) Where necessary, downstream amplification of existing drainage facilities will be required including Council infrastructure if required.</p> <p>(d) Developments within the Upper Parramatta River Catchment must comply with any requirements of the Sydney Catchment Management Authority.</p> <p>(e) On-site detention, water recycling, or water quality management systems may be required to Council's and/or the Sydney Catchment Management Authority and/or the Hawkesbury Catchment requirements, to counteract an increase in stormwater runoff.</p> <p>(f) The design of drainage systems is to be in accordance with Council's Design Guidelines for Subdivisions/ Developments.</p> <p>(g) Water Sensitive Urban Design (WSUD) principles shall be employed in the management of the site's stormwater in terms of water retention, reuse and cleansing. In this regard the drainage design is to include measures to manage the water quality of stormwater runoff. At a minimum the design is to integrate bio-retention filters along roadways, driveways and within open space area.</p> <p>(h) On site detention tanks are only permitted in common areas within a proposed development (for example driveways, common open space) and not within private courtyards.</p> <p>Submission Requirements</p> <ul style="list-style-type: none"> ▪ Preliminary Engineering Drainage Plans indicating the proposed drainage infrastructure. ▪ Details of easements to be created over downstream properties if they do not already exist, including the written concurrence of all the affected landowners. - If OSD is required, OSD plans must be submitted with the development application. 	<p>The application is accompanied by detailed Stormwater Engineering Plans at Appendix 4 to 6 to demonstrate compliance with Council stormwater management provisions in accordance with the HDCP 2012.</p>
3.18 Vehicular Access	

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Control	Comment
<p>Development Controls</p> <p>(a) Access to the site is to be in accordance with the requirements within Part C Section 1 – Parking of this DCP.</p> <p>(b) Adequate vehicular entry and exit and circulation areas are to be provided. The design must:</p> <ul style="list-style-type: none"> Provide a safe environment for both pedestrians and vehicles using the site and surrounding road networks; Ensure vehicular ingress and egress to the site is in a forward direction at all times; Provide for service vehicles where possible; and Be designed to minimise the visual impact of hard paved areas. <p>(c) The driveway shall be centrally located within the development and be a minimum of 10 metres from any side boundary or street.</p> <p>(d) Driveways are to have a minimum width of 6 metres at the property boundary for a distance of 6 metres within the development to ensure easy entry/exit of vehicles.</p> <p>(e) Driveway gradients shall be in accordance with Australian Standard – AS 2890.1 – 1993 – Part 1 – Parking Facilities – Off Street Car Parking.</p> <p>Submission Requirements</p> <ul style="list-style-type: none"> Applicants are required to submit plans and details with the development application of proposed vehicular access and circulation for Council's approval. Details must specifically relate to vehicular movement, layout and turning circles. 	<p>The application is accompanied by a Traffic Impact Assessment at Appendix 14 which demonstrates proposed vehicular access will be constructed in accordance with the relevant Australian Standards.</p>
3.19 Car Parking	
<p>Development Control</p> <p>(a) All car parking required by Council shall be provided on-site in accordance with the requirements of Part C Section 1 – Parking of this DCP.</p> <p>(b) On site car parking is to be provided at the following rates:</p> <ul style="list-style-type: none"> 1 bedroom unit 1 space 2 or 3 bedrooms unit 2 spaces <p>(c) Any car parking provided at ground level shall:</p> <ul style="list-style-type: none"> Comprise lockable single garages with minimum clear dimensions of 5.5 metres x 3.0 metres (exclusive of any storage area) and lockable double garages of 5.5 metres x 5.4 metres exclusive of storage area (not applicable to visitor parking); Be enclosed in a manner that screens the vehicles from the street; and Be separated from any adjoining property boundaries by a 2 metre wide landscaped strip. <p>(d) Visitor parking:</p>	<p>It is noted that HDCP 2012 does not prescribe car parking rates for seniors housing development. Accordingly, car parking controls are deferred to SEPP Seniors.</p> <p>As above, the application is accompanied by a Traffic Impact Assessment at Appendix 14 which demonstrates proposed vehicular access will be constructed in accordance with the relevant Australian Standards.</p>

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The Hills Development Control Plan 2012	
Control	Comment
<ul style="list-style-type: none"> ▪ Must be provided at the rate of 2 per 5 dwellings. The number required will be rounded up to the nearest whole number; ▪ Have minimum dimensions of 5.5 metres x 2.6 metres; and ▪ Must be made accessible at all times. Where visitor parking is proposed behind security gates, the access to visitor parking must be maintained through the operation of an intercom system installed at or near the gate. <p>(e) The intercom shall be located to allow a free movement of traffic around the stationary vehicle using the intercom to ensure queuing does not adversely affect traffic or pedestrian movement on the street. A maximum driveway gradient of 5% for 6 metres before the intercom is required to minimise problems associated with using the intercom on steep driveway gradients.</p> <p>(f) A separate vehicle turning facility should be provided between the intercom location and the security door to ensure visitor vehicles are able to manoeuvre and leave the site in a forward direction using a 3 point turn manoeuvre should the resident be unavailable or deny access to the visitor.</p> <p>(g) If the side boundary of any car parking space is a wall or fence or if it is obstructed (i.e. column) so that door opening is restricted 300mm must be added to the width. If the space is obstructed on both sides 600mm must be added.</p> <p>(h) Manoeuvring areas to all car parking spaces shall comply with the standards in Part C Section 1 – Parking. The layout must be designed to ensure vehicles utilising any parking spaces can enter and leave the site in a forward direction.</p> <p>(i) Parking areas within the front setback are discouraged and in this regard, no more than 2 spaces shall be provided within the setback area.</p> <p>(j) Developments in excess of 10 units are to provide pedestrian access from the street separate from the vehicular access.</p> <p>(k) Vehicle reversing bays or an alternative arrangement is to be provided at the end of aisles to ensure all parking spaces can be accessed in a satisfactory manner.</p> <p>(l) Resident car parking shall be safely secured with any opportunity for unauthorised entry minimised.</p> <p>(m) A carwash bay must be provided in accordance with Part C Section 1 - Parking.</p> <p>(n) All internal stairs that connect the car parking areas to the residential units are to be accessible only to the residents and their authorised visitors. All fire exits from the car parking areas must be designed to be independent from stairs that provide access to residential units.</p>	
<p>Submission Requirements</p> <ul style="list-style-type: none"> ▪ Site Plan showing the number of car parking spaces, calculations and the dimensions of all parking spaces and driveway widths. 	
3.21 Access and Adaptability	

HDCP 2012 Assessment Table

Proposed Residential Aged Care Facility – 43-47 Murray Farm Road, 13 Watton Road and 19 Watton Road, Carlingford (Lot 1 DP210512, Lot 16 DP238510 and Lot 6 DP259726)

The Hills Development Control Plan 2012	
Control	Comment
<p>Development Controls</p> <p>(a) All units in a building two storeys and above are to be served by a lift, which must be accessible to the front door of each unit.</p> <p>(b) Units with a lowest floor level within 1.5 metres of the natural ground must be accessible to the front door of each unit.</p> <p>(c) One visitor parking bay and one pick-up and drop-off bay for mobility impaired people must be provided complying with the provisions of AS 2890 for people with a disability additional to the requirements for any visitor parking elsewhere in this DCP.</p> <p>(d) At least one unit in development with less than 20 units, or 5 percent of the units in any development of 20 or more units, must be either:</p> <ul style="list-style-type: none">▪ An accessible unit to AS 1428 Part 2, suitable for occupation by a wheelchair user; or▪ Meeting Class B adaptability under AS 4299. <p>(e) Each unit so provided above shall have an accessible car-parking bay complying with AS 2890 for people with a disability, and be accessible to a pick-up and drop-off point. An accessible route between the car parking space and unit shall be provided.</p> <p>(f) Any building located in a designated 'Accessible Precinct or Accessible Zone' must have an accessible link to the footpath network. Refer to the definition below.</p> <p>(g) Any unit built under SEPP (Seniors Living) 2004 or as housing for people with a disability or as senior citizens housing must be accessible to the front door, and at least 50 % of units must be accessible to AS 1428 Part 1, unless otherwise permitted by Council.</p> <p>(h) All stairs intended for circulation between levels, whether external or internal, shall comply with AS 1428 Part 1 if they are located on common property.</p> <p>(i) Any toilet provided on the common property must be accessible.</p> <p>(j) Any common facilities on the common property must be accessible.</p> <p>(k) An accessible pick-up and drop-off point can be located on the public road (with Council or RMS permission) or on the site, but it must allow for vehicles up to a Coaster size bus to pick up and drop off.</p> <p>(l) Residential units should be designed to provide for future low-cost modifications to bathrooms and kitchen.</p> <p>(m) Units are to be designed to permit adaptation of units so that they can change to meet future needs. Design features that might be included are:</p> <ul style="list-style-type: none">▪ Lightweight non-load bearing walls that can be removed to reconfigure rooms;▪ Panels that can be removed to connect adjoining residential flat buildings and cater for larger extended families.	<p>The application is accompanied by an access review report at Appendix 14 which demonstrates the proposed development will be capable of complying with the relevant Australian Standards.</p>
<p>Submission Requirements</p> <ul style="list-style-type: none">▪ Documentation to demonstrate how the objectives and controls are satisfied.	
3.23 Privacy – Visual and Acoustic	

HDCP 2012 Assessment Table

Proposed Residential Aged Care Facility – 43-47 Murray Farm Road, 13 Watton Road and 19 Watton Road, Carlingford (Lot 1 DP210512, Lot 16 DP238510 and Lot 6 DP259726)

The Hills Development Control Plan 2012	
Control	Comment
Development Controls (a) Minimise direct overlooking of main internal living areas and private open space of dwellings both within and adjoining the development through building design, window locations and sizes, landscaping and screening devices (Refer to section 3.13 Open Space). (b) Consider the location of potential noise sources within the development such as common open space, service areas, driveways, and road frontage, and provide appropriate measures to protect acoustic privacy such as careful location of noise-sensitive rooms (bedrooms, main living areas) and double glazed windows. (c) Dwellings that adjoin arterial roads are to be designed to acceptable internal noise levels, based on AS 3671 – Road Traffic Noise Intrusion Guidelines.	Clause 34 – Visual and acoustic privacy of SEPP Seniors provides design principles for RCF development. Accordingly, the HDCP 2012 control is subverted by the provisions of SEPP Seniors. Refer to detailed Visual and Acoustic Privacy Impacts within SEE at Table 7 and Part E . The DA is accompanied by an Acoustic Impact Statement at Appendix 15 which demonstrates the proposed development's acoustic impact is within acceptable limits and complies with the relevant standards.
Submission Requirements ▪ Statement addressing AS 3671 – Road Traffic Noise Intrusion Guidelines.	
3.25 Waste Management – Storage and Facilities	
Development Controls General (a) Waste collection and separation facilities must be provided for each dwelling. Each dwelling should have a waste storage cupboard in the kitchen capable of holding at least a single days waste, and sufficient to enable separation of recyclable material. (b) On-site storage and collection of waste must be provided and integrated with the design of the development. (c) Sufficient clearance and manoeuvring space must be provided to allow Council's (or its contractor's) waste collection vehicles to enter and exit in a forward direction, collect waste and recyclables with minimal or no need for reversing and without impeding upon general access to, from or within the site. Applicants should liaise with Council's Resource Recovery Department on truck sizes, required turning paths and access/servicing arrangements. (d) Where Council is satisfied that on-site collection is not possible, bin storage areas must be located to allow bins to be wheeled to the street kerb over flat or ramped surfaces with a maximum grade of 7% (5% for bulk garbage bins) to be serviced by a garbage truck on a flat surface and not over steps, landscape edging or gutters. (e) All waste must be removed at regular intervals and not less frequently than once per week for garbage and fortnightly for recycling.	The application is accompanied by a Waste Management Plan at Appendix 26 which details the types and amounts of waste that will be generated by the development and methods of removal and disposal.
Storage and Facilities (f) Adequate storage for waste materials must be provided on site.	As above, the application is accompanied by a Waste Management Plan at Appendix 26 which details the types and amounts of waste that will be

HDCP 2012 Assessment Table

Proposed Residential Aged Care Facility – 43-47 Murray Farm Road, 13 Watton Road and 19 Watton Road, Carlingford (Lot 1 DP210512, Lot 16 DP238510 and Lot 6 DP259726)

The Hills Development Control Plan 2012					
Control	Comment				
<p>(g) Waste storage and facilities must be convenient and accessible to the occupant(s) of all units. Storage areas must be accessible by wheelchair where dwellings do not have access to waste garbage chutes or recycling cupboards.</p> <p>(h) Adequate storage is to be provided for the number of bins required in accordance with the ratios provided below or as advised by Council's Resource Recovery Department:</p> <table border="1"> <thead> <tr> <th>GARBAGE</th><th>RECYCLING</th></tr> </thead> <tbody> <tr> <td>An equivalent of 120 litres (minimum) available per unit per week (in the form of a shared bulk garbage bin)</td><td> <p>For one bedroom units: 1 x 240 litre bin per four units</p> <p>For two bedroom units: 1 x 240 litre bin per three units</p> <p>For three bedroom units: 1 x 240 litre bin per two units</p> <p>For four bedroom units: 1 x 240 litre bin per unit</p> </td></tr> </tbody> </table> <p>(i) In locating and designing waste storage areas consideration must be given to screening views of the facility from any adjoining property or public place while still ensuring there is some natural surveillance from within the development to minimise vandalism and other anti-social activity. Communal storage areas should be located within reasonable travel distance from all dwellings within a development.</p> <p>(j) Waste storage areas must be kept clean, tidy and free from offensive odours at all times.</p> <p>(k) The design of the bin storage and collection facilities and on-going use by the occupants is to be addressed in the Design of Facilities and OnGoing Management sections of the Waste Management Plan as required in the Submission Requirements of section 3.26 – Waste Management Planning. The design is to be in accordance with Council's Bin Storage Facility Design Specification available on Council's website.</p>	GARBAGE	RECYCLING	An equivalent of 120 litres (minimum) available per unit per week (in the form of a shared bulk garbage bin)	<p>For one bedroom units: 1 x 240 litre bin per four units</p> <p>For two bedroom units: 1 x 240 litre bin per three units</p> <p>For three bedroom units: 1 x 240 litre bin per two units</p> <p>For four bedroom units: 1 x 240 litre bin per unit</p>	<p>generated by the development and methods of removal and disposal.</p>
GARBAGE	RECYCLING				
An equivalent of 120 litres (minimum) available per unit per week (in the form of a shared bulk garbage bin)	<p>For one bedroom units: 1 x 240 litre bin per four units</p> <p>For two bedroom units: 1 x 240 litre bin per three units</p> <p>For three bedroom units: 1 x 240 litre bin per two units</p> <p>For four bedroom units: 1 x 240 litre bin per unit</p>				
3.26 Waste Management Planning					

HDCP 2012 Assessment Table

Proposed Residential Aged Care Facility – 43-47 Murray Farm Road, 13 Watton Road and 19 Watton Road, Carlingford (Lot 1 DP210512, Lot 16 DP238510 and Lot 6 DP259726)

The Hills Development Control Plan 2012	
Control	Comment
<p>Demolition</p> <p>Development Controls</p> <p>(a) Site operations should provide for planned work staging, at source separation, re-use and recycling of materials and ensure appropriate storage and collection of waste.</p> <p>(b) Straight demolition should be replaced by a process of selective deconstruction and reuse of materials. Careful planning is also required for the correct removal and disposal of hazardous materials such as asbestos.</p> <p>(c) Project management must seek firstly to re-use and then secondly to recycle solid waste materials either on or off site. Waste disposal to landfill must be minimised to those materials that are not re-useable or recyclable.</p> <p>(d) When separated, materials are to be kept uncontaminated to guarantee the highest possible reuse value.</p> <p>(e) Details of waste sorting areas and vehicular access are to be provided on plan drawings.</p> <p>Construction</p> <p>Development Controls</p> <p>(a) Avoid oversupply and waste of materials by careful assessment of quantities needed.</p> <p>(b) The use of prefabricated components may reduce waste.</p> <p>(c) Re-use of materials and use of recycled material is desirable where possible.</p> <p>(d) Site operations should provide for planned work staging, at source separation, re-use and recycling of materials and ensure appropriate storage and collection of waste.</p> <p>(e) All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and Office of Environment and Heritage and Water requirements.</p> <p>Submission Requirements</p> <ul style="list-style-type: none"> ▪ Waste Management Plan 	<p>The application is accompanied by a Waste Management Plan at Appendix 26 which details the types and amounts of waste that will be generated by the development and methods of removal and disposal.</p>