Part D Section 21
93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill

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1. INTRODUCTION

This Section of the DCP has been prepared to guide future residential development on the site at 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill.

1.1 LAND TO WHICH THIS SECTION APPLIES

This Section of the DCP applies to the area outlined in red on land at 93-107 Cecil Avenue and 9-10 Roger Avenue as shown in Figure 1 – Land to which the DCP applies.

The site is legally identified as the following:

| Lot 22 DP 778595 | Lot 1 DP 531559 | Lot 21 DP 778595 |
| Lot 1 DP 591676 | Lot 27 DP 153999 | Lot 6 DP 705913 |
| Lot 2 DP 591676 | Lot 2 DP 581293 | Lot 4 DP 531559 |
| Lot 20 DP 153999 | Lot 4 DP 581293 | Lot 5 DP 705913 |
| Lot 6 DP 29141 | Lot 1 DP 547897 | Lot 1 DP 581293 |
| Lot 5 DP 29141 | Lot 2 DP 547897 | Lot 3 DP 581293 |
1.2 SITE CONTEXT

The site’s primary frontage is to Cecil Avenue, a short distance south east of the intersection of Terminus Street and Old Northern Road in Castle Hill. The site’s secondary frontage is to Roger Avenue to the south, which is a cul-de-sac running north-south and connecting to Francis Street.

The site is situated 500m to 700m to the south west of Castle Towers and the proposed Castle Hill Railway Station.

Figure 2: Urban Context
1.3 OBJECTIVES OF THIS SECTION OF THE DCP

The objectives of this Section of the DCP are:

i) To provide a clear vision and desired future character for the site.

ii) To encourage innovative and high quality architectural outcomes and public spaces that will enhance the built form environment of Castle Hill.

iii) To ensure buildings are sited, angled and designed to provide high levels of solar access to the subject site and surrounding residential development.

iv) To provide density, height, bulk, scale, textures and colours that enhance the streetscape and respect the surrounding topography and nearby development, with taller buildings located adjacent to Cecil Avenue, transitioning to lower heights to the outer edges of the site.

v) To provide excellent pedestrian connectivity and amenity within the site, and to and from the surrounding locality including a site through link from Cecil Avenue to Roger Avenue;

vi) To encourage a mix of uses on the site with the focus on residential development, whilst activating key frontages and thoroughfares through the site.

vii) To ensure development is sympathetic with, and does not impact upon the heritage significance of the adjoining heritage items.

viii) To ensure that the development incorporates the principles of Ecologically Sustainable Development (ESD).

ix) To ensure the development promotes the principles of Crime Prevention through Environmental Design (CPTED).

1.4 RELATIONSHIP WITH OTHER PLANS AND POLICIES

In addition to the policies, guidelines and documents specified in Part A – Introduction, this Section is to be read in conjunction with other relevant Sections of the DCP, including:

- Part B Section 5 – Residential Flat Buildings
- Part B Section 6 – Business
- Part C Section 1 - Parking
- Part C Section 2 - Signage
- Part C Section 3 - Landscaping
- Part C Section 4 - Heritage
- Part C Section 5 - Telecommunication Facilities
- Part C Section 6 – Flood Control Lots

Appendix A - Waste Management Plan
Appendix B - Water Sensitive Urban Design
Public Domain Plan – Castle Hill Centre

Where any provision of this Section of the DCP is inconsistent with any provision of any other Section of the DCP, the provisions of this Section of the DCP shall prevail to the extent of that inconsistency.
2. DEVELOPMENT CONTROLS

The objectives and development controls for development of the site are set out in this Section of the DCP.

2.1 LAND USE

OBJECTIVES

i) An appropriate mix of uses is facilitated on the site including residential, commercial / retail and ancillary uses that will activate the site and support the convenience and lifestyle needs of residents and the local community.

ii) Useable and accessible common open space is provided at ground level and on roof tops.

iii) The site accommodates an appropriate residential density having regard to its proximity to the train station, desired unit sizes, traffic generation and provision of community facilities.

DEVELOPMENT CONTROLS

(a) Uses on the site are to be generally located in accordance with Figure 3. (Note: Figure 3 represents an illustrative built form and is not intended to control building heights).

(b) Key thoroughfares (through-site pedestrian link and plazas illustrated in Figure 4), and the Cecil Avenue frontage are to be activated by commercial, retail and other non-residential uses located at the lower ground, ground floor and podium levels, with residential uses located in tower forms above.

(c) At least 8025m² of GFA of retail / commercial uses is to be provided on the site.

(d) A maximum of 460 residential apartments are to be provided on the site.

Note: Non-residential uses may include shops, medical centre, cafes or other uses permitted in the zone.

Figure 3: Land use distribution
2.2 BUILT FORM AND DESIGN

OBJECTIVES

i) The site is a ‘landmark’ that provides a positive contribution and sensitive transition to the surrounding commercial and residential neighbourhood.

ii) Building height, articulation and the use of a variety of materials and finishes ensures the bulk and massing of the development provides a high quality pedestrian environment and sets a high standard of design quality.

iii) Development contributes to the activity, safety, amenity and quality of streets and the public domain, including the link from Cecil Avenue to Roger Avenue.

DEVELOPMENT CONTROLS

(a) The development shall utilise a wide variety of complementary and high quality architectural materials, textures and articulation to break down the built form and create a modern, attractive urban environment as illustrated in Figure 5.

(b) Podium building form adjacent to Cecil Avenue should be designed to a pedestrian scale at street level to define the street edge.

(c) Provide awnings to active frontages.

(d) All ground floor entry points are to have a direct visual connection to the street or internal access ways. Separate entrances are required for commercial / retail and residential uses.

(e) Buildings shall address common open space and public areas to increase the natural surveillance and safety of these areas.

(f) Balconies to upper levels are to provide a minimum 50% opaque / solid balustrading to provide for residential amenity.

(g) Treatment of the Cecil Avenue frontage shall integrate with the public domain treatments identified within the Castle Hill North Public Domain Plan and provide a consistent streetscape.

Figure 4: Publicly Accessible Areas requiring activation and surveillance
Figure 5: Indicative built form showing articulation and a variety of finishes and materials
2.3 BUILDING HEIGHT AND SITE LAYOUT

OBJECTIVES

i) Building height is varied to create an articulated and visually interesting skyline and to reinforce a hierarchy of building forms in Castle Hill.

ii) Development responds to the site’s topography and interfaces with adjoining land uses by adopting upper floor setbacks and transition in height, with taller buildings located in the north of the site transitioning to lower rise buildings in the south and at the outer edges.

DEVELOPMENT CONTROLS

(a) Site layout and building heights shall not exceed the number of storeys identified in Figure 6 and shall be generally in accordance with Figure 7 with the highest built form fronting Cecil Avenue, and the lowest built form stepping down towards Roger Avenue and towards the outer edges of the site.

(b) Buildings are to be sited with their long axis aligned north-south and with the main bulk positioned in the centre of the site to reduce the shadow impact on adjoining properties.

Figure 6: Indicative Site Layout and Building Height Plan (maximum number of storeys)
2.4 BUILDING SETBACKS

OBJECTIVES
i) Appropriate separation is provided between buildings to ensure privacy and solar access.

ii) Buildings are set back from site boundaries to minimise amenity impacts on adjoining residential development and nearby heritage items.

DEVELOPMENT CONTROLS
a) Minimum building setbacks are to be generally consistent with the built form and setbacks illustrated in Figure 8 and include the following:
   - 6 metres from the Cecil Road frontage;
   - 10 metres to Cecil Avenue above four (4) storeys;
   - 8 metres to St Paul’s Cemetery;
   - 6 metres to the western boundary;
   - 6 metres to the southern boundary; and
   - 9 metres to the eastern boundary for a maximum of (4) storeys.
   - 12 metres to the eastern boundary for storeys 5 to 8.
   - 15 metres to the eastern boundary for 9 storeys (25m) and above.

The ADG design criteria and provisions in The Hills DCP 2012 Part C Section 7 Residential Flat Building shall prevail where their standards exceed the above setbacks.

b) The minimum residential tower separation is 24 metres, consistent with the NSW Government Apartment Design Guide to retain privacy.

c) Buildings above four (4) storeys in height, are to be set back to create distinct podium and tower built forms.

d) Setbacks shall be increased where necessary to ensure the required solar access is provided.
Figure 8: Building Setbacks
2.5 SUNLIGHT SOLAR ACCESS AND PRIVACY

OBJECTIVES
i) Key areas of the public and private domain on the subject site and adjoining residential development receive adequate solar access and amenity.
ii) Energy efficiency principles are incorporated to ensure sustainability in design.
iii) To reduce overlooking of the private open space on adjoining sites.

DEVELOPMENT CONTROLS
(a) All private open space within neighbouring low density residential properties are to continue to receive a minimum four (4) hours of sunlight access between 9am and 3pm on 21st June, where this is currently the case.
(b) Living rooms and private open spaces of at least 70% of apartments in a residential flat building on the site and adjacent sites receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter, as per SEPP 65 and the NSW Government's Apartment Design Guide.
(c) Public open space areas to receive a minimum of 50% sunlight coverage between 12pm and 2pm on 21st June.
(d) The proposed buildings, underground car parking structure and common open space areas are to follow the contour of the site to minimise overshadowing and the loss of privacy of adjoining private open space areas. Retaining walls and any fencing above should not exceed a total height of 1.8m above natural ground level.

2.6 OPEN SPACE, LANDSCAPING AND PEDESTRIAN AMENITY

OBJECTIVES
i) A network of well-located, accessible and useable landscaped spaces is provided with a clear distinction between public and private open spaces.
ii) Attractive landscapes contribute to the amenity of the site and meet user requirements for privacy, solar access, shade and recreation.
iii) Opportunities for landscaping are maximised, including the retention and/or planting of trees within deep soil areas to ensure a high level of amenity.
iv) Landscaping and the location of common open space soften the impacts of the development on nearby heritage items.
v) A convenient north-south link is provided through the site and is safe for pedestrians throughout the day and evening.
v) Water Sensitive Urban Design (WSUD) measures are employed in the management of stormwater in terms of water retention, reuse and cleansing.

DEVELOPMENT CONTROLS
Open Space
(a) A minimum of 20m² per dwelling shall be provided as common open space.
(b) A minimum of 25% of the site area is to be allocated for communal open space. The remaining communal open space requirement may be provided internally or on rooftops.
(c) External (outside) common open space areas are to be capable of accommodating substantial vegetation and are to be designed to incorporate active and passive recreation facilities (such as seating, shading, structures, BBQs and children's play equipment).
(d) Common open space areas at ground level are to be located and designed to:
   - Provide for active and passive recreation needs of all residents;
   - Provide landscaping for the enjoyment of residents and to provide privacy to adjoining land;
   - Present as a private area for use by residents only;
   - Include passive surveillance from adjacent internal living areas and/or pathways;
   - Have a northerly aspect where possible;
- Be in addition to any public thoroughfares.
(e) Roof gardens must be adequately enclosed and accessible to occupants of the development.
(f) The design of exterior private open spaces such as roof top gardens is to address visual and acoustic privacy, safety, security, and wind effects.
(g) Retaining walls and fencing on the boundary of the site are not to exceed a total (combined) height of 1.8m above natural ground level to minimise overlooking of adjoining properties.

**Figure 9:** Ground level communal open space and accessible rooftops

**Landscaping**
(h) 50% of site area - exclusive of building footprint/s, access driveways and parking. Terraces and patios within 1m of natural ground level shall be included in the calculation of landscaped open space.
(i) Landscaped areas are to have a minimum width of 2m. Areas less than 2m in width will be excluded from the calculation of landscaped area.
(j) Native ground covers and grasses are to be used in garden beds and path surrounds (turf is to be confined to useable outdoor areas).
(k) A minimum of 5% deep soil landscaped space at ground level must be provided.
(l) Deep soil zones are to allow for future planting of mature trees.
(m) Green walls are encouraged on podium walls along active frontages to soften the interface between future development and the public realm.
(n) Where roof gardens and green walls are provided, consideration should be given to the Urban Green Cover in NSW – Technical Guidelines, published by the Office of Environment and Heritage.
(o) Mature vegetation to a minimum height of 2.5 metres is to be planted adjacent to the south-western boundary of the site to soften the visual impact of development on the adjoining St Paul’s cemetery. Mature landscaping to all other boundaries shall provide privacy to adjoining residential development.
(p) Soft landscaping is to include a mix of mature and semi mature trees, shrubs, lawn turf and ground cover planting. Plant species are to be appropriate to the context and the specific microclimate within the development.
(q) Drought tolerant plant species, and species that enhance habitat and ecology, are to be prioritised.
(r) Hard landscaped areas are to be provided, including stairs and ramps connecting paved terraces on various levels.
(s) Landscape design is to be integrated with water and stormwater management.
(t) Landscaping on Cecil Avenue shall be consistent with the Castle Hill Public Domain Plan.

**Pedestrian Amenity**

(u) The development must provide a minimum of two (2) public plazas fronting Cecil Avenue.
(v) The development must provide a pedestrian site-through linkage between Cecil Avenue and Roger Avenue (Figures 10 and 11), with a minimum:
   - Width of 20m: and
   - Area of 2,020m$^2$.
(w) The development shall provide opportunities for casual surveillance, enhancing safety of pedestrians moving within the site.
(x) Street furniture is provided in the through-site link, including a high quality, durable and co-ordinated selection of paving, seating (minimum of five (5) bench seats), lighting, rubbish bins (minimum of 5), and directional signage.
(y) On level access, paved pathways or lifts are to be provided to allow for the equitable movement of people across the site, in accordance with the Disability Discrimination Act 1992.

*Figure 10: Ground level landscaped areas and indicative pedestrian link design*
2.7 SAFETY AND SECURITY

OBJECTIVES

i) Building design enhances safety and security for intended users.

DEVELOPMENT CONTROLS

(a) Above ground floor windows and balconies overlook all on-site pedestrian paths and communal open spaces.
(b) Lighting at 4m intervals is provided along all on-site pedestrian paths and communal open spaces.
(c) Lighting is to be designed to avoid light spill onto adjoining properties.
(d) Entrances and exits to the street are directly accessible, illuminated and highly visible.
(e) Dead-end corridors, alleyways, pathways and refuse areas are sign-posted and secured to prevent unauthorised access.
(f) Development is to address the principles of Crime Prevention through Environmental Design (CPTED).

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

2.8 TRAFFIC, PARKING AND VEHICULAR ACCESS

OBJECTIVES

i) To minimise adverse traffic impacts and improve the flow and function of the local road network.
ii) To provide sufficient parking spaces for development while encouraging public transport use.
iii) To ensure that car parking is appropriately located, reduces overall building size and enables the creation of a positive relationship between buildings and the adjoining public domain, through high levels of integration at the ground level.
iv) Access to the site is to provide for the safe and efficient circulation of pedestrians, bicycles and motor traffic, as well as on street parking requirements.

DEVELOPMENT CONTROLS

(a) Vehicular access to the site shall be provided in accordance with Figure 12:
   - Residential vehicles are to have a maximum of two (2) vehicular access points, one (1) on Roger Avenue and one (1) on Cecil Avenue.
   - Commercial vehicles, including service vehicles and loading are to have one (1) vehicular access point on Cecil Avenue.
- The design of the car park shall prevent commercial and visitor vehicles from utilising Roger Avenue to access parking on site, for example via an access card system. Signage is to be erected to advise that access to the site from Roger Avenue is for residents only.

(b) On-site car parking is provided in accordance with the following rates:
- 1 space per apartment
- 1 visitor spaces per 5 units
- Commercial (office) component - 1 space per 25 m² GFA
- Retail component - 1 space per 18.5m² GLFA

(c) On-site car parking is to be provided in basement form only.

(d) Basement car parking is to protrude above ground level for ventilation purposes only to a maximum of 1.2 metres and is not to reduce the potential for deep rooted planting and effective landscaping on the site.

(e) Carpark access should not adversely affect pedestrian movement or the visual amenity of the public domain on Cecil Avenue.

(f) A roundabout, designed and constructed to Council’s requirements, is to be provided at the intersection of Roger Avenue and Francis Street.

(g) The car park ventilation point is to be located on Cecil Avenue and must not be directed towards adjoining dwellings.

Figure 12: Access Network
(h) The following public roadwork improvements shall be provided prior to the completion and occupation of the development:

- Widening of the carriageway of Roger Avenue (within the existing road reserve) on the eastern side (from the development site up to and including No. 23 Francis Street) by approximately 2m to reflect the profile shown in Figure 13. The cost of the road widening is to be funded by the developer at no cost to Council.

Figure 13: Roger Avenue – Interim Profile
- Widening of the road verge (see Figure 14) will be considered during future master planning of the area. The final design outcome will require a future developer to dedicate 2m of land to Council (at no cost to Council) to increase the Roger Avenue width of the footpath reservation to allow for landscaping.

![Figure 14: Roger Avenue – Final Design Outcome](image)

### 2.9 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

**OBJECTIVES**

i) Building designs are innovative and sustainable to reduce the reliance on, and consumption of, fossil fuels and potable water supplies.

ii) Development adapts to climate change.

iii) Developments contribute to improved quality of life, health and well-being of the community.
iii) The design, construction and operation of development minimises adverse impacts on the natural environment.

DEVELOPMENT CONTROLS

(a) Residential flat buildings should achieve a minimum 5 star NatHERS energy rating for each unit.

(b) Development other than residential should achieve a minimum 5 star Green Star Design and as Built rating, respectively,

(c) Building operation should achieve a minimum 4.5 star base building and tenancy NABERS Energy rating, where applicable.

(d) The incorporation of green walls and roofs into the design of buildings is encouraged. Where suitable, building facades should incorporate vertical landscaping features to soften the visual bulk of buildings and to improve streetscape appeal.

(e) Canopy trees, understorey planting and permeable surfaces should be provided where possible to reduce the extent of paved surfaces and to enhance the amenity of the development and streetscape.

(f) Buildings are encouraged to incorporate a trigeneration energy facility that provides energy-efficient power, heating and air conditioning for use on site.

(g) Building designs are to:
   - Maximise the use of natural light and cross ventilation;
   - Reduce the reliance on mechanical heating and cooling through the use of eaves, awnings, good insulation and landscaping;
   - Include energy efficient light fittings and water fittings;
   - Allow for separate metering of water and energy usage for commercial and multi-unit tenancies.

2.10 HERITAGE

OBJECTIVES

(i) To ensure that development is undertaken in a manner that is sympathetic to adjoining heritage items and their setting.

(ii) To retain the landscape setting adjoining the heritage item and provide a landscaped buffer within the site to soften the interface between the heritage items and new development.

DEVELOPMENT CONTROLS

(a) Development must address and comply with the provisions of Part C Section 4 – Heritage of this DCP.

(b) Impacts on the immediate setting of the Christadelphian Church and St Paul’s Cemetery at 245 and 247 Old Northern Road respectively, are mitigated through appropriate setbacks, siting of common open space and landscaping to reduce the visual dominance of new buildings.

(c) New planting and vegetation on the western boundary of the site are to be sympathetic to the landscape setting of the cemetery.

(d) Hedging style plants and mature tree species are to be planted on the western interface of the site with the Cemetery, with mature trees having a minimum height of 2.5m.
Figure 15: Location of heritage items