Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

Schedule 9 Riverstone East – Stage 3

Blacktown City Council Growth Centre Precincts Development Control Plan 2010

May 2025

Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Published by NSW Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

Schedule 9 Riverstone East – Stage 3

First published: May 2025

Department reference number: EF20/22381

Copyright and disclaimer

DPHI-MC-R-LC-V1.0

Table of Contents

Table of Figures

1 Introduction

1.1 Name and application of the schedule

Schedule 9 Riverstone East – Stage 3 Development Control Plan (this Schedule) forms part of the Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (BCC Growth Centre Precincts DCP), as amended.

This Schedule applies to all development on the land shown in **Figure 1: Land application map.**

This Schedule and related amendments to the BCC Growth Centre Precincts DCP give effect to the provisions of the BCC Growth Centre Precincts DCP for land within the Riverstone East – Stage 3 Precinct (Precinct) as shown on the Land application map.

1.2 Structure of this schedule

This Schedule should be read in conjunction with and in addition to the BCC Growth Centre Precincts DCP. In the event of an inconsistency between this Schedule and the BCC Growth Centre Precincts DCP, this Schedule takes precedence. **Table 1** summarises the structure of this Schedule.

Table 1: Structure of schedule

Part	Summary
Introduction	Identifies the land to which the Schedule applies.
Notification	Identifies situations where Blacktown City Council needs to refer development applications to relevant agencies.
Subdivision planning and design	Establishes an overall vision and Indicative Layout Plan for the future development of the precinct. Provides precinct specific figures that support the controls in Part 2 Precinct Planning Outcomes of the BCC Growth Centre Precincts DCP in relation to the Riverstone East – Stage 3 Precinct.
Development in Residential Zones	Provides additional objectives and controls for neighbourhood and subdivision design across the precinct.
Site specific controls	Specific objectives and controls for specific locations within the precinct.

Part	Summary
Appendix A	Street design illustrations

Additional notes are provided throughout this document. These notes are not part of the formal provisions of the DCP but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact the consent authority for advice.

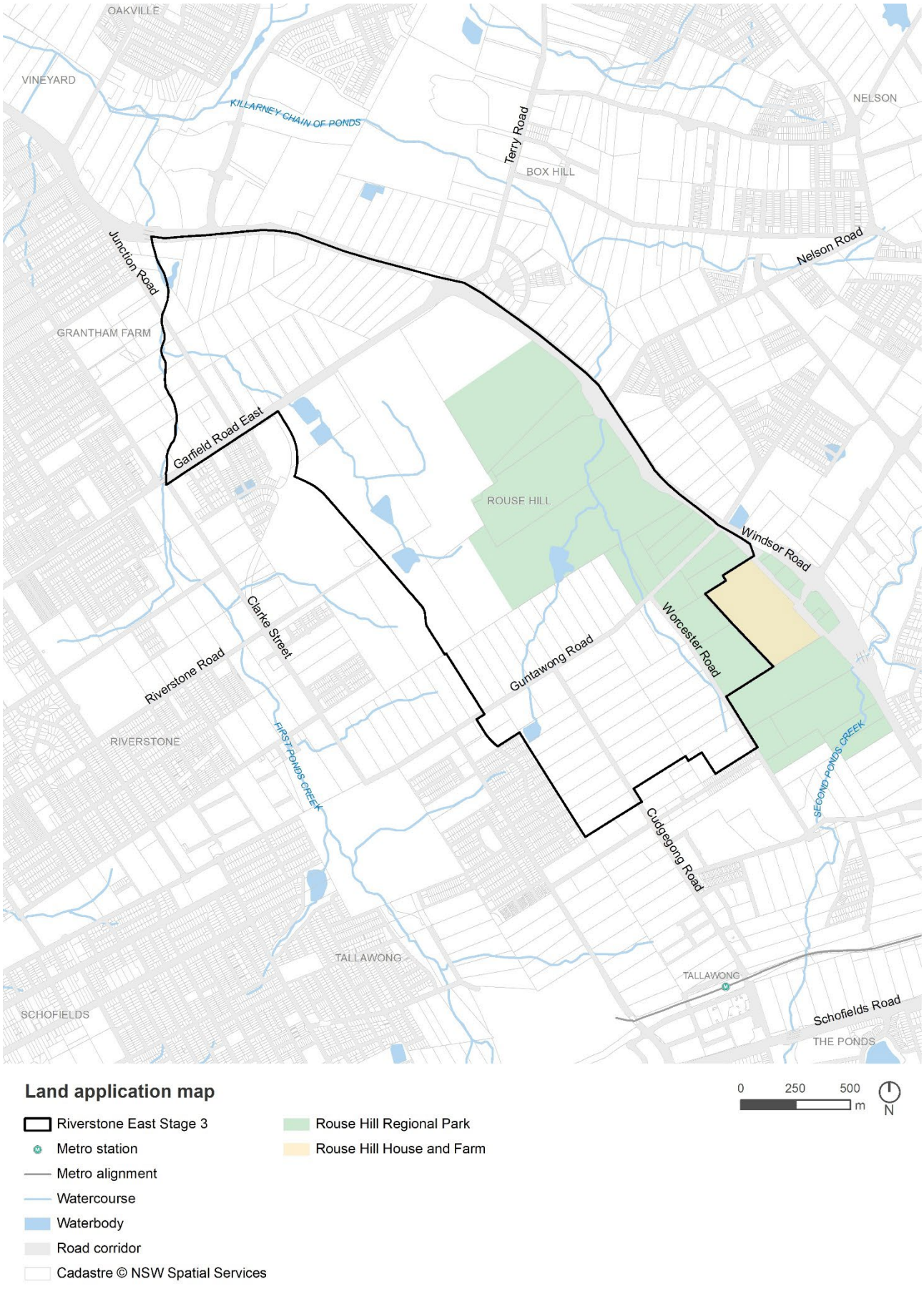

Figure 1: Land application map

2 Notification

Blacktown City Council shall refer development applications (including subdivisions) to relevant agencies where required under the *Environmental Planning and Assessment Act 1979* (EP&A Act), *Environmental Planning and Assessment Regulation 2021* and/or relevant State Environmental Planning Policy (SEPP).

3 Subdivision Planning and Design

3.1 Vision

The Precinct will support the sustainable development of housing to meet the needs of a well-connected and diverse community, supported by local facilities and infrastructure. The Precinct will:

- promote equity through creating inviting and safe areas to support an engaged diverse community that is connected physically and socially through the delivery of appropriate and affordable housing, facilities and services
- build identity through shaping a place that the community will feel proud to belong to and celebrates diversity and values.
- respect the Darug People as the traditional custodians of the land in which the Precinct lies and enable built form outcomes that reflect and celebrate Connection to Country
- contribute to urban greenery through embedding tree canopy cover and green-blue grid connections within the built environment to address and mitigate urban heat
- deliver public benefit in parallel with development outcomes whilst also shaping vibrant and liveable neighbourhoods with the flexibility to adapt over time and support a growing and diverse population
- enable accessibility and genuine modal shift through providing pedestrian and active transport movements by connecting the community to destinations throughout and external to the precinct,
- create a diversity of spaces for people to gather and foster social connections in places that enable recreation and exercise that allow for improvement of daily life through physical and mental health benefits
- contribute to environmental and economic resilience through sustainable design creating a place that responds to urban heat and changing climate, through keeping residents cool.

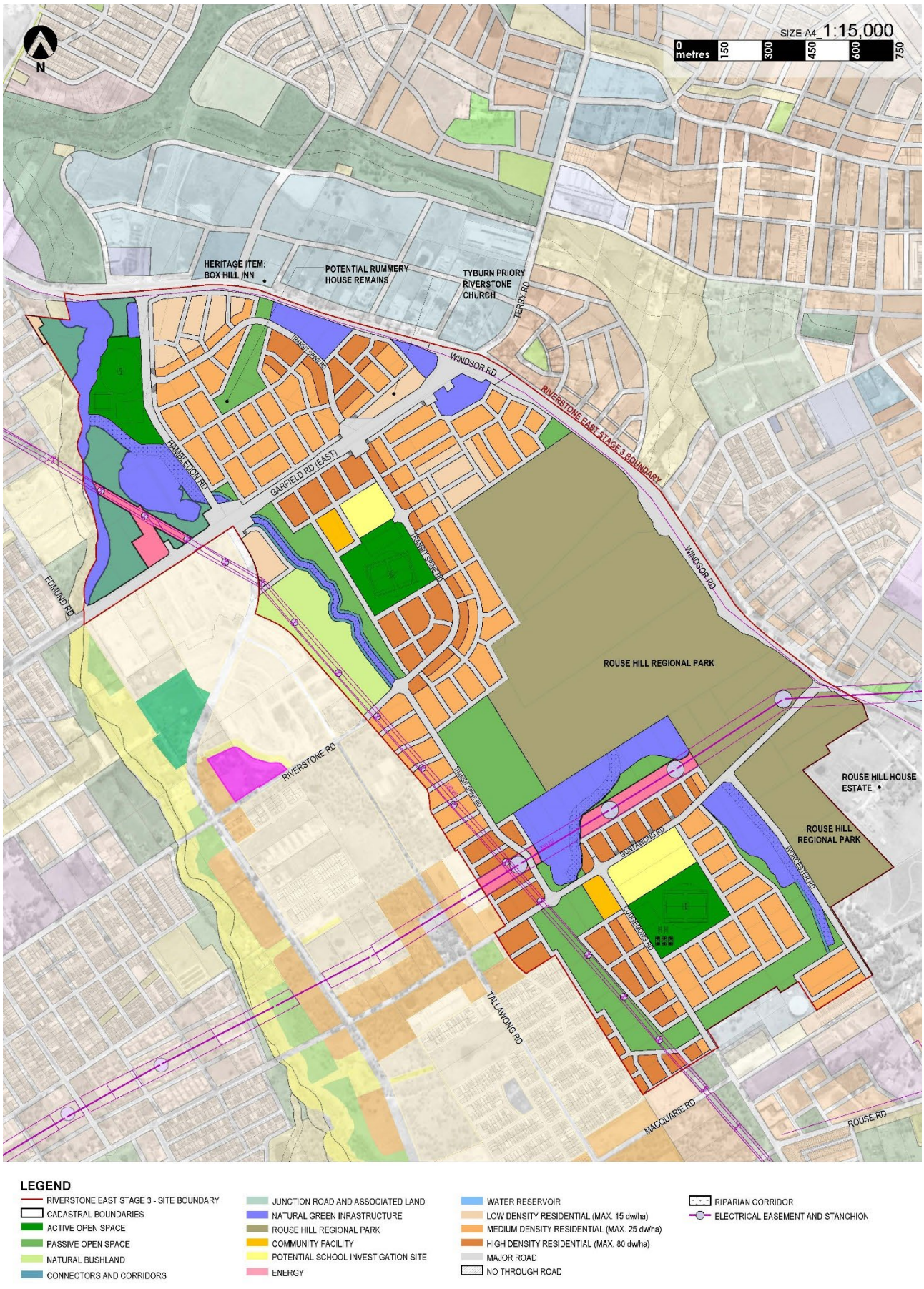

Figure 2: Final ILP

3.2 Referenced Figures

The following referenced figures and controls support the objectives, controls and design principles in Part 2 – Precinct Planning Outcomes in the BCC Growth Centre Precincts DCP.

3.2.1 Flooding and Water Cycle Management

Refer to Section 2.3.1 of the BCC Growth Centre Precincts DCP – Flooding and Water Cycle Management.

Additional Controls

1. For recreation and non-residential uses in the flood planning area:
    a. All permanent structures have flood-compatible building components and flood-compatible building methods up to and including the flood planning level.
    b. An engineer's report is to be provided certifying that the permanent structures can withstand the forces of floodwater, debris and buoyancy up to and including the flood planning level. In the case of alterations or additions to an existing development, the newly constructed additions are to be certified.

Definitions

Flood planning area means the limit of either the 0.2% AEP + 0.5m freeboard or the PMF (Probable Maximum Flood).

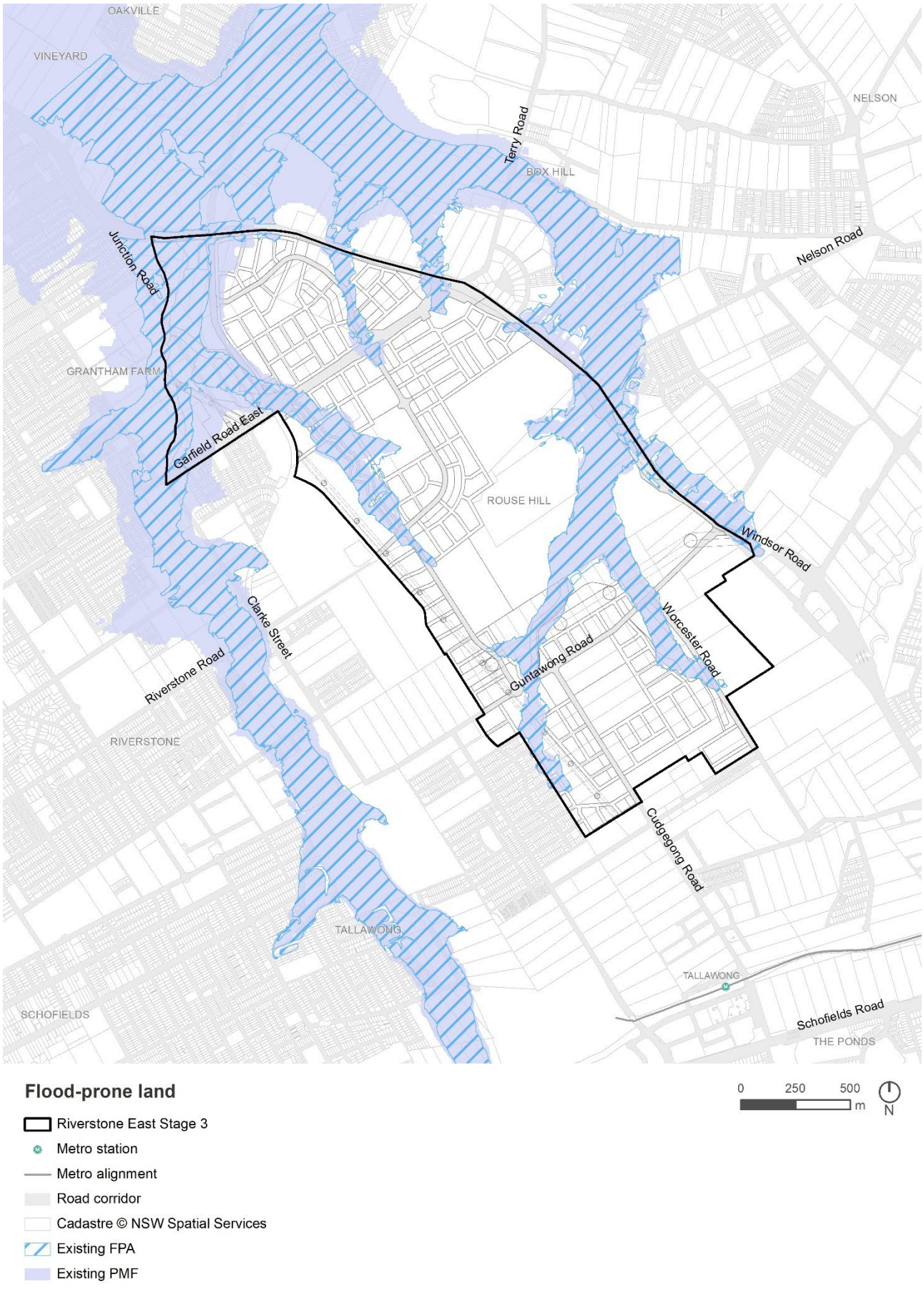

Figure 3: Flood-prone land

3.2.2 Neutral or Beneficial Effect on Water Quality

A portion of the Precinct is part of the Wianamatta-South Creek system, an intermittent waterway that is sensitive to changes in flow and water quality. Protection and restoration of creek health, ecology and biodiversity is a key policy for future development and delivery of the Blue-Green Infrastructure Network in the catchment. By improving and maintaining waterway health we can optimise environmental outcomes and promote healthy and resilient communities.

Waterway objectives (flow and water quality) have been established for the protection of waterways in the Wianamatta-South Creek catchment (refer to the Wianamatta–South Creek stormwater management targets (2022)), in line with the NSW Government Risk-based Framework for considering *Waterway Health Outcomes in Strategic Land-use Planning Decisions* (2017). In addition, the NSW Government has prepared technical notes and guidance documentation on the modelling parameters and software packages that can be used to demonstrate compliance with these objectives and the controls below (refer to the Technical guidance for achieving Wianamatta-South Creek stormwater management targets (2022)).

Objectives

1. To protect, maintain or restore waterway health within Wianamatta-South Creek and its tributaries by managing development impacts.
2. To ensure the waterway objectives (flow and water quality) for Wianamatta-South Creek are achieved.
3. To ensure integrated land use and water cycle management outcomes.
4. To ensure the design and delivery of infrastructure, servicing and development is sustainable through encouraging the use of recycled water, optimising stormwater management and maximising efficiency in the use of potable water.
5. To safely and effectively convey stormwater flows from urban areas to the existing waterways or stormwater treatment infrastructure.
6. To protect groundwater quality and availability.
7. To consider whole of life costs and ease of maintenance in water planning.

Controls

1. Development is to deliver the waterway objectives (flow and water quality) as set out in the Wianamatta-South Creek stormwater management targets (2022) and Technical guidance for achieving Wianamatta South Creek stormwater management targets (2022)
2. Regional detention basins and treatment areas are to be located in accordance with locations identified in **Figure 4**.

3. Where temporary detention basins are required, these are to be constructed and maintained by the developer until such time as the ultimate operational detention basins are in place. Developers will be required to connect temporary basins to the operational detention basins. Where a temporary basin is proposed in place of a future residential lot, the land must be fully compacted under the supervision of a qualified geotechnical engineer on the Engineers Australia National Engineers Register. Following completion of compaction, the works must be certified by the supervising engineer to be suitable for residential dwelling construction.
4. Stormwater management plans are to be prepared for development applications to demonstrate how the quantity and quality of urban run-off as a result of development will be managed.
5. All development is to incorporate water sensitive urban design (WSUD).
6. The design and mix of WSUD infrastructure shall consider ongoing operation and maintenance. Subdivision applications must include a detailed lifecycle cost assessment and maintenance plan for WSUD measures
7. Stormwater detention is to reduce post development flows to less than pre-development levels. It should be demonstrated that there will be no increase in runoff from the site as a result of the development under all durations for all storm events up to and including the 1% AEP with allowance for long term climate change.
8. Erosion control and bank stabilisation measures are to be incorporated within riparian corridors where required.
9. Development must not significantly adversely impact soil salinity or sodic soils and shall balance the needs of groundwater dependent ecosystems
10. At least 80% of a developments non-potable demand is to be supplied through allotment rainwater tanks.
11. Stormwater drainage is to be provided in accordance with the provisions of Australian Standard AS3500

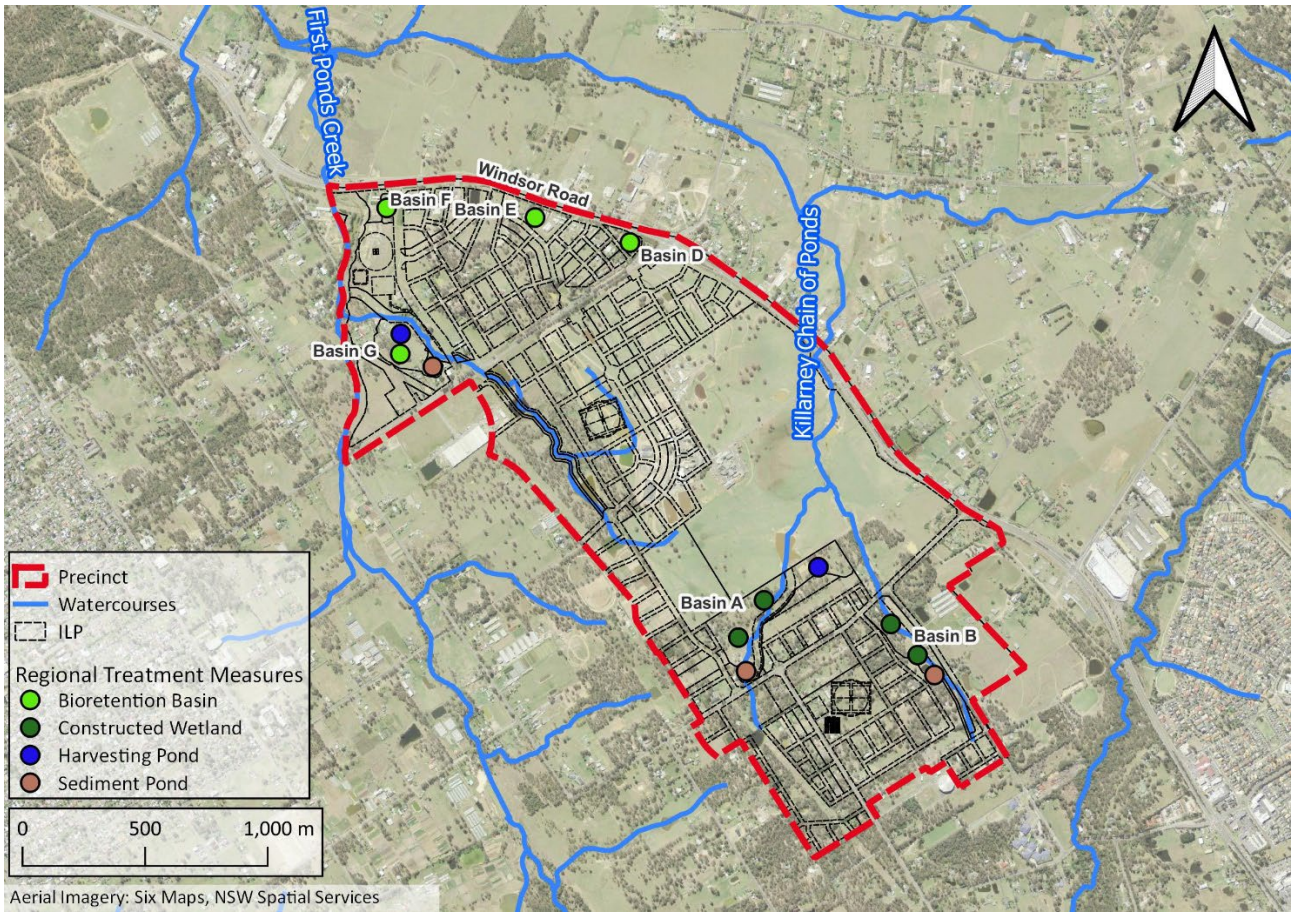

Figure 4: Regional treatment measures

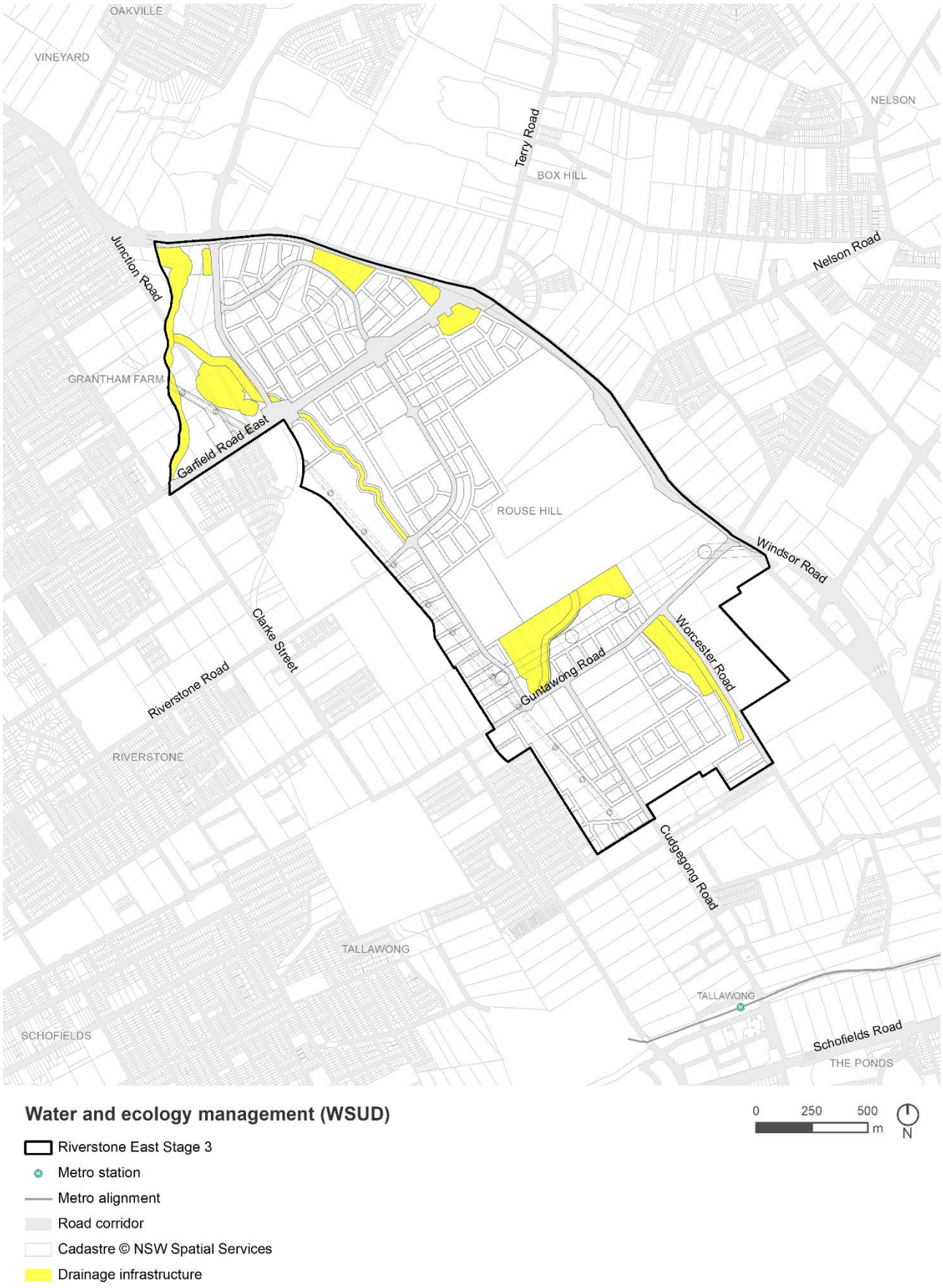

Figure 5: Water and ecology management (water-sensitive urban design)

3.2.3 Areas of Potential Salinity

Areas identified with potential salinity risks are mapped in **Figure 6**. Refer to Section 2.3.2 of the BCC Growth Centre Precincts DCP – Salinity and soil management for controls

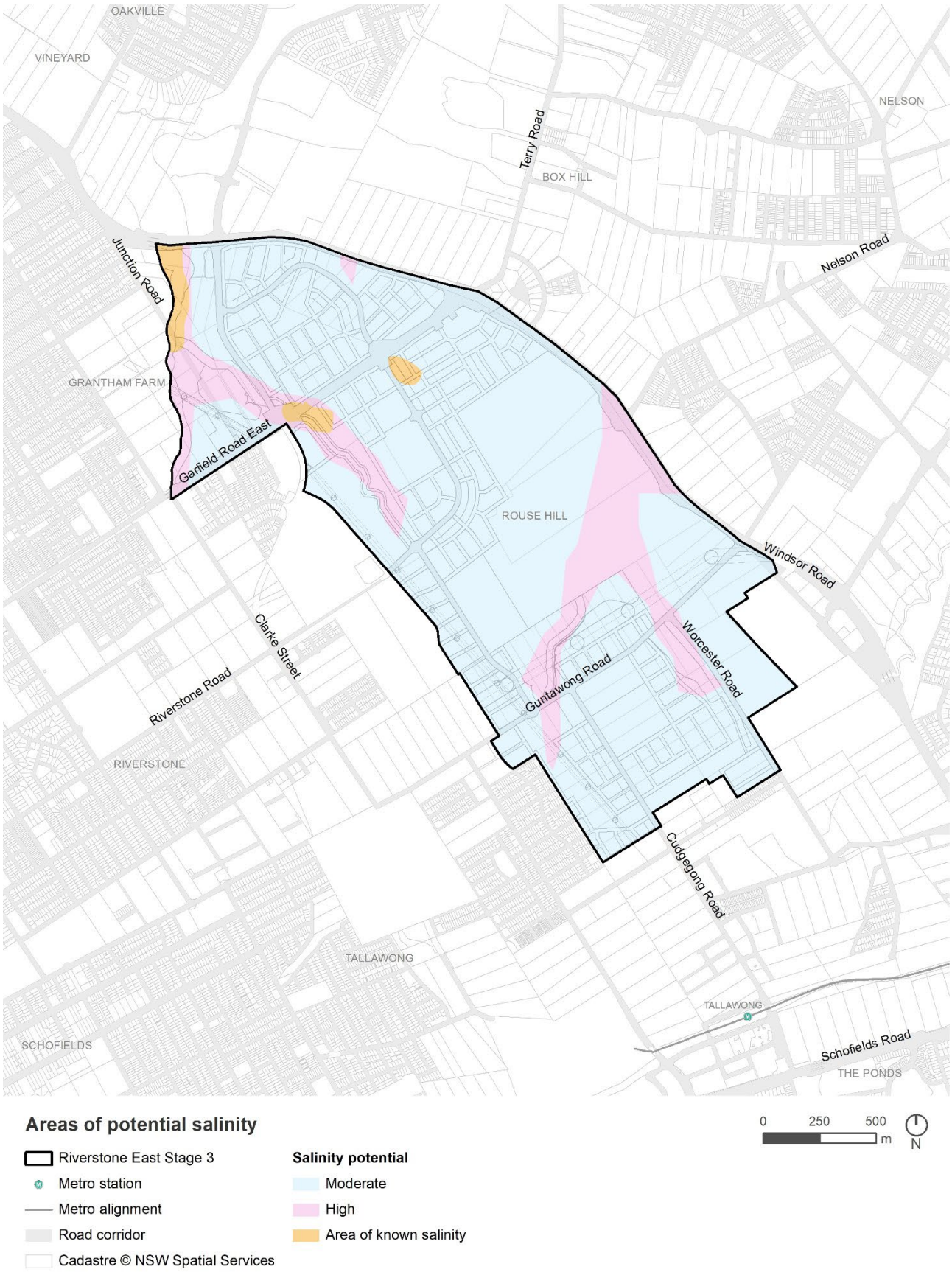

Figure 6: Areas of potential salinity

3.2.4 Indigenous and non-Indigenous Heritage

Refer to Section 2.3.3 of the BCC Growth Centre Precincts DCP – Aboriginal and European heritage.

Refer to **Section 5 Site Specific Controls** for additional non-Indigenous heritage objectives and controls

General

Additional Objectives

1. Incorporate walking tracks within recreational reserves and interpretive signage throughout the Precinct.
2. Minimise impacts on Aboriginal heritage particularly within riparian corridors.
3. Protect items of heritage and potential historic archaeological significance

Indigenous Heritage

Additional Controls

1. The design of development is consistent with the Government Architect of NSW Designing with Country framework
2. Development involving ground disturbance works must undertake a survey and archaeological testing for Aboriginal cultural heritage.
3. In order to ensure that a person who undertakes activities that may harm potential Aboriginal objects exercises due diligence, a due diligence assessment will be required for those activities in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (NSW Department of Environment, Climate Change and Water, 2010).
4. A subdivision development application is to detail opportunities for ongoing consultation and interpretation of Indigenous and non-Indigenous heritage values.
5. Interpretation of the Indigenous and non-Indigenous heritage is suggested via the naming of new streets and parks after significant early landowners in the area and to commemorate the Aboriginal history.

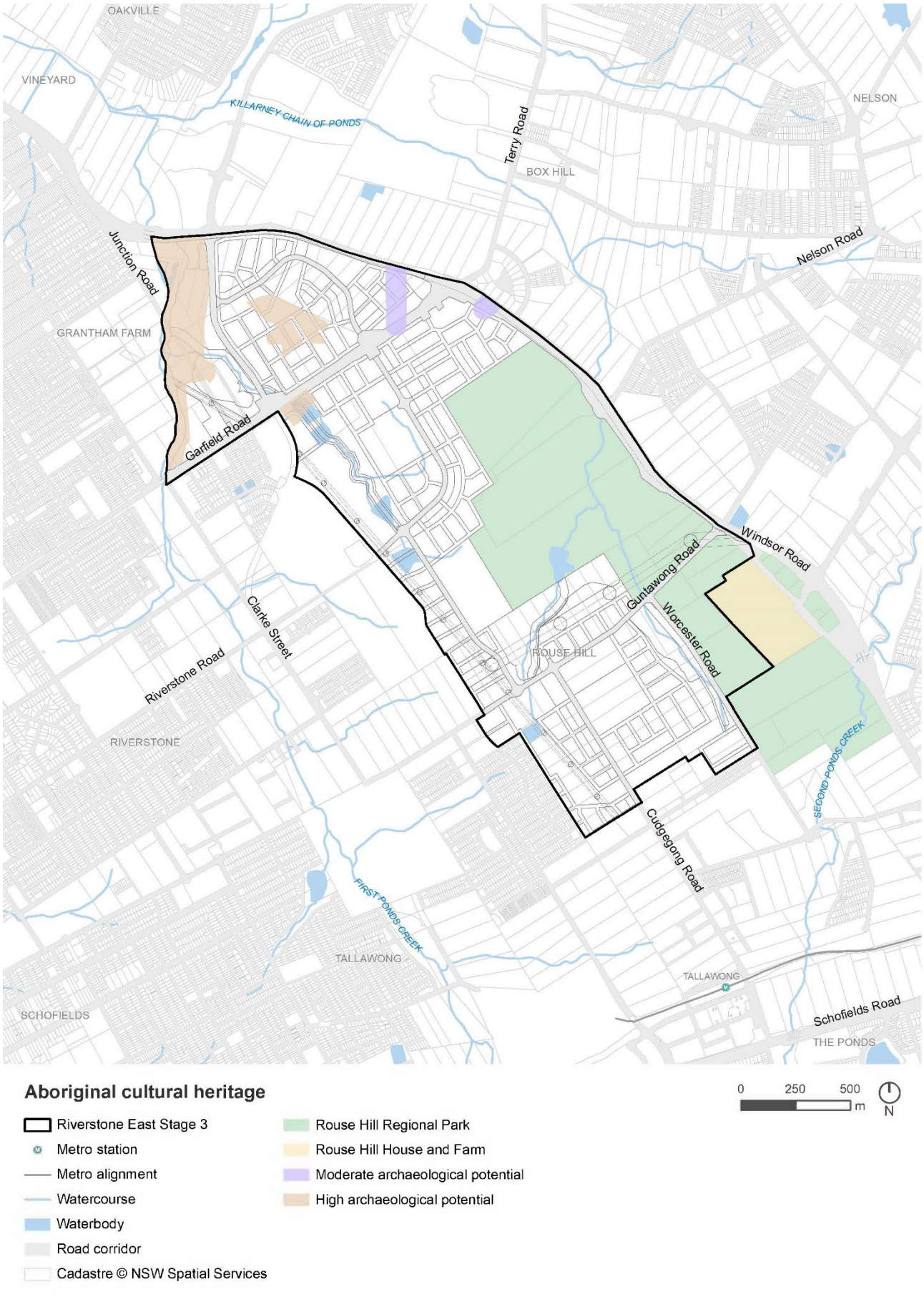

Figure 7: Indigenous heritage

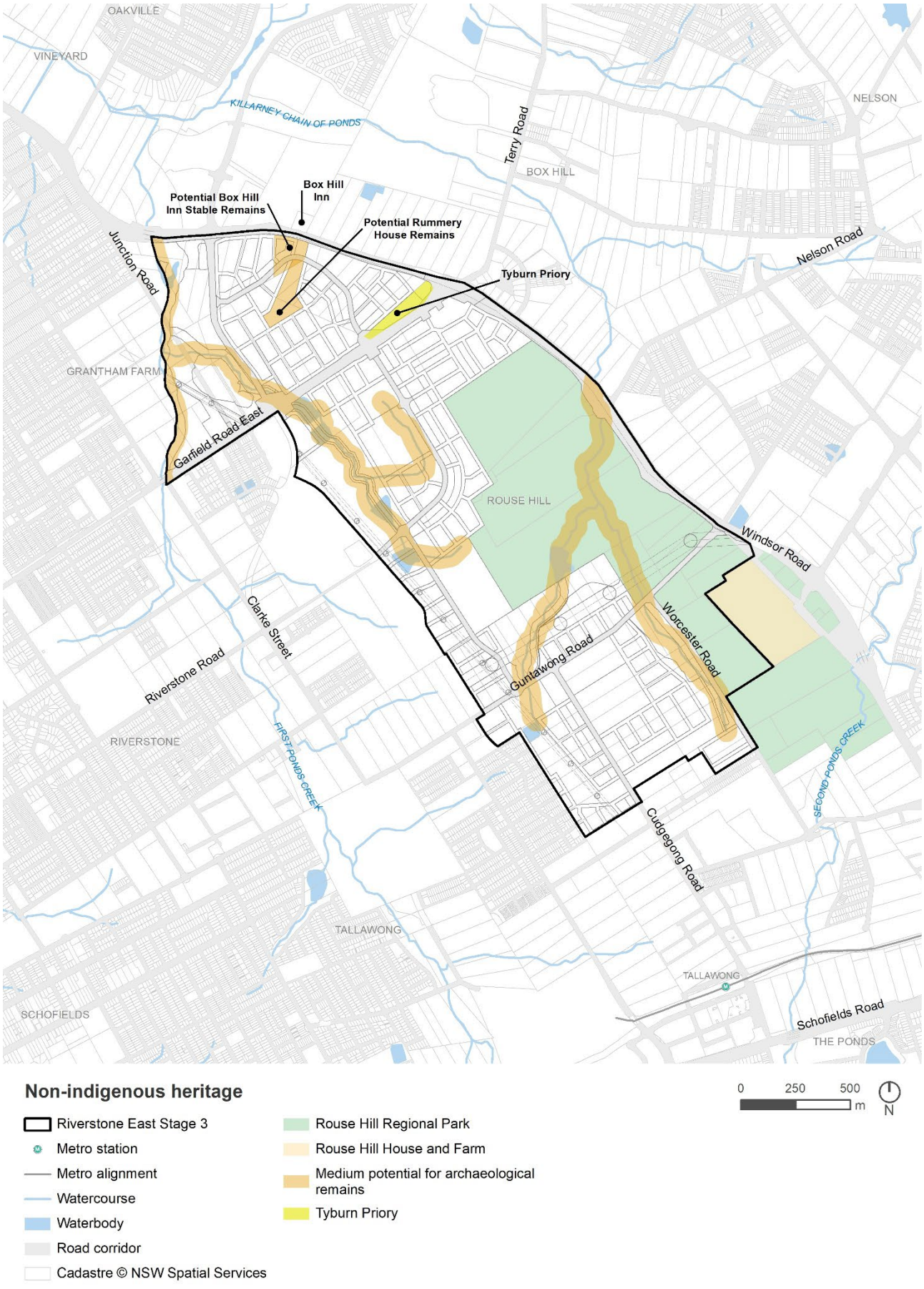

Figure 8: Non-Indigenous heritage

3.2.5 Native Vegetation and Ecology

Refer to Section 2.3.4 of the BCC Growth Centre Precincts DCP – Native vegetation and ecology and Appendix B – Riparian Protection Area controls

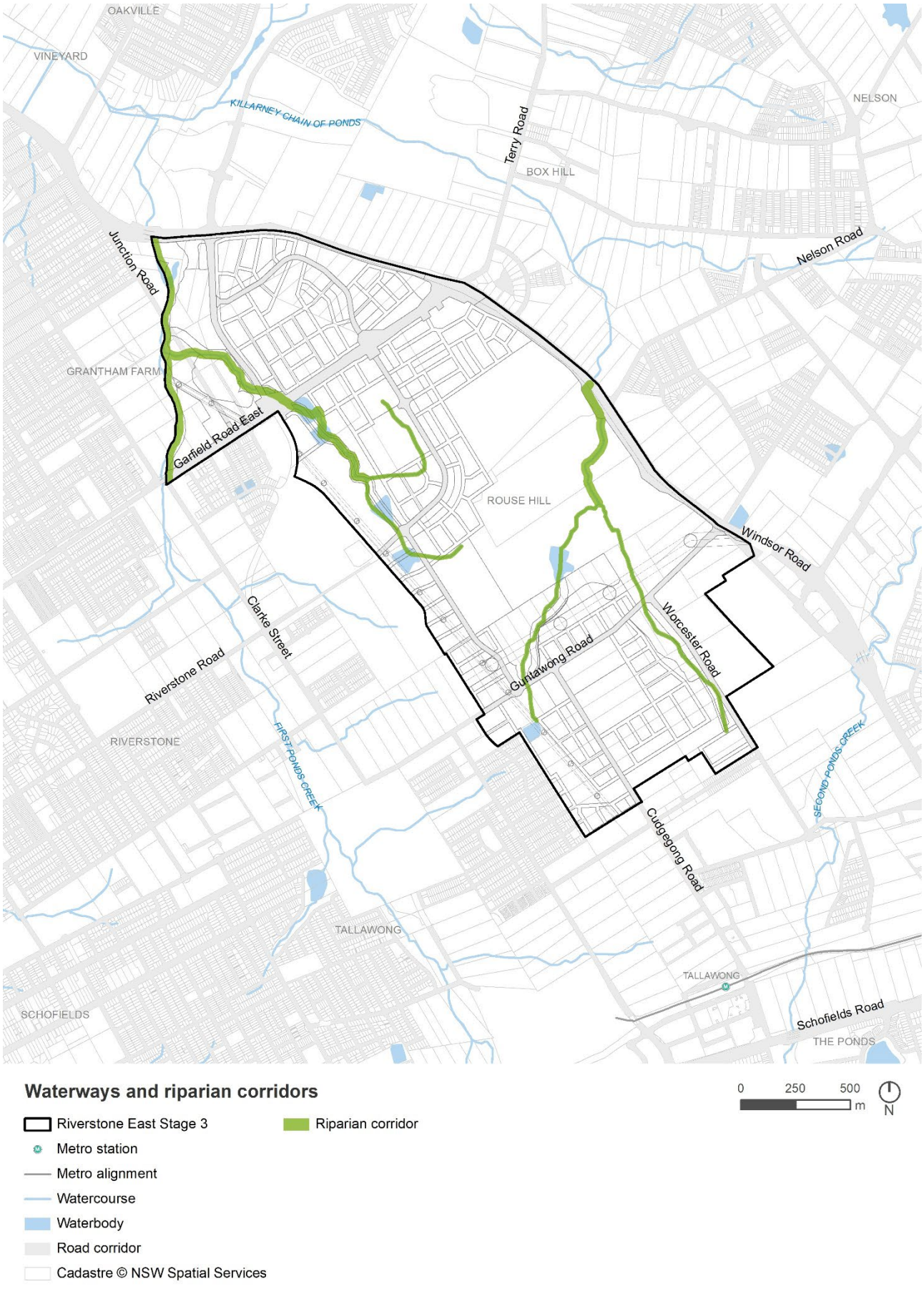

Figure 9: Waterways and riparian corridors

3.2.6 Bushfire Hazard Management

Refer to Section 2.3.5 of the BCC Growth Centre Precincts DCP – Bushfire hazards management. A reference to Planning for Bushfire Protection 2006 in the BCC Growth Centre Precincts DCP is taken to be a reference to Planning for Bush Fire Protection under section 271 of the *Environmental Planning and Assessment Regulation 2021.*

3.2.7 Potential Areas of Environmental Concern

Refer to section 2.3.6 of the BCC Growth Centre Precincts DCP – Site contamination

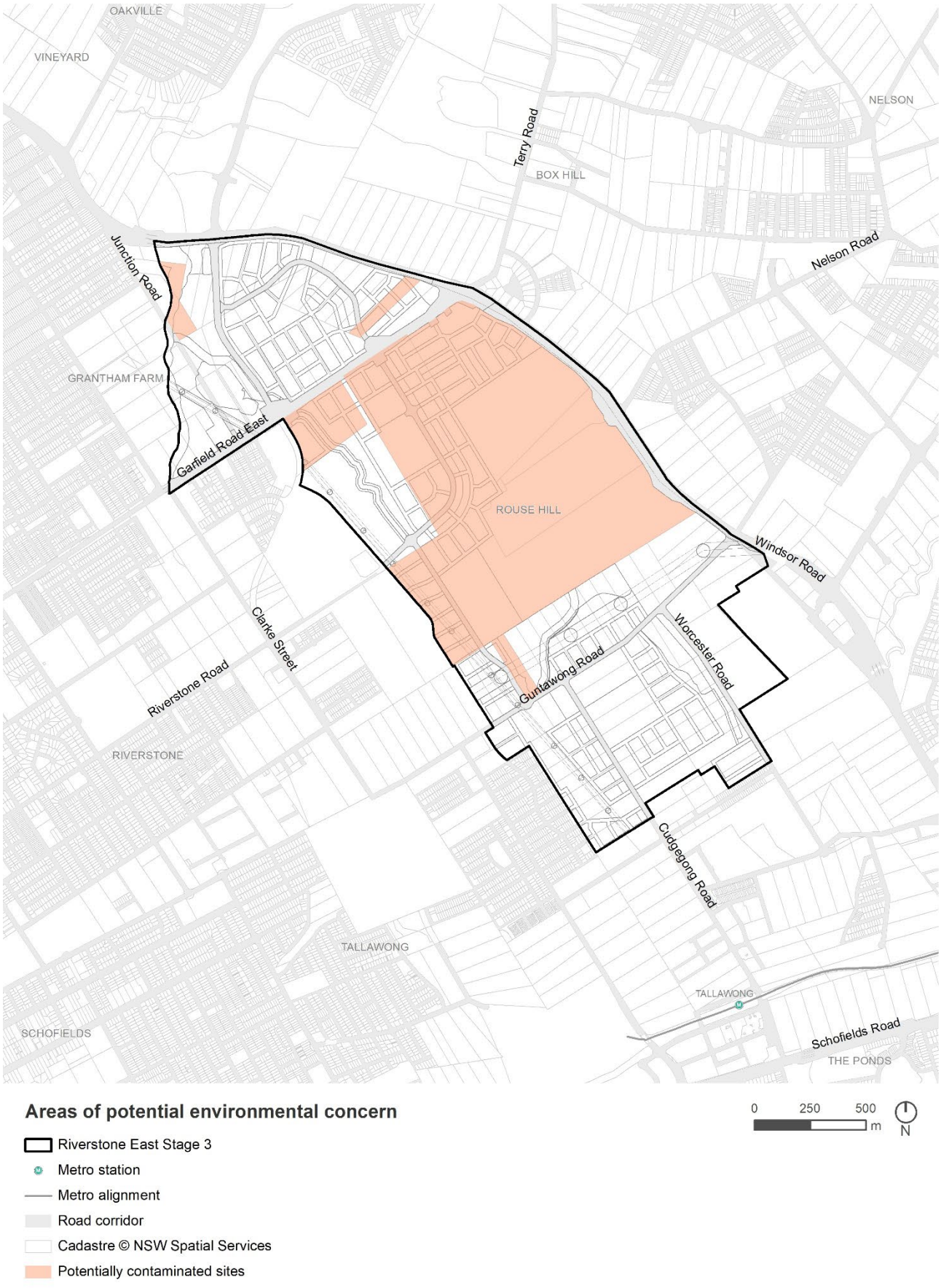

Figure 10: Areas of potential environmental concern

3.2.8 Open Space, Community Facilities and Recreation Networks

The following objectives and controls apply to the land identified in **Figure 11: Open space network** and **Figure 12: Community facilities** and guide the development of public open space and community facilities in the Precinct.

Objectives

1. Open space quality and functionality are to:
    a. Be designed to protect and enhance biodiversity, with native vegetation and habitat corridors prioritised.
    b. Ensure that open space is accessible to all residents, including people with disabilities.
    c. Ensure fencing and design of development adjoining the Rouse Hill Regional Park responds to the natural environmental features of the landscape
    d. Ensure that open spaces are well-connected to surrounding areas, promoting pedestrian and cycling access and encouraging a sense of community.
    e. Be designed and managed sustainably, minimising environmental impact and promoting resource efficiency
    f. Integrate green infrastructure to:
        i. Improve neighbourhood appearance
        ii. Respond to the existing neighbourhood character
        iii. Provide suitable conditions for trees to grow and thrive
        iv. Create and maintain a healthy local tree canopy.
2. Visual and environmental enhancement:
    a. Create attractive public domain and streetscapes that contribute to the site's visual quality as well as functionality, amenity and comfort.
    b. Protect and enhance remnant vegetation and riparian corridors within the public domain and connections to adjoining riparian corridors.
    c. Promote plant species selection and design that minimise ongoing water and maintenance requirements.
    d. Retain and enhance existing vegetation and canopy coverage to reduce the impact of urban heat on the community.
3. Community facilities are to:
    a. Serve as central gathering places for the community.
    b. Offer essential amenities and services to meet the needs of residents.
    c. Address potential future demand beyond that of nearby mixed-use centres within adjacent precincts.

Controls

1. Local open space must generally be in accordance with **Figure 11: Open space network**.
2. Open space and recreation networks are to be designed to:
    a. Provide diverse play spaces for various age groups.
    b. Include adequate parking, lighting, and waste management facilities.
    c. Incorporate interpretative signage (local history, Indigenous culture, environmental education).
    d. Align with Council's Landscape design guidelines for development and adopted Section 7.11 contributions plan.
    e. Integrate remnant vegetation and link with riparian corridors where appropriate.
    f. Align with street borders and house orientation to promote surveillance.
    g. Maximise connections with the Regional Park to increase the potential for retained trees, flora and fauna corridors and connectivity as well as provide well-planned active travel and recreation routes.
3. Riparian corridor use should:
    a. Incorporate pedestrian and cycleways, fitness trails, and passive recreation facilities.
    b. Include themed elements (boardwalks, eco-pathways, educational tracks) within the 20m buffer.
    c. Ensure consistency with Council's Landscape design guidelines for development.
4. Fencing adjoining the Rouse Hill Regional Park:
    a. Residential rear fences adjoining Rouse Hill Regional Park are prohibited.
    b. Fencing along the Rouse Hill Regional Park boundary should be low and transparent promoting surveillance, amenity and connectivity
5. Northern community facility:
    a. Designed for seamless connection with the adjacent school.
    b. Leverages the low-lying land to maximise building heights, allowing creative architectural design outcomes.
    c. Prioritises direct access to adjoining public open space and natural features.
    d. Incorporates the opportunity for connections to a recreational cycle route through the adjoining public open space.
6. Southern community facility:
    a. Positioned as a welcoming gateway to the Precinct and positive entry statement to the precinct from the west.

b. Designed to complement and collaborate with the nearby mixed-use centre within the adjacent Riverstone East – Stage 2 Precinct, offering a comprehensive range of services and amenities.
c. Responds to the presence of medium and high-density housing in the area, providing appropriate facilities and services to meet the needs of residents.
d. Utilise the low-lying land to maximise design opportunities.
e. Ensure direct access to the adjacent park, creating a safe and enjoyable outdoor space.
f. Integrate the facility into bus and cycle routes, enhancing accessibility and promoting active transportation.
g. Connect the facility to the playing fields and active travel paths, fostering a sense of community and providing recreational opportunities.

Figure 11: Open space network

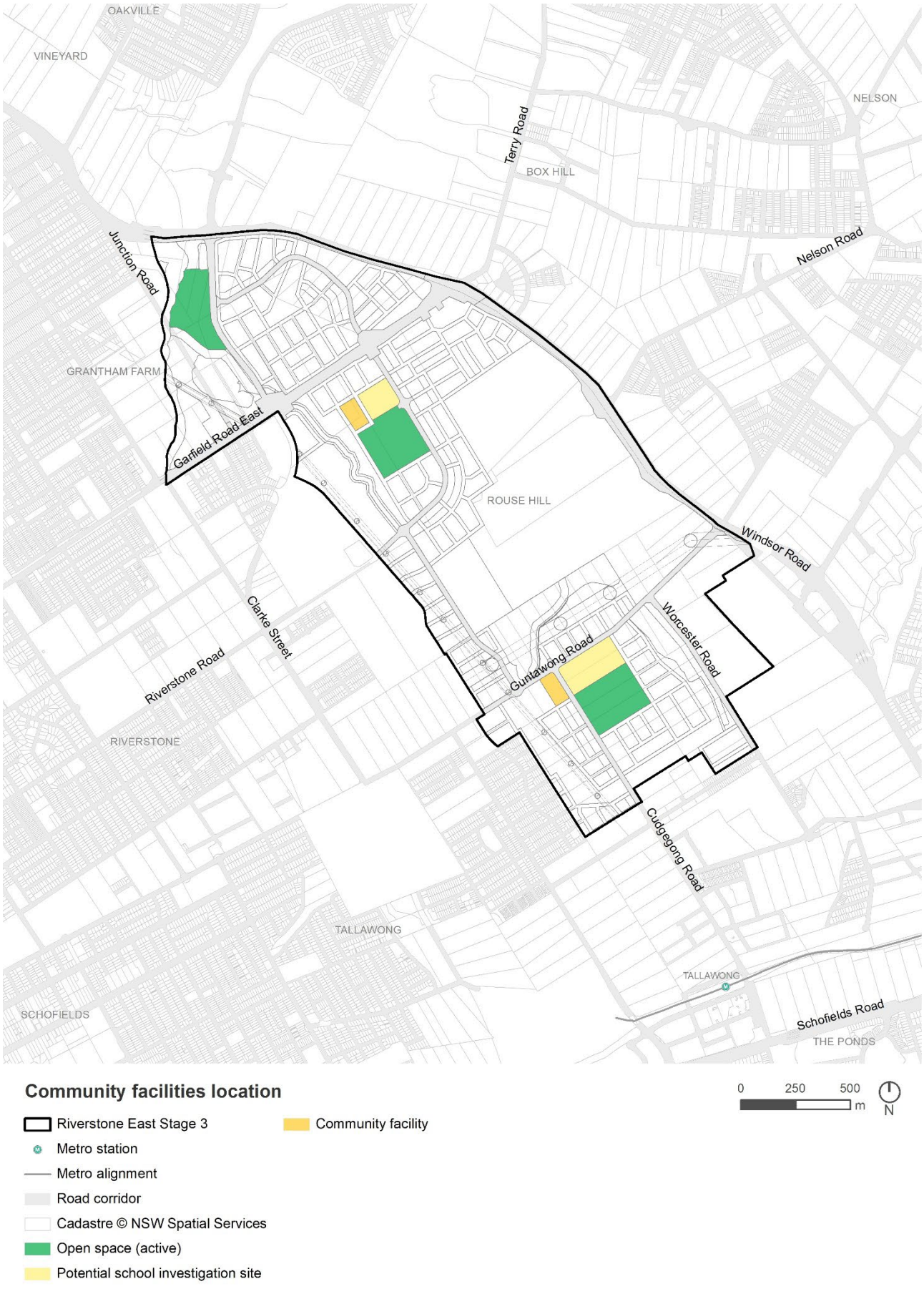

Figure 12: Community facilities

4 Development in Residential Zones

4.1 Residential Structure

This part provides additional controls to those set out in Part 3 – Neighbourhood and subdivision design of the BCC Growth Centre Precincts DCP.

The Precinct will accommodate a range of housing typologies from single dwellings, townhouses and dual occupancies to apartments up to a maximum of 3,600 dwellings. A combination of controls including maximum density provisions and maximum building heights are set out in the Precincts – Central River SEPP and will achieve the following objectives.

Additional Objectives

1. Planned infrastructure is designed and implemented consistent with projected demand.
2. A range of housing products can be delivered including affordable housing.

Additional Controls

1. The Precinct is to be developed in accordance with the residential structure shown at **Figure 13** and the maximum density and height provisions established in the Precincts – Central River SEPP.
2. Medium density development along Guntawong Road is co-located with community uses, in proximity to wetlands and connected to Rouse Hill Regional Park.

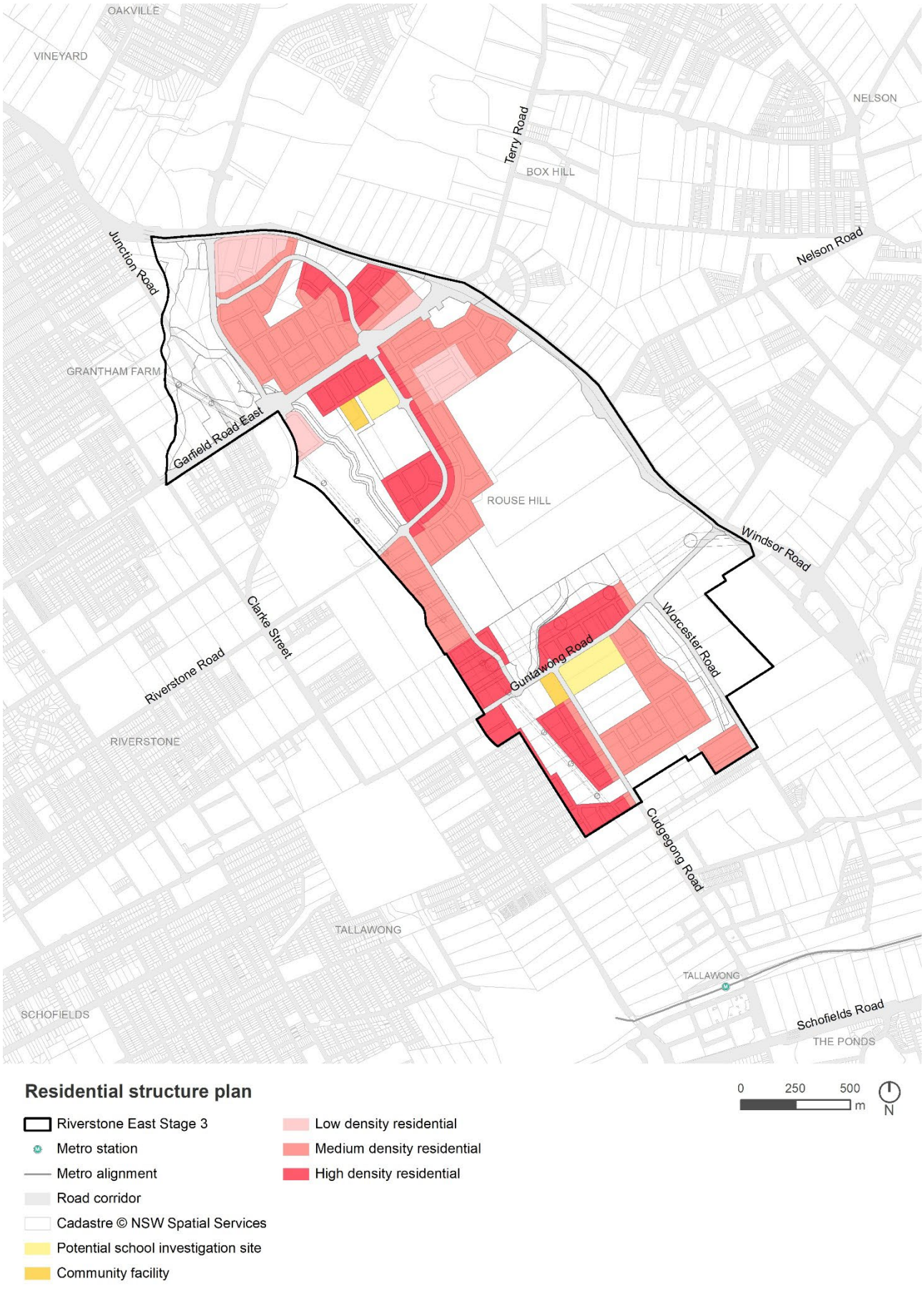

Figure 13: Residential structure plan

4.2 Summary of Key Controls for low-density detached dwellings

This part provides additional controls to those set out in Part 4 – Development in the residential zones of the BCC Growth Centre Precincts DCP. **Table 2** to **Table 9** replace tables 4-2 to 4-5 within the BCC Growth Centre Precincts DCP 2010 as amended.

Note: **Figure 14** to **Figure 21** should be read in conjunction with **Table 2** to **Table 9.**

Additional Objectives

1. Reduce local surface temperatures and local air temperatures and enhance Human Thermal Comfort

Additional Controls

1. For all residential development at least 50% of site landscape hard surfaces should be either cool pavements with a Solar Reflectance Index (SRI) of ≥50 or porous pavements, or a combination of both.

Note: Solar Reflectance Index (SRI) is a composite measure that accounts for a surface's solar reflectance and emittance. To calculate the SRI, the material or product's emittance values and total solar reflectance must be known. Materials with a higher SRI reflect more sunlight and absorb less heat.

4.2.1 Lot frontages ≥8m but ≤9m

Table 2 contains controls for detached dwellings on lots ≥8m but ≤9m widths. A typical layout for a detached dwelling on an 8m x 25m lot is shown in **Figure 14**.

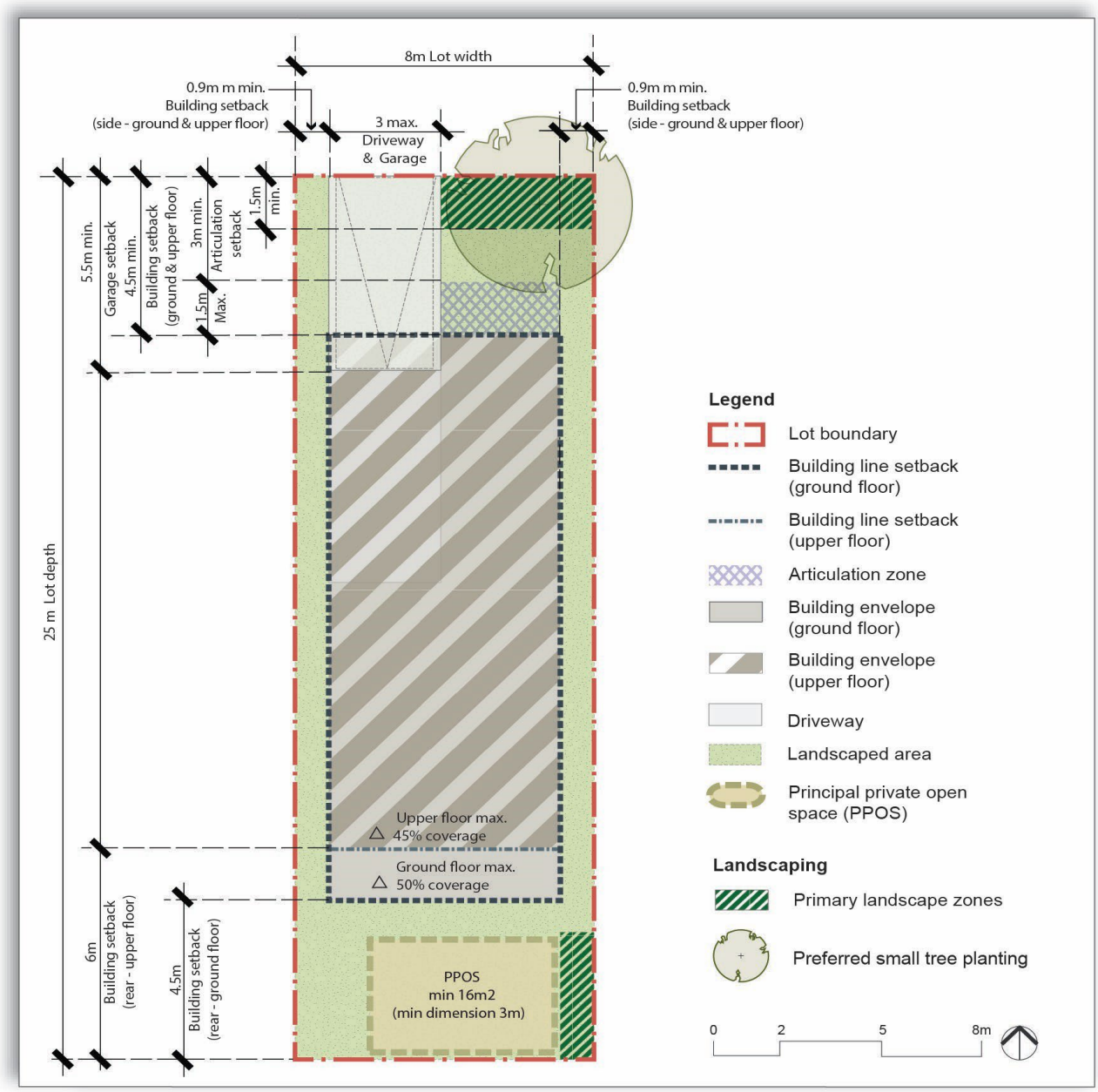

Figure 14: Typical lot layout on lots ≥8m but ≤9m

Table 2: Summary of controls for lot frontages ≥8m but ≤9m

Elements		Controls	
Setbacks	Front	4.5m min.	Building setback to ground and upper floor.
		3 m min.	Articulation zone
		5.5m min.	Garage setback

Elements		Controls	
		1m min.	Garage setback from main building line
	Rear	4.5m min.	Building setback to ground floor
		6m min.	Building setback to upper floors
Articulation zone	Depth	1.5m max.	
	Size & scale	25% max. of building frontage width	
Building heights	Storeys	2 storeys max. 3rd storey subject to **Section 4.2.5 clause (1) of the BCC Growth Centres DCP**	
Site Coverage	Ground floor building footprint	50% max.	% of total lot area
	Upper floor building footprint	45% max.	
External Landscaping	Overall area	45% min.	% of total lot area
	Permeable	30% min.	
	Impermeable	15% max.	
	Primary landscape zones	3.5% min.	
		One primary land space zone is to be delivered in the front setback area	
		To be provided in the zone shown in **Figure 14,** or relevant lot lined Figure.	
		1.5m min depth	
		2.2m min length (of primary landscape zones)	
	Tree Planting	A minimum of 1 small tree in front setback, primary landscape zone.	
Principal Private Open	Size	16m^2 min.	
	Dimensions	3m min.	

Elements		Controls
Space (PPOS)	Solar access	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9 am and 3 pm at the winter solstice (21 June)
	Location & Qualities	The preferred location shown in **Figure 14**
		Directly accessible from at least one habitable room in the dwelling (excluding bedrooms) i.e. living area
		Area is to be unobstructed
Garages	Front accessed lots	A maximum of one single width garage must be provided.
	Garage door/carport widths	3m max Garage door/carport width for single garages
Car spaces	1-2 bedroom dwelling	1 space min
	3+ bedroom dwelling	2 space min
Driveway	Crossover	3m max

Note: A car space may include a garage, carport or other hardstand area constructed of materials suitable for car parking and access. The required car parking spaces specified above may be provided using a combination of these facilities, including use of the driveway (within the property boundary only) as a parking space.

Note: A driveway crossover refers to the section of driveway from the edge of the road surface to the boundary of a property, i.e. the portion of the driveway located within the road reserve

4.2.2 Lot frontages ≥9m but ≤12.5m

Table 3 contains controls for detached dwellings on lots with frontages ≥9m but ≤12.5m.

A typical layout for a front loaded detached dwelling on an 11m x 25m lot is shown in **Figure 15.**

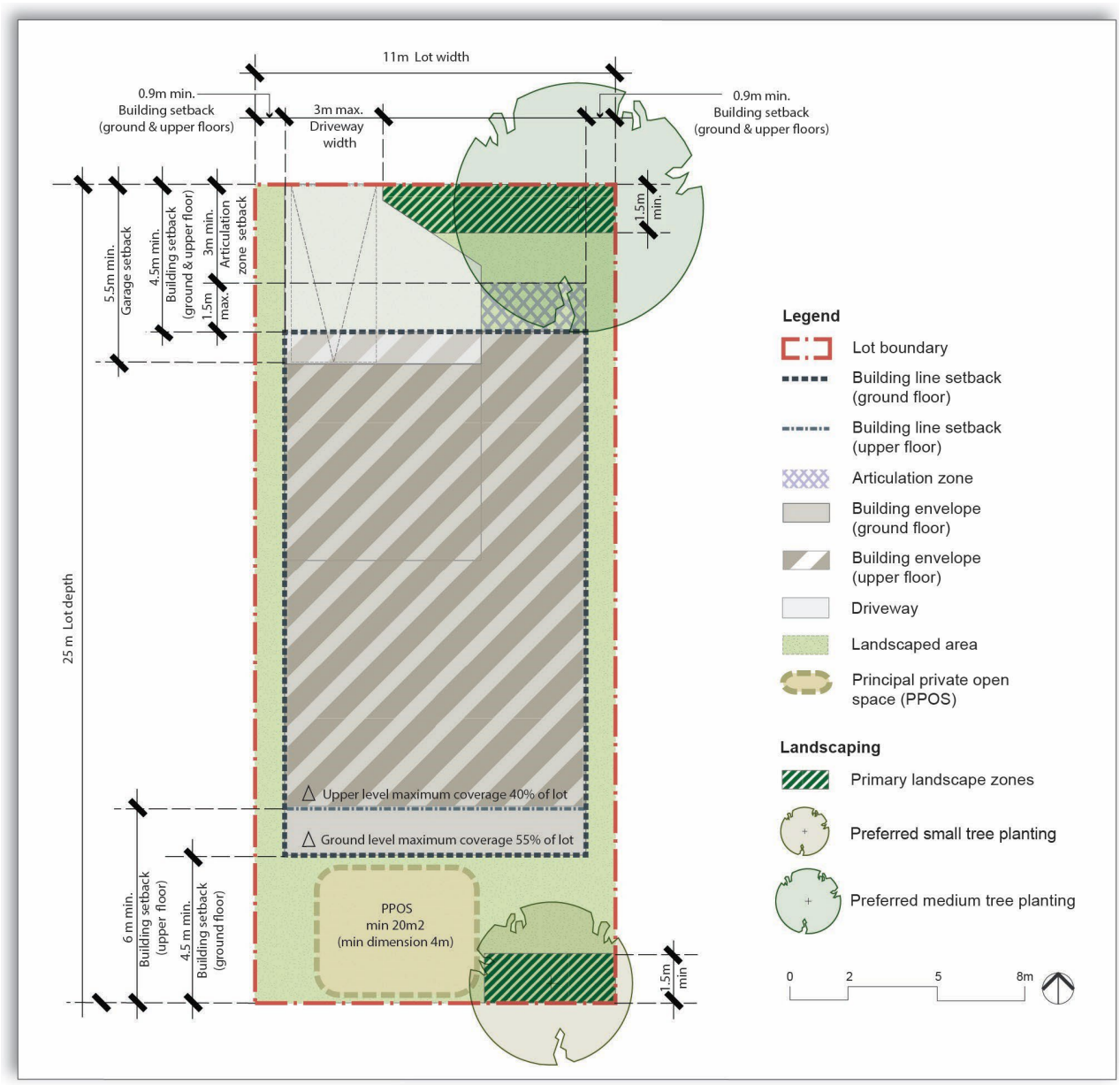

Figure 15: Typical lot layout on lots ≥9m but ≤12.5m

Table 3: Summary of controls for lot frontages ≥9m but ≤12.5m

Elements		Controls	
Setbacks	Front	4.5m min.	Building setback to ground and upper floor.
		3 m min.	Articulation zone
		5.5m min.	Garage setback
		1m min.	Garage setback from main building line

Elements		Controls	
	Side	0.9m min.	Building setback to both sides to ground and upper floors.
	Rear	4.5m min.	Building setback to ground floor
		6m min.	Building setback to upper floors
Articulation zone	Depth	1.5m max.	
	Size & scale	25% max. of building frontage width	
Building heights	Storeys	2 storeys max. 3rd storey subject to **Section 4.2.5 clause (1) of the BCC Growth Centres DCP**	
Site Coverage	Ground floor building footprint	55% max.	% of total lot area
	Upper floor building footprint	40% max.	
External Landscaping	Overall area	45% min.	% of total lot area
	Permeable	26% min.	
	Impermeable	19% max.	
	Primary landscape zones	5.5% min.	
		One primary land space zone to be delivered in the front setback area and one in the rear setback area.	
		To be provide in the zones shown in **Figure 15,** or relevant lot lined Figure.	
		1.5m min depth	
		4m min length (of primary landscape zones), where impacted by a driveway 3m is permissible	
	Tree Planting	A minimum of 1 medium tree in front setback, primary landscape zone.	

Elements		Controls	
		A minimum of 1 small tree to be placed in the rear setback, primary landscape zone.	
Principal Private Open Space (PPOS)	Size	20m^2 min.	
	Dimensions	4m min.	
	Solar access	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	
	Location & Qualities	Preferred location shown in **Figure 15,** or relevant lot lined Figure.	
		Directly accessible from at least one habitable room in the dwelling (excluding bedrooms) i.e. living area	
		Area is to be unobstructed.	
Garages	Front accessed lots	Lots ≥ 9m and < 10m	Maximum of one single width garage must be provided. Double garages or single width entry tandem garages not permitted
		Lots ≥ 10m and ≤ 12.5m	Single or double garages permitted
	Garage door / carport width	3m max	Garage door / carport width for single garages
		6m max	Double garage space / garage door / carport width
Car spaces	1-2 bedroom dwelling	1 space min.	
	3+ bedroom dwelling	2 space min.	
Driveway	Crossover	3m max	

Note: A car space may include a garage, carport or other hardstand area constructed of materials suitable for car parking and access. The required car parking spaces specified above may be provided using a combination of these facilities, including use of the driveway (within the property boundary only) as a parking space.

Note: A driveway crossover refers to the section of driveway from the edge of the road surface to the boundary of a property, i.e. the portion of the driveway located within the road reserve

4.2.3 Lot frontages ≥9m but ≤12.5m with zero lot lined dwelling

Table 4 contains controls specifically for lot lined dwellings on lots with frontages from ≥9m but ≤12.5m. Where specific controls are not included in **Table 4,** the controls in **Table 3** apply.

A typical layout for a lot lined dwelling on an 11m x 25m lot is shown in **Figure 16**.

These controls are to be read in conjunction with Section 3.1.2.3 Zero lot lines within the BCC Growth Centre Precincts DCP.

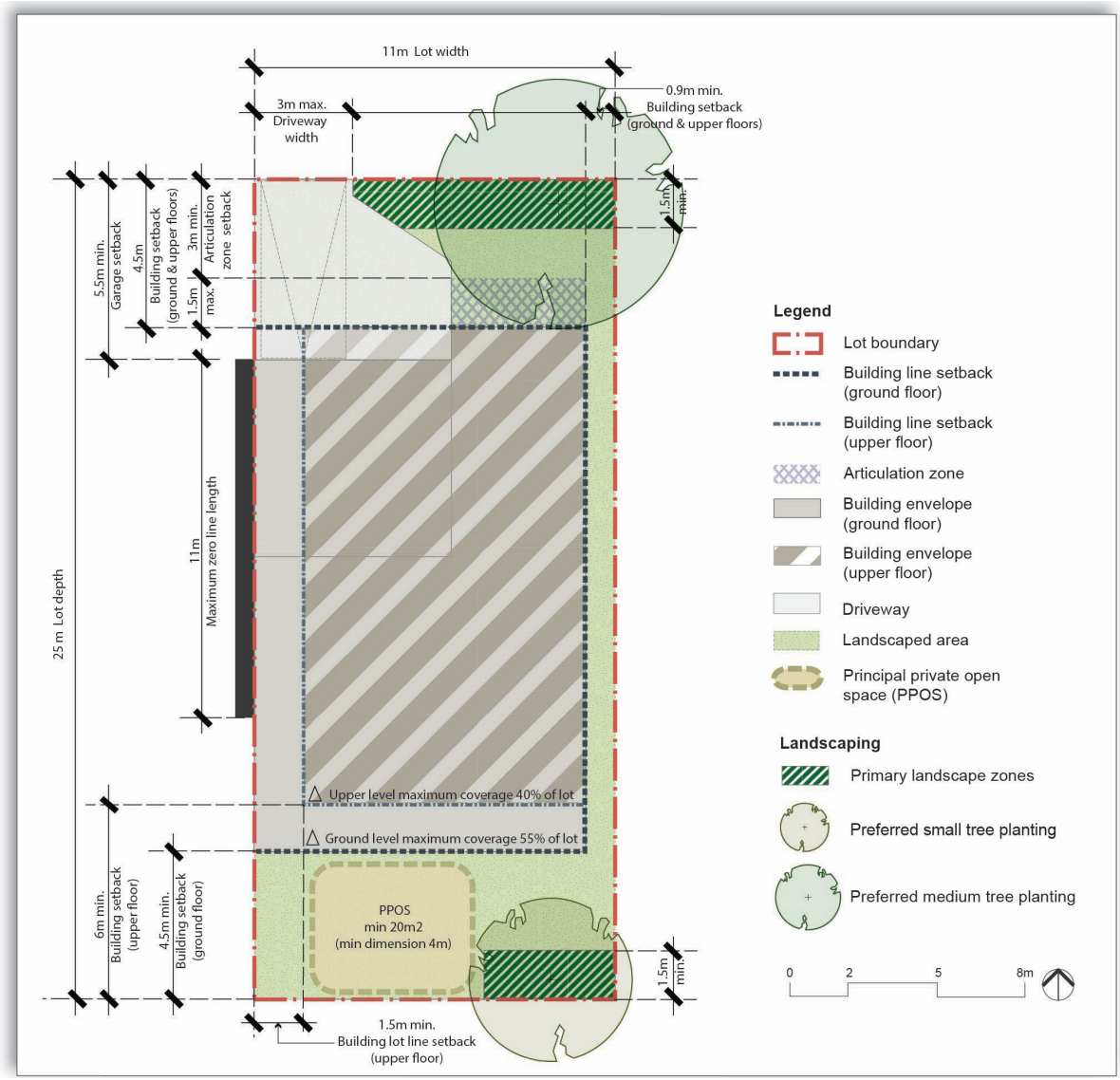

Figure 16: Typical lot layout on zero lot lined lots ≥9m but ≤12.5m

Table 4: Summary of controls for lot frontages ≥9m but ≤12.5m with lot lined dwelling

Elements		Controls	
Setbacks	Detached side	0.9m min.	Building setback to both sides at the ground and upper floors.
	Zero lot lined side	0m min.	Building setback to ground floor
		1.5m min.	Building setback to upper floor
Zero-line controls	Lot lined wall length	11m max	

4.2.4 Lot frontages ≥12.5m but ≤15m

Table 5 contains controls for detached dwellings on lots with frontages ≥12.5m but ≤15m.

A typical layout for a detached dwelling on an 14m x 25m lot is shown in **Figure 17**.

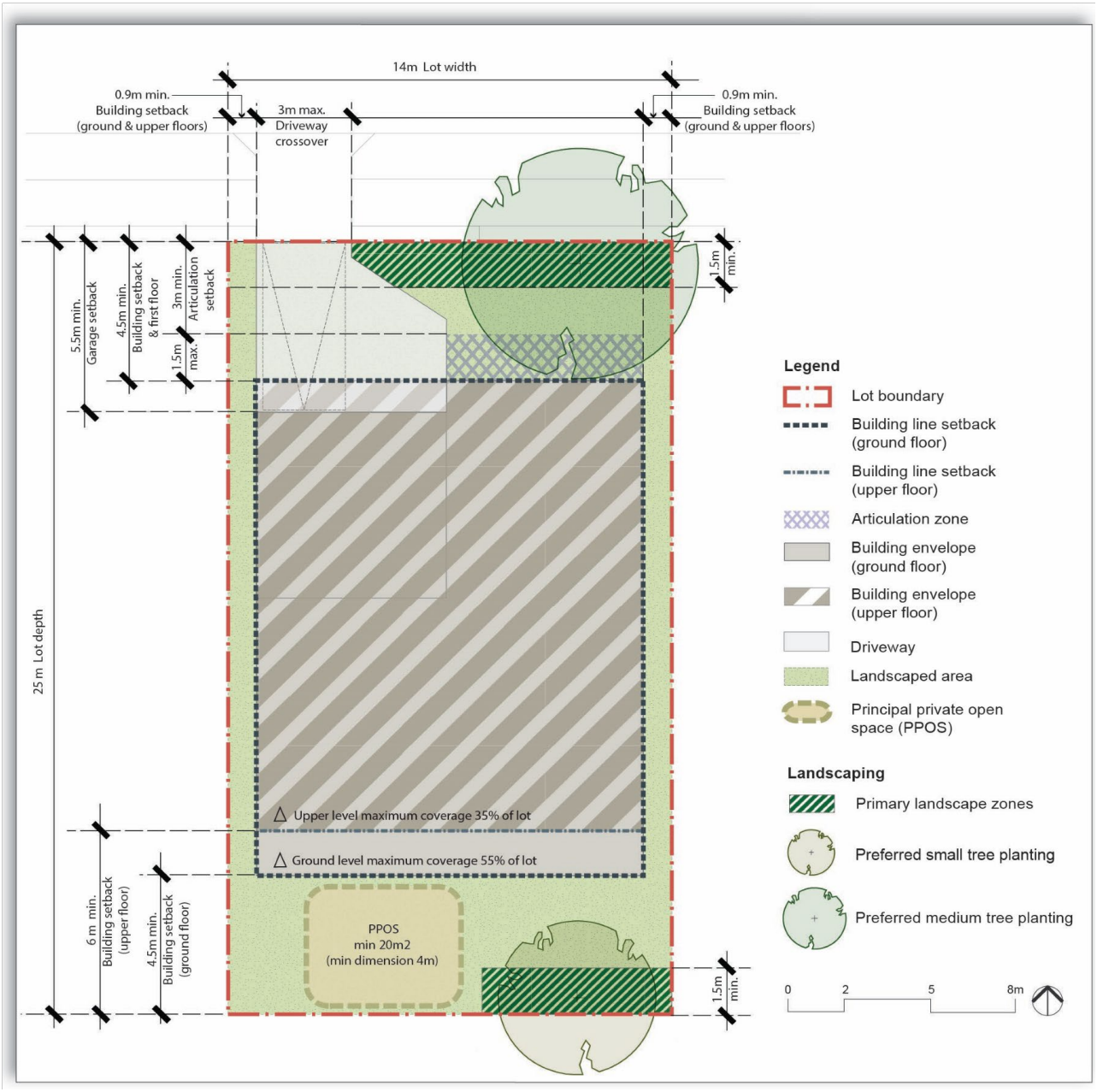

Figure 17: Typical lot layout on lots ≥12.5m but ≤15m

Table 5: Summary of controls for lot frontages ≥12.5m but ≤15m

Elements		Controls	
Setbacks	Front	4.5m min.	Building setback to ground and upper floor.
		3 m min.	Articulation zone
		5.5m min.	Garage setback

Elements		Controls	
		1m min.	Garage setback from main building line
	Side	0.9m min.	Building setback to both sides to ground and upper floors.
	Rear	4.5m min.	Building setback to ground floor
		6m min.	Building setback to upper floors
Articulation zone	Depth	1.5m max.	
	Size & scale	25% max. of building frontage width	
Building heights	Storeys	2 storeys max. 3rd storey subject to **Section 4.2.5 clause (1) of the BCC Growth Centres DCP**	
Site Coverage	Ground floor building footprint	55% max.	% of total lot area
	Upper floor building footprint	35% max.	
External Landscaping	Overall area	45% min.	% of total lot area
	Permeable	30% min.	
	Impermeable	17% max.	
	Primary landscape zones	6% min.	
		One primary land space zone to be delivered in the front setback area and one in the rear setback area.	
		To be provide in the zones shown in **Figure 17,** or relevant lot lined Figure.	
		1.5m min depth	
		4m min length (of primary landscape zones)	
	Tree Planting	A minimum of 1 medium tree in front setback, primary landscape zone.	

Elements		Controls
		A minimum of 1 small tree to be placed in the rear setback, primary landscape zone.
Principal Private Open Space (PPOS)	Size	20m^2 min.
	Dimensions	4m min.
	Solar access	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)
	Location & Qualities	Preferred location shown in **Figure 17**, or relevant lot lined Figure.
		Directly accessible from at least one habitable room in the dwelling (excluding bedrooms) i.e. living area
		Area is to be unobstructed
Garages	Front accessed lots	Single or double garage permitted
	Garage door / carport width	3m max Garage door / carport width for single garages
		6m max Double garage space / garage door / carport width
Car spaces	1-2 bedroom dwelling	1 space min.
	3+ bedroom dwelling	2 space min
Driveway	Crossover	3m max

Note: A car space may include a garage, carport or other hard stand area constructed of materials suitable for car parking and access. The required car parking spaces specified above may be provided using a combination of these facilities, including use of the driveway (within the property boundary only) as a parking space.

Note: A driveway crossover refers to the section of driveway from the edge of the road surface to the boundary of a property, i.e. the portion of the driveway located within the road reserve

4.2.5 Lot frontages ≥12.5m but ≤15m with zero lot lined dwelling

Table 6 contains controls specifically for lot lined dwellings on lots with frontages ≥12.5m but ≤15m. Where specific controls are not included in **Table 6,** the controls in **Table 5** apply.

A typical layout for a lot lined dwelling on an 14m x 25m lot is shown in **Figure 18.**

These controls are to be read in conjunction with Section 3.1.2.3 Zero lot lines within the BCC Growth Centre Precincts DCP.

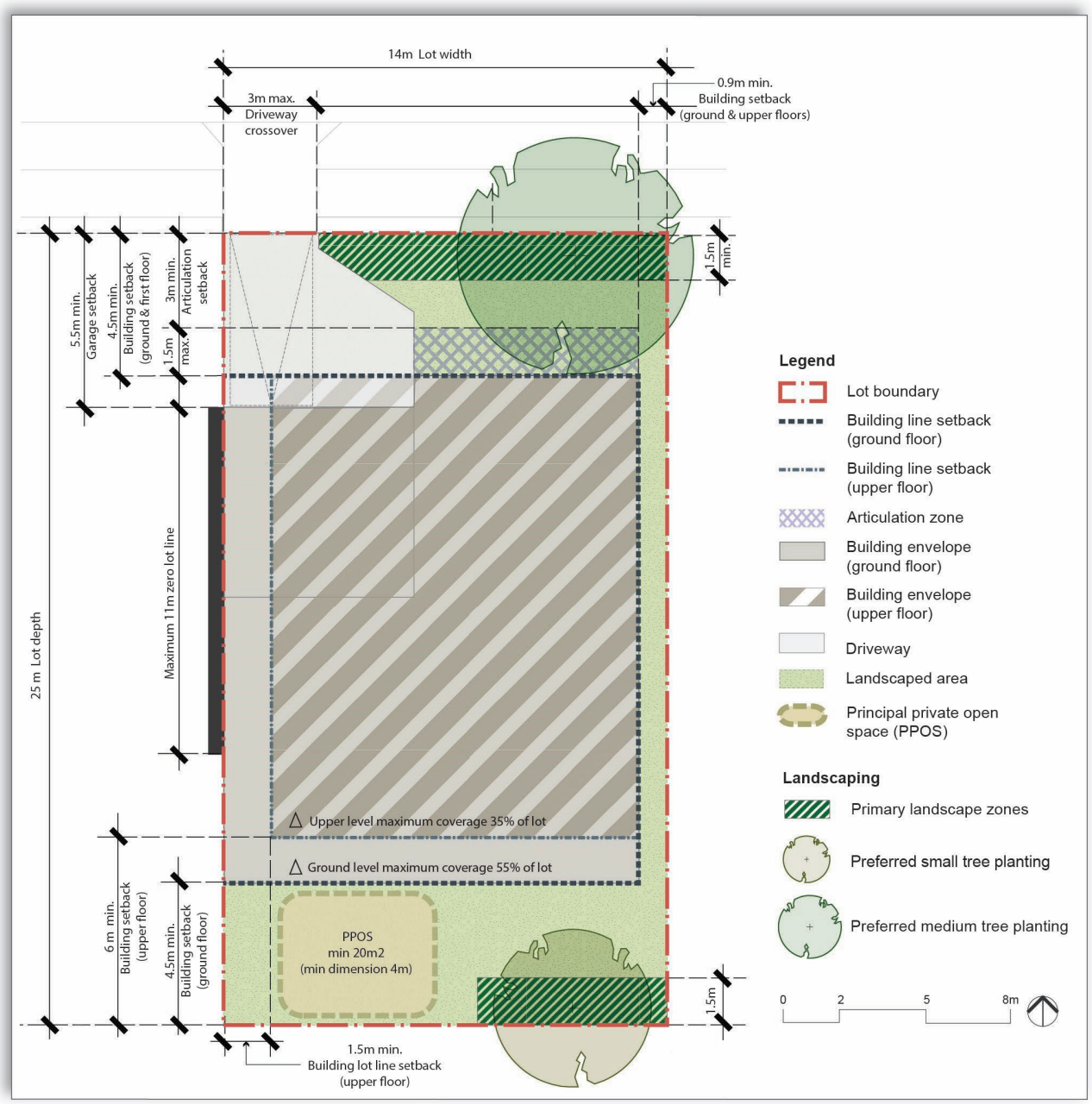

Figure 18: Typical lot layout on zero lot lined lots ≥12.5m but ≤15m

Table 6: Summary of controls for lot frontages ≥12.5m but ≤15m with lot lined dwelling

Elements		Controls	
Setbacks	Detached side	0.9m min.	Building setback to both sides at the ground and upper floors.

Elements		Controls	
	Zero lot lined side	0m min.	Building setback to ground floor
		1.5 m min.	Building setback to upper floor
Zero-line controls	Lot lined wall length	11m max.	

4.2.6 Lot frontages ≥12.5m but ≤15m with corner lot

Table 7 contains controls specifically for detached dwellings on corner lots with frontages ≥12.5m but ≤15m. A typical layout for a detached dwelling on a 13.5m x 25m corner lot is shown in **Figure 19.**

These controls are to be read in conjunction with Section 3.1.4 Corner lots within the BCC Growth Centre Precincts DCP.

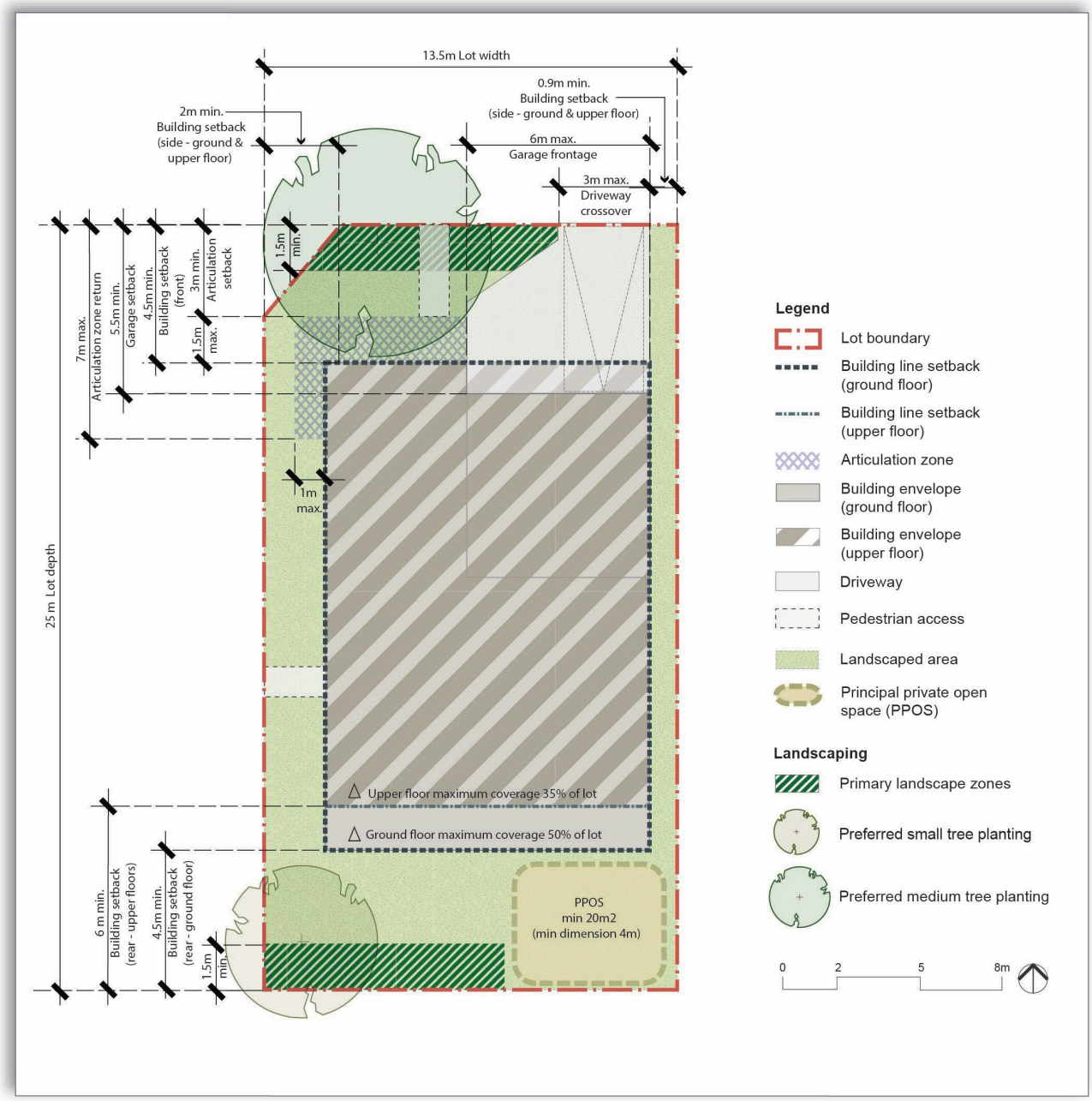

Figure 19: Typical corner lot dwelling layout on lots ≥12.5m but ≤15m

Table 7: Summary of controls for corner lot dwellings with frontages ≥12.5m but ≤15m

Elements		Controls	
Setbacks	Front	4.5m min.	Building setback to ground and upper floor.
		3 m min.	Articulation zone
		5.5m min.	Garage setback

Elements		Controls	
		1m min.	Garage setback from main building line
	Secondary frontage	2m	Building setbacks for ground and upper floors
	Side	0.9m min.	Building setback to ground and upper floors.
	Rear	4.5m min.	Building setback to the ground floor
		6m min.	Building setback to upper floors
Articulation zone	Depth – primary frontage	1.5m max.	
	Size & scale – primary frontage	25% max. of building frontage width	
	Depth – Secondary frontage	1m max	
	Length / return – secondary frontage	7m	
Building heights	Storeys	2 storeys max. 3rd storey subject to **Section 4.2.5 clause (1) of the BCC Growth Centres DCP**	
Site Coverage	Ground floor building footprint	50% max.	% of total lot area
	Upper floor building footprint	35% max.	
External Landscaping	Overall area	50% min.	% of total lot area
	Permeable	30% min.	
	Impermeable	20% max.	
	Primary landscape zones	6% min.	
		A minimum of one primary land space zone to be delivered in the front setback area and one in the rear setback area.	
		To be provide in the zones shown in **Figure 19,** or relevant lot lined Figure.	

Elements		Controls	
		1.5m min depth	
		4m min length (of primary landscape zones)	
	Tree Planting	A minimum of 1 medium tree in front setback, primary landscape zone.	
		A minimum of 1 small tree to be placed in the rear setback, primary landscape zone.	
Principal Private Open Space (PPOS)	Size	20m^2 min.	
	Dimensions	4m min.	
	Solar access	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	
	Location & Qualities	Preferred location shown in **Figure 19**, or relevant lot lined Figure.	
		Directly accessible from at least one habitable room in the dwelling (excluding bedrooms) i.e. living area	
		Area is to be unobstructed	
Garages	Front accessed lots	Lots ≥ 9m and < 10m	A maximum of one single-width garage must be provided. Double garages or single-width entry tandem garages are not permitted
		Lots ≥ 10m	Single or double garages permitted
	Side accessed lots	Single or double garages permitted	
	Garage door/carport width	3m max Garage door/carport width for single garages	
		6m max Double garage space/garage door/carport width	

Elements		Controls
Car spaces	1-2 bedroom dwelling	1 space min.
	3+ bedroom dwelling	2 space min
Driveway	Crossover	3m max

Note: A car space may include a garage, carport or other hardstand area constructed of materials suitable for car parking and access. The required car parking spaces specified above may be provided using a combination of these facilities, including use of the driveway (within the property boundary only) as a parking space.

Note: A driveway crossover refers to the section of driveway from the edge of the road surface to the boundary of a property, i.e. the portion of the driveway located within the road reserve

4.2.7 Lot frontages ≥12.5m but ≤15m with corner zero lot lined dwelling

Table 8 contains controls specifically for lot lined dwellings on corner lots with frontages ≥12.5m but ≤15m. Where specific controls are not included in **Table 8,** the controls in **Table 7** apply.

A typical layout for a lot lined dwelling on a 13.5m x 25m corner lot is shown in **Figure 20.**

These controls are to be read in conjunction with Section 3.1.2.3 Zero lot lines and Section 3.1.4 Corner lots within the BCC Growth Centre Precincts DCP.

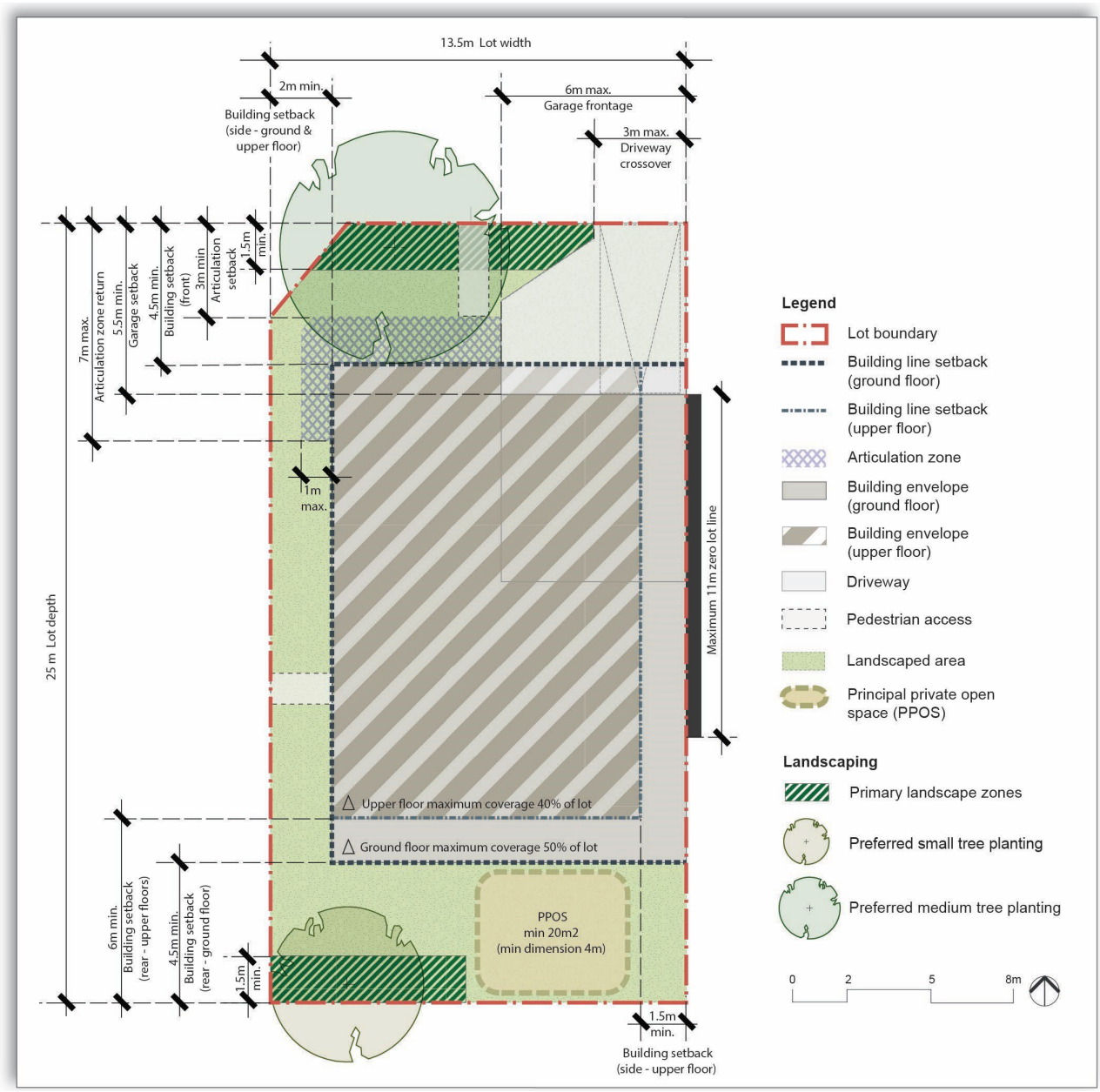

Figure 20: Typical lot layout on zero lot lined corner lots ≥12.5m but ≤15m

Table 8: Summary of controls for lot lined corner lot dwelling with frontages ≥12.5m but ≤15m

Elements		Controls	
Setbacks	Zero lot lined side	0m min.	Building setback to ground floor
		1.5 m min.	Building setback to upper floor
Zero-line controls	Lot lined wall length	11m max.	

4.2.8 Lot frontages ≥15m

Table 9 contains controls for detached dwellings on lots with frontages ≥15m.

A typical layout for a detached dwelling on an 18m x 25m lot is shown in **Figure 21.**

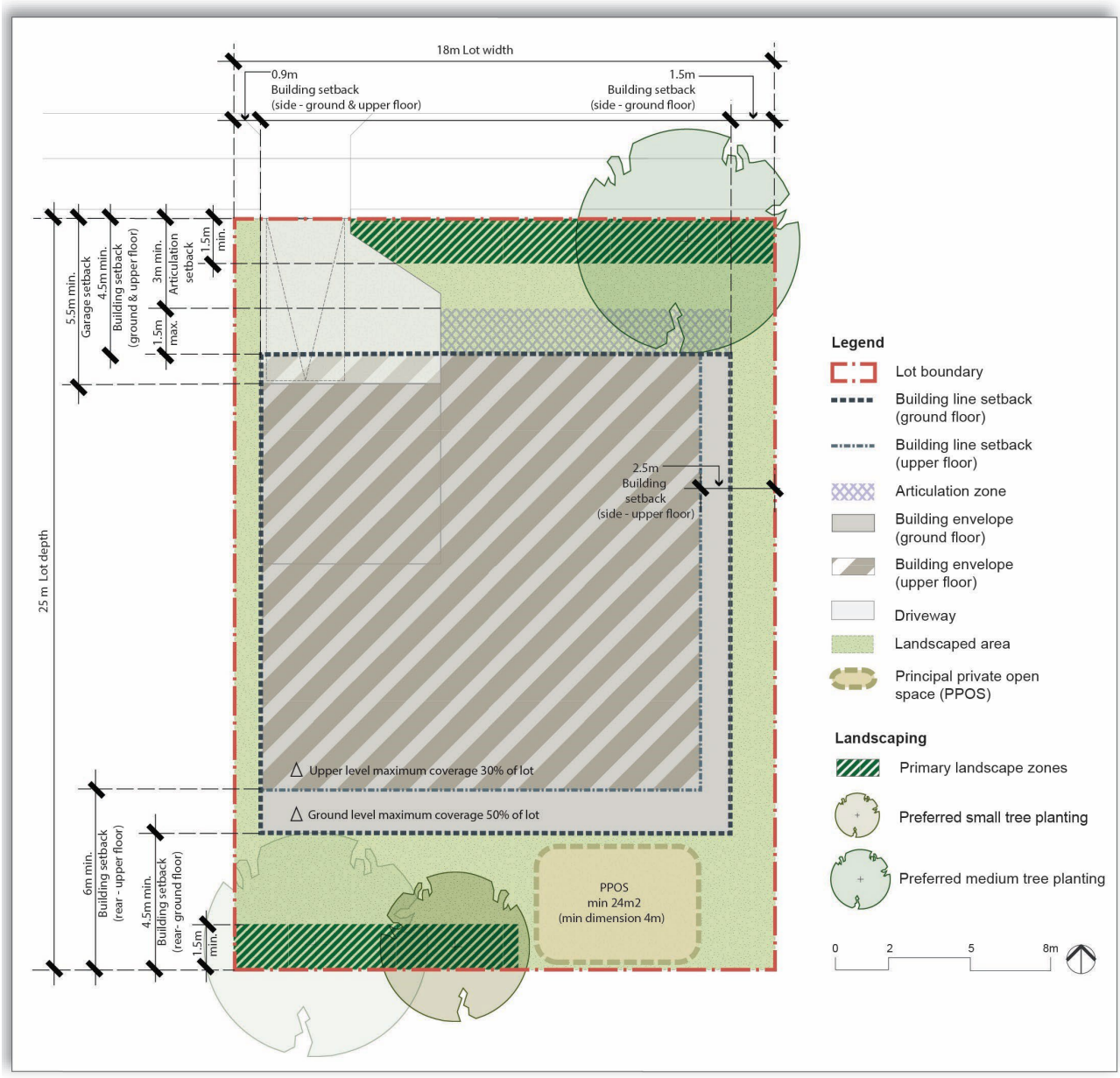

Figure 21: Typical lot layout on lots ≤15m

Table 9: Summary of controls for lot frontages ≥15m

Elements		Controls	
Setbacks	Front	4.5m min.	Building setback to ground and upper floor.
		3m min.	Articulation zone
		5.5m min.	Garage setback
		1m min.	Garage setback from main building line
	Side	Side A	0.9m Building setback ground floor
			0.9m Building setback upper floor
		Side B	1.5m Building setback ground floor
			2.5m Building setback upper floor
	Rear	4.5m min.	Building setback to ground floor
		6m min.	Building setback to upper floors
Articulation zone	Depth	1.5m max.	
	Size & scale	25% max.	Of building frontage
Building heights	Storeys	2 storeys max. 3rd storey subject to **Section 4.2.5 clause (1) of the BCC Growth Centres DCP**	
Site Coverage	Ground floor building footprint	50% max.	% of total lot area
	Upper floor building footprint	30% max.	
External Landscaping	Overall area	50% min.	% of total lot area
	Permeable	30% min.	
	Impermeable	20% max.	
		7.5% min.	

Elements		Controls
	Primary landscape zones	A minimum of one primary land space zone is to be delivered in the front setback area and one in the rear setback area
		To be provide in the zones shown in **Figure 21**
		1.5m min depth of primary planting zones
		6.5m min length (of primary landscape zones)
	Tree Planting	A minimum of 1 medium tree in front setback, primary landscape zone
		A minimum of 1 medium tree and 1 small tree in the rear setback, primary landscape zone.
Principal Private Open Space (PPOS)	Size	24m^2 min.
	Dimensions	4m min.
	Solar access	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)
	Location & Qualities	Preferred location shown in **Figure 21**
		Directly accessible from at least one habitable room in the dwelling (excluding bedrooms) i.e. living area
		Area is to be unobstructed.
Garages	Front accessed lots	Single or double garages permitted
	Garage door / carport width	3m max Single garage / parking space / garage door / carport width
		6m max Single garage / parking space / garage door / carport width
Car spaces	1-2 bedroom dwelling	1 space min.
	3+ bedroom dwelling	2 space min.
Driveway	Crossover	3m max

Note: A car space may include a garage, carport or other hard stand area constructed of materials suitable for car parking and access. The required car parking spaces specified above may be provided using a combination of these facilities, including use of the driveway (within the property boundary only) as a parking space.

Note: A driveway crossover refers to the section of driveway from the edge of the road surface to the boundary of a property, i.e. the portion of the driveway located within the road reserve

4.3 Minimum Landscaped Area for Detached Dwellings

Objective

1. Tree canopy coverage within the landscaped area should be provided to correlate with the residential dwelling typology and contribute to reaching a wider Precinct target of 40% tree canopy.
2. Landscaped areas should be provided to correlate to the size of the lot and minimum dimensions used to achieve useable, meaningful landscaped areas.
3. Ensure that each residential lot has sufficient area for landscaping, including deep soil planting areas, and usable private open space to meet the needs of occupants.
4. Preserve and retain existing mature native vegetation wherever practicable.
5. Ensure a balance between built and landscaped elements in residential areas.
6. Create and support the desired street character.
7. Provide a mix of canopy trees, shrubs, and groundcover to manage effects of urban heat and support environmentally sensitive design.

Controls

1. The external landscaped area, including permeable and impermeable surfaces within any residential lot is to comply with the controls in S**ection 4.2 Summary of Key Controls for low-density detached dwellings**.
2. Primary landscape zones are to be provided in the front and rear setbacks of lots to provide for deep soil planting areas in accordance with **Section 4.2 Summary of Key Controls for low-density detached dwellings**.
3. Tree Planting is to comply with the **Section 4.2 Summary of Key Controls for low-density detached dwellings** including, where relevant:
    a. At least 1 medium sized tree (that will have a mature height of at least 8m) is to be planted in the primary street front setback, within the designated primary deep soil landscape zone;
    b. At least 1 small sized tree (that will have a mature height of at least 5m) is to be planted in the rear setback, within the designated primary deep soil landscape zone; and

c. In addition, opportunities for planting of a medium or small sized tree in the secondary street frontage of corner lots is to be explored as a preferred outcome.

4. Principal Private Open Space (PPOS) is to be provided in accordance with the controls in **Section 4.2 Summary of Key Controls for low-density detached dwellings**.
5. The location of PPOS is to be determined in detailed design. The location and orientation of the PPOS has regard to dwelling design, orientation, adjoining dwellings, landscape features and topography.
6. The PPOS will be directly accessible from a main living area of a dwelling or alfresco room and have a maximum gradient of 1:10.
7. The PPOS is to be unobstructed by services or utilities, such as clotheslines, waste services, garbage bins, water tanks, sheds or other similar structures.
8. Synthetic or artificial grass is not to be included in permeable landscaped area calculations.

4.4 Movement Network and Design

Refer to Section 3.4 of the BCC Growth Centre Precincts DCP – Movement network

Additional Objectives

1. To align the Precinct with Transport for NSW's Movement and Place matrix and Design of Roads and Streets (DORAS)
2. To implement the Western Sydney Street Design Guidelines
3. To create specific road types to serve the needs of the Precinct.
4. To create a permeable bicycle and pedestrian network throughout and beyond the precinct.
5. To allow provisions for street trees within road/street corridor that mitigate the urban heat effect and meet the Precinct tree canopy target of 40%
6. To ensure the delivery of full width roads

Additional Controls

1. The street network and hierarchy are to be provided generally in accordance with **Figure 22**.
2. Precinct-specific street typologies are to be designed in accordance with the street hierarchy (**Figure 22**) and **Table 10**.
3. The shared cycle and pedestrian network is to be provided in accordance with **Figure 27.**
4. Where neighbourhood, yield and residential way streets are mapped on cadastral boundaries, a subdivision development application is to provide for adjustments to their

location and alignment to ensure the delivery of the full road width within that development lot.

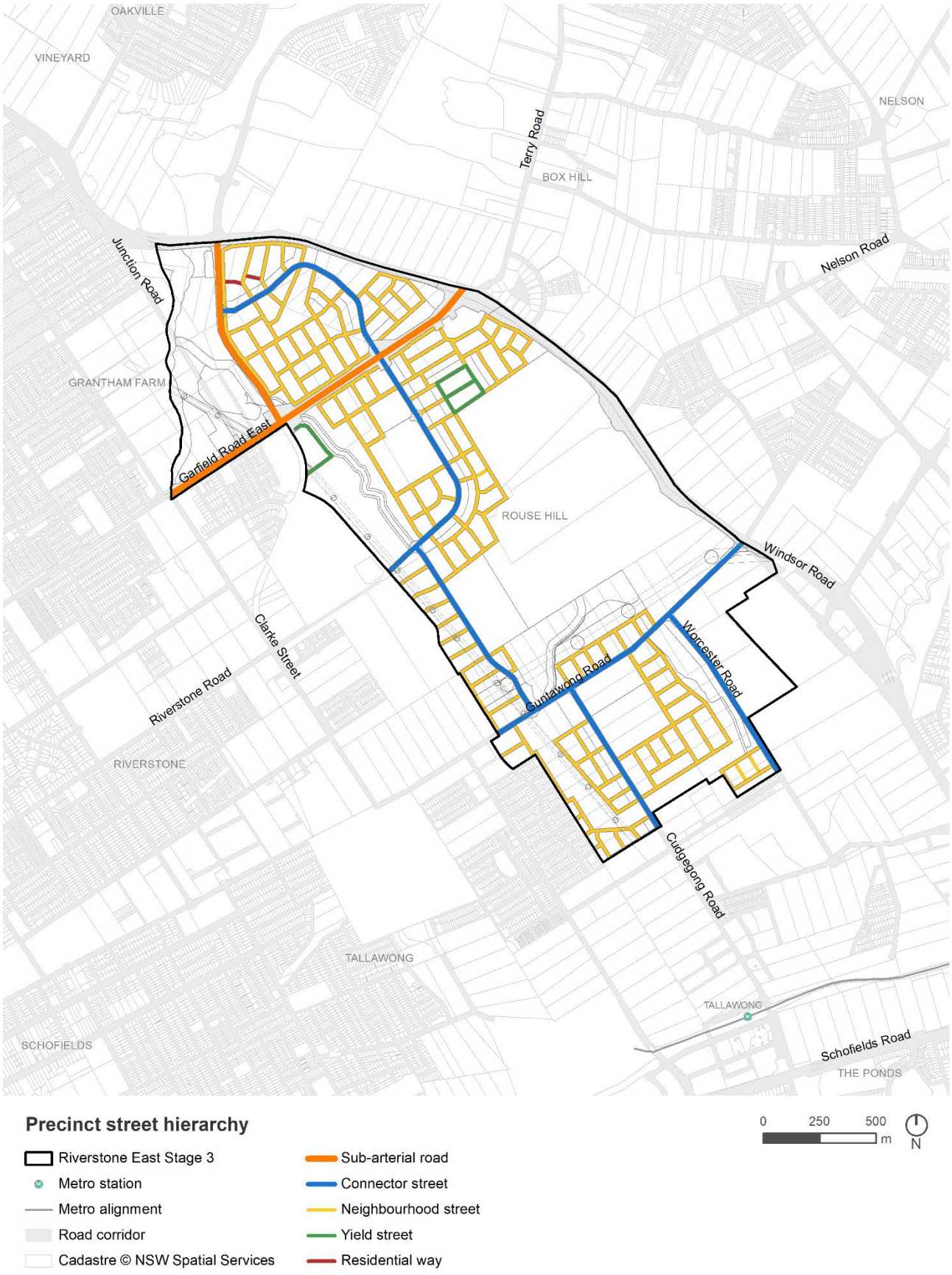

Figure 22: Precinct Street hierarchy.

Table 10: Precinct street typologies

Street Type	Description
Sub arterial	Sub-arterial roads mediate between regional traffic routes and local traffic routes and link arterial routes to town centres. Direct vehicular access to properties is generally not permitted along these roads for reasons of traffic safety and to maintain the capacity and efficiency of the road system. Shared paths are provided for pedestrian and cycle use and on-street parking is generally not permitted. Refer to Section 3.4.1 of the BCC Growth Centre Precincts DCP – Street layout and design
Connector	Connector Streets typically form the primary thoroughfare route into and through residential neighbourhoods. They provide important connections within and between neighbourhoods to key local destinations Vehicle lanes allow for local bus routes, with separated cycleways provided to enable neighbourhood-wide active transport connections. Refer to **Figure 23** for a cross-section
Neighbourhood	Neighbourhood Streets are quiet, predominantly residential streets that are designed to maximise place outcomes and encourage people to spend time in a low speed environment. They are designed to accommodate low to medium levels of through traffic around medium density neighbourhoods and local destinations such as schools, open space and community facilities. Refer to **Figure 24** for a cross-section
Yield	Yield streets are quiet residential streets designed to be very slow speed environments. They are two-way, with a relatively low volume of traffic, providing an amenable living environment for residents and slow movement space for people travelling along the street. Footpaths and verges are provided on both sides of the street for continuous and universal accessibility and to allow for adequate soil volume for optimal street tree growth. Refer to **Figure 25** for a cross-section
Residential Way	Residential Ways are very quiet residential streets that encourage a variety of place and movement uses, creating safe environments for all street users to spend time in. They provide a very low speed and volume of movement within a shared travel zone and footpath on one side designed to prioritise pedestrian and environmental amenity. Refer to **Figure 26** for a cross-section

Note: Where roads are required to be consistent with Planning for Bushfire Protection 2019 (PBP 2019), the design of any road shall be consistent with the design standard specified in PBP 2019.

Note: Refer to **Appendix A** for indicative design plans

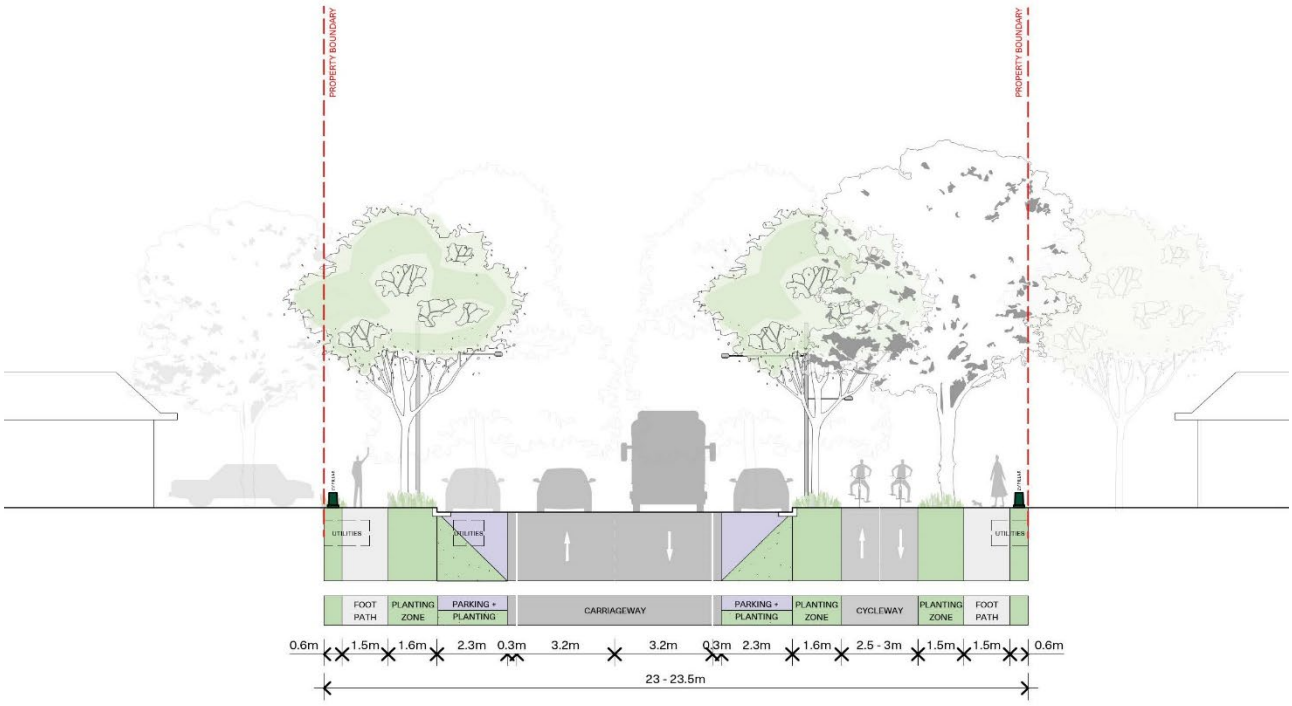

Figure 23: Connector Street cross-section (1:200 @A4 scale)

Figure 24: Neighbourhood Street cross-section (1:200@A4 scale)

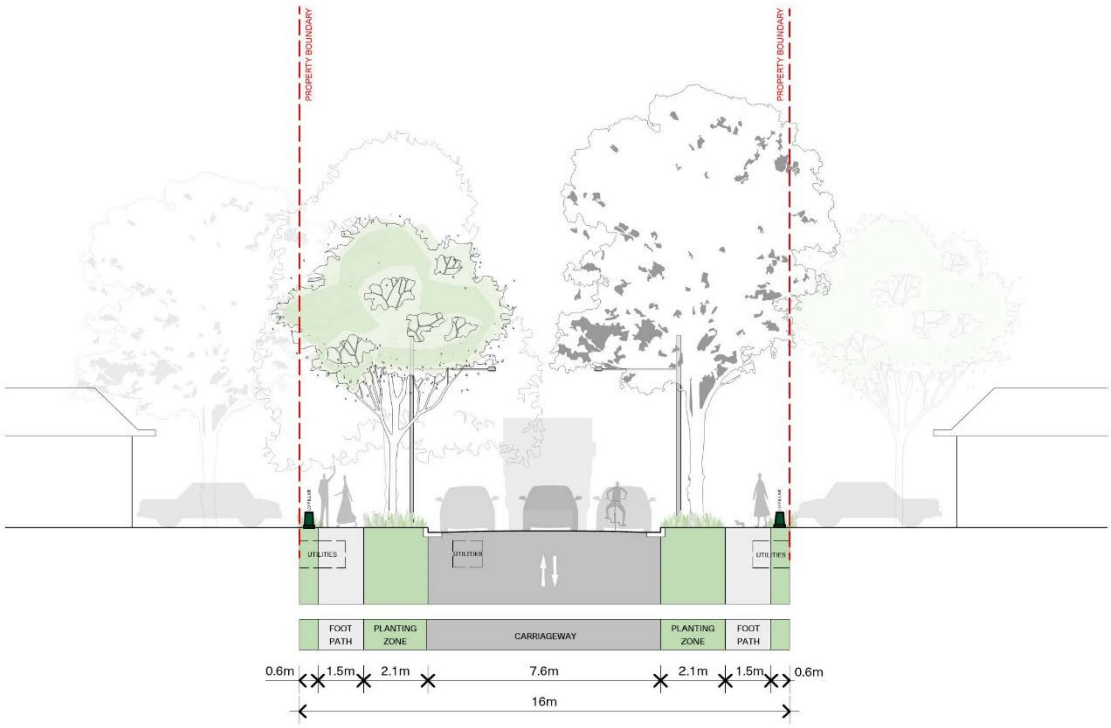

Figure 25: Yield Street cross-section (1:200@A4 scale)

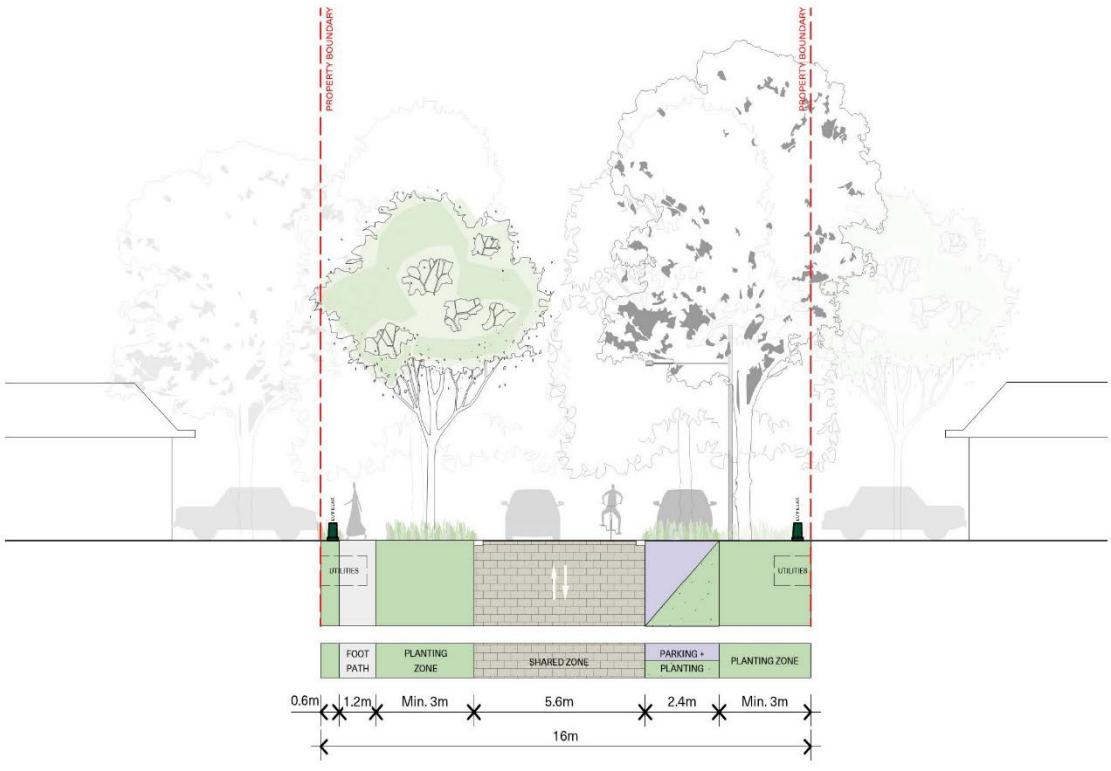

Figure 26: Residential Way cross-section (1:200@A4 scale)

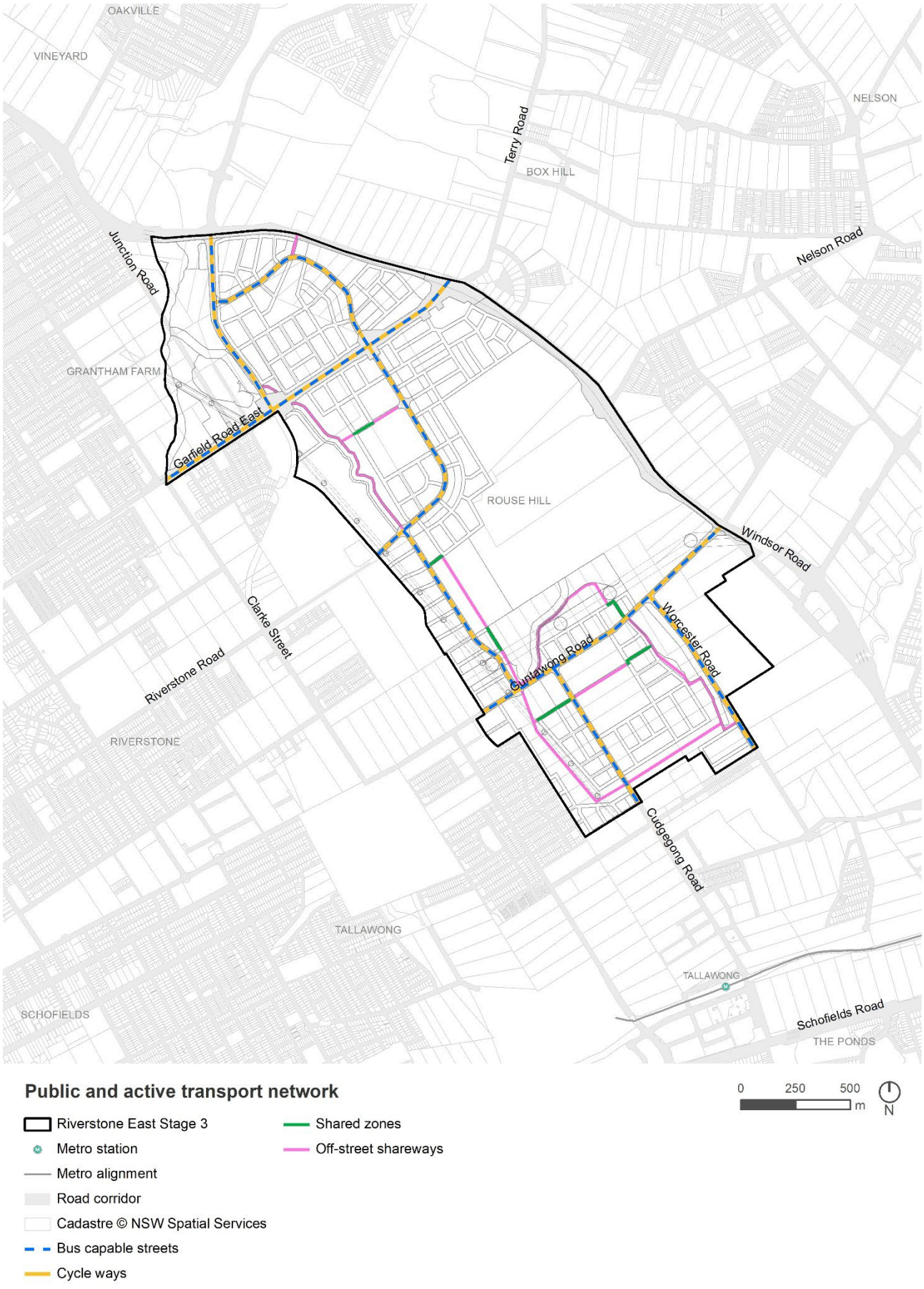

Figure 27: Public and active transport network

4.5 Retention and Planting of Street Trees

Objectives

1. To achieve a 40% tree canopy cover across the precinct.
2. Ensure that opportunities for increased tree canopy cover are considered and provided to maximise comfort and enhance the liveability, health and well-being of both the community and the environment.
3. Provide for new trees and where practical retain existing trees as landscape elements to ensure the community benefits from urban amenity, cooler neighbourhoods, improved air and water quality and to enhance biodiversity on the site.
4. Subdivision proposals are to ensure adequate deep soil zones and lot frontage widths to enable large street trees
5. Minimise visual impacts of development through street tree planting

Controls

1. Tree planting in streets and public open spaces is to be in accordance with **BCC Growth Centre Precincts DCP Appendix D**.
2. Street trees are required for all streets. Street planting is to:
    a. Contribute to target goals for canopy cover and tree planting;
    b. Minimise risk to utilities and services and comply with Council's Engineering Design and Construction specifications for installation of appropriate root barriers;
    c. Ensure that trees are not located within the carriageway. Blister construction with kerb and guttering located in the kerbside parking lane to accommodate canopy tree planting will be supported where appropriate;
    d. Be integrated with water management strategy.
3. Street tree planting for streets on land with a maximum height of building control of 16m as identified within the Height of Buildings Map within the Precincts – Central River SEPP must have a minimum mature height of 20m to mitigate visual impacts of development
4. For clearing not covered by a biodiversity certification approval where tree removal is authorised by the consent authority trees removed must be replaced at a ratio of at least 2:1 (new to existing) to contribute to canopy cover targets. Replaced trees must be >1000L size
5. When assessing development, Council should consider:
    a. The opportunity to provide new trees, and retain existing trees on the proposed development site to contribute to canopy targets;

b. The proponent's approach to incorporating and protecting existing trees as part of the development design to enhance urban amenity and provide established urban canopy across the development;
c. Whether an efficient water source for trees has been incorporated into the development design; and
d. Ensure the provision of adequate deep soil zones for trees.
e. Ensure that lot frontages enable the provision of large street trees

6. Where possible driveways should be designed to enable the doubling-up with neighbouring driveways to permit consistent verge and ensure deep soil zone

4.6 Air Quality and Odour

Objectives

1. To reduce the impact of air and odour-related air pollution on surrounding development.

Controls

1. Development that is likely to be impacted by atmospheric pollutants and/or odours from existing land uses (including traffic-generated atmospheric pollutants) may require the undertaking of an odour impact assessment. Assessment will be undertaken in accordance with the NSW EPA Technical Framework "*Assessment and Management of Odour from Stationary Sources in NSW*".
2. A barrier such as continuous dense landscaping (bunds and vegetation) may be required to assist in mitigating the adverse impacts of air pollutants and/or odour dispersion from nearby sources of air pollution, and/or odour. The odour impact assessment must detail the design and location of such a design outcome.

Note: It is anticipated that reference to nearby sources of air pollution and/or odour in control (2) will be applicable only to development within the vicinity of Windsor Road, Garfield Road East, Guntawong Road and Hambledon Road.

3. Development on land adjoining busy roads will demonstrate compliance with:
    a. Minimum separation distances from the kerb as outlined in Table 11; or
    b. Where minimum separation distances are not achievable, ducted mechanical ventilation for the supply of outdoor air in compliance with AS1668.2: The use of ventilation and air conditioning in buildings – Part 2: Mechanical ventilation in buildings. Mechanical ventilation outdoor air intakes will be located at least the minimum distance from the kerb specified in **Table 11**, measured in the horizontal and vertical planes from the kerb. Filtration of outdoor air will be to a minimum

Australian Standard performance rating of F6 or minimum efficiency reporting value (MERV) 9.

4. Alternative setbacks may be considered by Council, where the applicant can demonstrate that a development will comply with required air quality and/or outcomes, and the application is adequately supported by specialist studies, prepared by a suitably qualitied professional.

Table 11: Air-Quality setbacks for development within different road classifications

Road classification (existing or forecast)	Residential type buildings	Childcare centres, hospitals, aged care facilities, schools
High-volume Roads: *more than 60,000 annual average daily traffic (AADT); and 40,000–60,000 AADT and 5% or more heavy vehicles*	20m	80m
Moderate Roads: *20,000-40,000 AADT*	n/a	40m
Intermediate Roads: *40,000–60,000 AADT; and 30,000–40,000 AADT and 10% or more heavy vehicles*	10m	40m

Note: It is anticipated these controls will be applicable only to development within the vicinity of Windsor Road, Garfield Road East, Guntawong Road and Hambledon Road however prior to the lodgement of a development application the existing and forecast AADT for roads adjoining a development site should be considered and discussed with Council to determine the applicability of the above controls.

4.7 Traffic – Noise

Refer to Section 4.2.9 of the BCC Growth Centre Precincts DCP – Visual and acoustic privacy

Additional Objectives

1. To minimise noise impacts in the vicinity of a road that carries, or is forecast to carry, more than 20,000 vehicles per day as identified in **Figure 28**

Additional Controls

1. Where development is proposed in the vicinity of a road that carries, or is forecast to carry, more than 20,000 AADT (see **Figure 28**) an Acoustic Report is to be submitted with the development application demonstrating compliance with the Clause 102 of *State Environmental Planning Policy (Infrastructure) 2007* and *Development in Rail*

Corridors and Busy Roads - Interim Guideline, Department of Planning, 2008. The Acoustic Report should:

a. provide an assessment of traffic noise impacts on existing and anticipated dwelling locations and types of residential construction
b. identify noise mitigation measures to be implemented at subdivision stage and/or dwelling construction stage.
c. include provision for ventilation that meets the requirements of the Building Code of Australia where windows are required to remain closed to meet internal noise levels.

Note: It is anticipated these controls will be applicable only to development within the vicinity of Windsor Road, Garfield Road East, Guntawong Road and Hambledon Road however prior to the lodgement of a development application the existing and forecast AADT for roads adjoining a development site should be considered and discussed with Council to determine the applicability of the above control

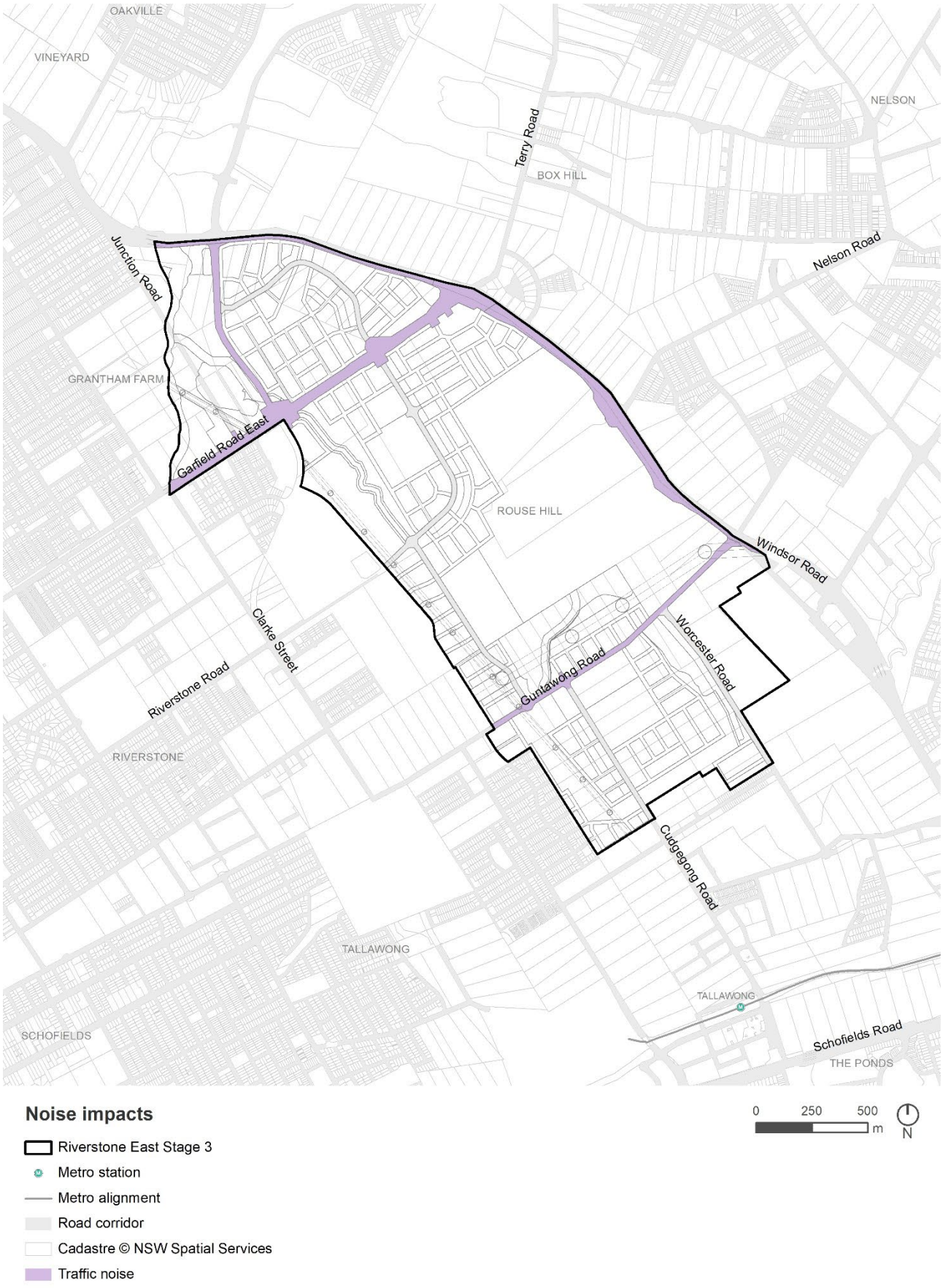

Figure 28: Noise impact considerations

5 Site Specific Controls

5.1 Residential development adjacent to transmission easements

In addition to the general controls contained in Section 4.3.1 of the BCC Growth Centre Precincts DCP – Residential development adjacent to transmission easements, the following additional controls apply to land containing or adjacent to easements for electricity

Additional Controls

1. Where development is proposed on land containing or adjacent to easements, applicants are to consult with the organisation responsible for the management of the easement as part of the process of preparing subdivision or other development plans. Any written requirements of the infrastructure organisation are to be submitted with the Development Application, and the Development Application documentation is to demonstrate how the requirements have been addressed in the design.
2. Road crossings of the easement are to be minimised, to be generally in the locations shown on the Precinct Indicative Layout Plan and are to be designed in accordance with any requirements issued by the organisation responsible for the management of the infrastructure.
3. Earthworks (excavation or filling) and landscaping within easements are subject to conditions and requirements of the infrastructure organisation and other regulatory controls in Blacktown City Council Growth Centres DCP 2010, as amended.
4. Subdivision of easements is to be minimised.
5. Requirements of the infrastructure organisation in relation to access to easements for inspections and maintenance are to be addressed in the design of the development. Access to the easement from public land (e.g. roads, open space or drainage land) is preferable.

5.2 Development Adjoining or Adjacent to Rouse Hill Regional Park

Objectives

1. Restrict development outcomes to preserve and protect view corridors of the ridge and mountains from the forecourt of Rouse Hill House

2. Provided direct access to Rouse Hill Regional Park from the Riverstone Stage 3 Precinct
3. Retain long-distance views from Rouse Hill House and Farm

Controls

1. Multi-story developments are restricted to a maximum height identified within the Height of Buildings Map in order to preserve middle-distance views onto the Riverstone East Precinct and long distant views towards the Blue Mountains.
2. Multi-story developments throughout the Precinct must be located within contours below 40m and not exceed a building height as identified within the Height of Buildings Map within the Precincts – Central River SEPP.
3. The residential interface to Rouse Hill Regional Park is to incorporate asset protection zones through a perimeter street network, to manage bushfire risk.

5.3 Potential Rummery House Archaeological Remains

Controls

1. If any development or other ground disturbing works are to be undertaken at this location (refer to **Figure 8**), further historical archaeological assessment and investigation must be undertaken to determine whether remains associated with the potential Rummery House are present, and if so, to assess their nature and condition. This investigation must take the form of a Statement of Heritage Impact.
2. If associated archaeological remains are present and these have been preserved at a high level of integrity, these should be preserved in situ if possible. Such preservation is likely to require restrictions on development in the affected area.

5.3.1 Building front setback

Objectives

1. To minimise the visual impact and to mitigate disturbance to potential archaeological remains,
2. To establish an appropriate interface between public and private realms
3. Setback should be adequate to reinstate and preserve views to and from the between the probable location of Rumery House archaeological remains, and the existing Box Hill Inn.
4. Existing view lines between the probable location of Rumery House archaeological remains, and the existing Box Hill Inn, should be conserved as far as possible.

Controls

1. Buildings and dwellings (including articulation zone) facing the local park subsuming the potential Rummery House archaeological remains should be consistently set back from the title boundary at 4m.
2. This applies to all buildings / dwellings constructed on the local street fronting the potential Rummery House archaeological remains (refer to **Figure 8**)

5.3.2 Protection from adjoining areas

Objectives

1. To mitigate disturbance to potential archaeological remains,
2. To establish an appropriate interface between residential zones and public open spaces (local park).

Controls

1. A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works

5.3.3 Height of buildings

Objectives

1. To minimise the visual impact, loss of views to/from potential archaeological remains of Rummery House.

Controls

1. The height of a building on any land with the Precinct is not to exceed the maximum height shown for the land on the Height of Buildings Map within the Precincts – Central River SEPP.

5.4 Potential Box Hill Inn Stable Archaeological Remains

Controls

1. If any development or other ground disturbing works are to be undertaken at this location (refer to **Figure 8**), further historical archaeological assessment and investigation should be undertaken to determine whether remains associated with the potential Box Hill Inn Stable are present, and if so, to assess their nature, extent and significance. This investigation must take the form of a Statement of Heritage Impact.

2. If associated archaeological remains are present and these have been preserved at a high level of integrity, these should be preserved in situ if possible.

5.4.1 Building front setback

Objectives

1. To minimise the visual impact and to mitigate disturbance to potential archaeological remains,
2. To establish an appropriate interface between public and private realm
3. Setbacks should be adequate to reinstate and preserve views to and from the potential Rummery House remains and potential stables along this alignment.

Controls

1. Buildings and dwellings (including articulation zone) facing the local park subsuming the potential Box Hill Inn Stable archaeological remains should be consistently set back from the title boundary at 4m
2. This applies to all buildings / dwellings constructed on the local roads fronting the potential Box Hill Inn Stable archaeological remains (refer to **Figure 8**)

5.4.2 Protection from adjoining areas

Objectives

1. To mitigate disturbance to potential archaeological remains

Controls

1. A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works

5.4.3 Height of buildings

Objectives

1. To minimise the visual impact, loss of views to/from potential archaeological remains of the Box Hill Inn Stable
2. To minimise the visual prominence of development on the existing rural character of the Precinct.

Controls

1. The height of a building on any land with the Precinct is not to exceed the maximum height shown for the land on the Height of Buildings Map within the Precincts – Central River SEPP.

5.5 Tyburn Priory

Controls

1. If any development or other ground disturbing works are to be undertaken at this location (refer to **Figure 8**), further historical archaeological assessment and investigation must be undertaken to determine whether remains associated with the Tyburn Priory are present, and if so, to assess their nature and condition. This investigation must take the form of a Statement of Heritage Impact.

5.5.1 Building front set-back

Objectives

1. To minimise the visual impact existing rural character of the Precinct
2. To minimise the visual prominence of development on the existing rural character of the Precinct
3. To establish an appropriate interface between private and public realms

Controls

1. Buildings and dwellings (including articulation zone) facing or adjacent to the Tyburn Priory lot should be consistently set back from the title boundary at 4m.
2. This applies to all buildings / dwellings constructed surrounding the Tyburn Priory lot, (refer to **Figure 8**)

5.5.2 Height of buildings

Objectives

1. To minimise the visual impact on the existing rural character of the Precinct,
2. To minimise the visual prominence of development on the existing built form of the heritage item.

Controls

1. The height of a building on any land with the Precinct is not to exceed the maximum height shown for the land on the Height of Buildings Map within the Precincts – Central River SEPP.

5.6 Landscaping to screen views and vistas to and from Rouse Hill House and Farm

Note: This section refers to landscaping requirements to screen views to and from Rouse Hill House.

Objectives

1. To minimise and mitigate visual impact from development on Rouse Hill House and Farm through the utilisation of landscaping

Controls

1. All development within the following areas must be accompanied by a site landscaping plan prepared by a qualified landscape architect:
    a. Southern school site: Use of landscaping including trees with a minimum heigh of 20m to soften views to and from Rouse Hill House and Farm and meet the objectives of this Development Control Plan.
    b. West of Worcester Road (public land, streets, riparian areas): Landscaping must include prescribed trees of a minimum height of 20m and preferred species as identified in **Blacktown City Council Growth Centre Precincts DCP Appendix D** to minimise visual impact on Rouse Hill House.
    c. Private land between the southern school site and Rouse Hill House and Farm: Landscaping must include prescribed trees and preferred species as identified in **Blacktown City Council Growth Centre Precincts DCP Appendix D** to minimise visual impact on Rouse Hill House.

5.7 Remediation of land

Objectives

1. To minimise the risks to human health and the environment from the development of potentially contaminated land; and
2. To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls

1. These controls apply to land identified in **Table 12**.
2. A development application for subdivision of land shall be accompanied by a detailed site investigation report prepared in accordance with:

a. Relevant EPA guidelines made or approved under section 105 of the *Contaminated Land Management Act, 1995* including the National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013) (ASC NEPM),

b. *State Environmental Planning Policy (Resilience and Hazards) 2021*: and

c. *Contaminated Land Management Act, 1995*.

3. If remediation is required, a remediation action plan (RAP) is to be prepared and submitted as part of the DA that seeks consent for remediation. Council may require a Site Audit Statement (SAS) (issued by an NSW Accredited Site Auditor) during any stage of the investigation or remediation process.
4. All investigation, reporting and identified remediation works must be in accordance with the NSW EPA's Guidelines for Consultants Reporting on Contaminated Sites and *State Environmental Planning Policy (Resilience and Hazards) 2021* and relevant Council Policies.
5. Prior to granting development consent, the Consent Authority must be satisfied that the site is suitable, or can be made suitable, for the proposed use.
6. Remediation works identified in any RAP will require development consent prior to the works commencing.
7. Council may require a Site Audit Statement (SAS) (issued by an NSW Accredited Site Auditor) to be provided at any stage of the contamination investigation, remediation or validation stages.

Table 12: Property address and legal identification of potentially contaminated sites

Property Address	Legal Identification
88 and 94 Junction Road, Grantham Farm	Lot 1 and 2 DP 218794
116 Guntawong Road, Rouse Hill	Lot 98 DP 208203
1224 Windsor Road, Grantham Farm	Lot 7 DP 30458
Garfield Road East, Rouse Hill	Lot 11, DP 1271160
270 Riverstone Road, Rouse Hill	Lot 1, DP 1235169
1106 Windsor Road, and 330 Garfield Road East, Rouse Hill	Lot 92 and 93 DP 1287203
328 Garfield Road East and 1034 Windsor Road, Rouse Hill	Lot 8 and 10 DP 1076228
Windsor Road, Rouse Hill	Lot 1 DP 1273997

Appendix A Indicative Street Designs

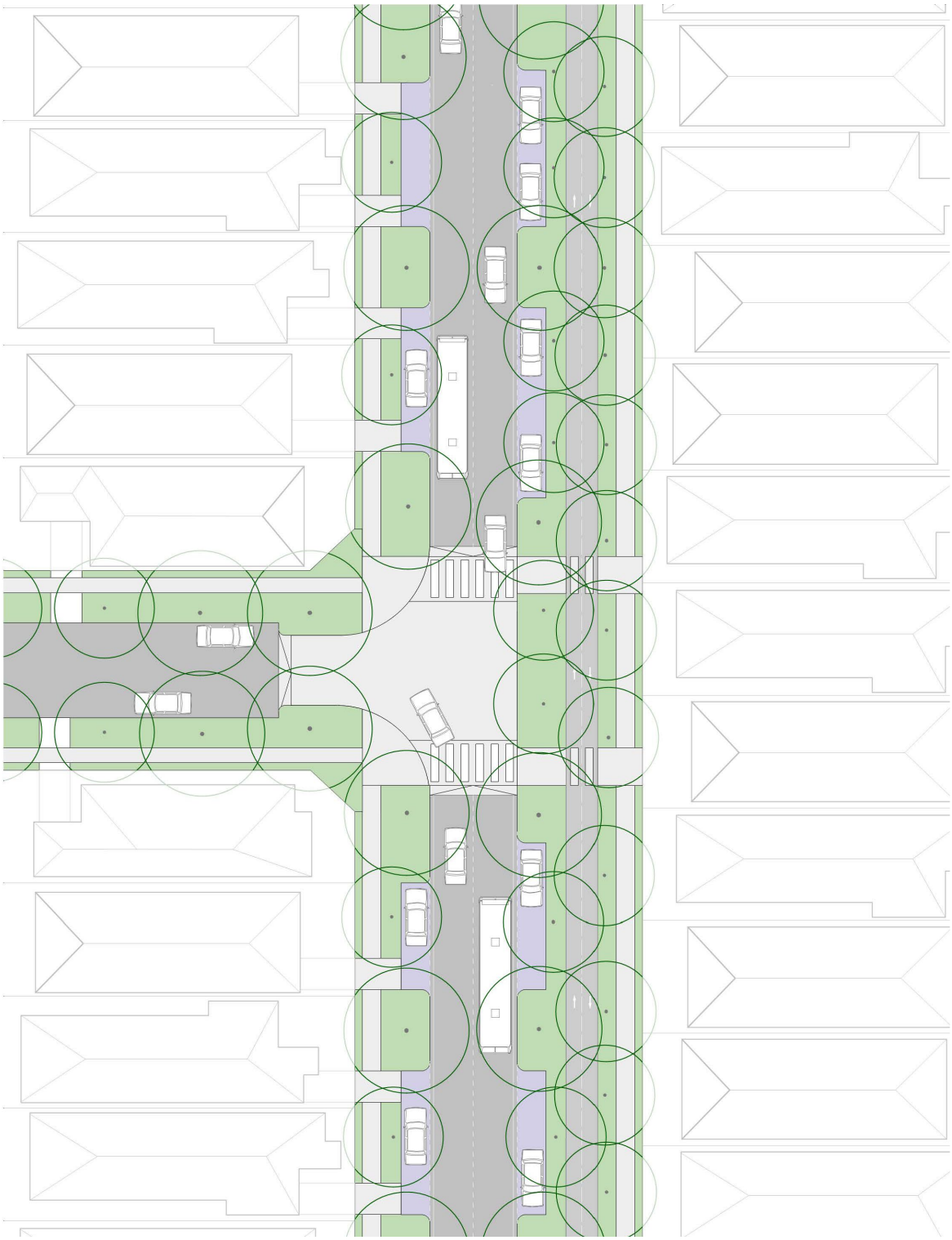

Figure 29: Indicative connector street plan (1:200 @A4 scale)

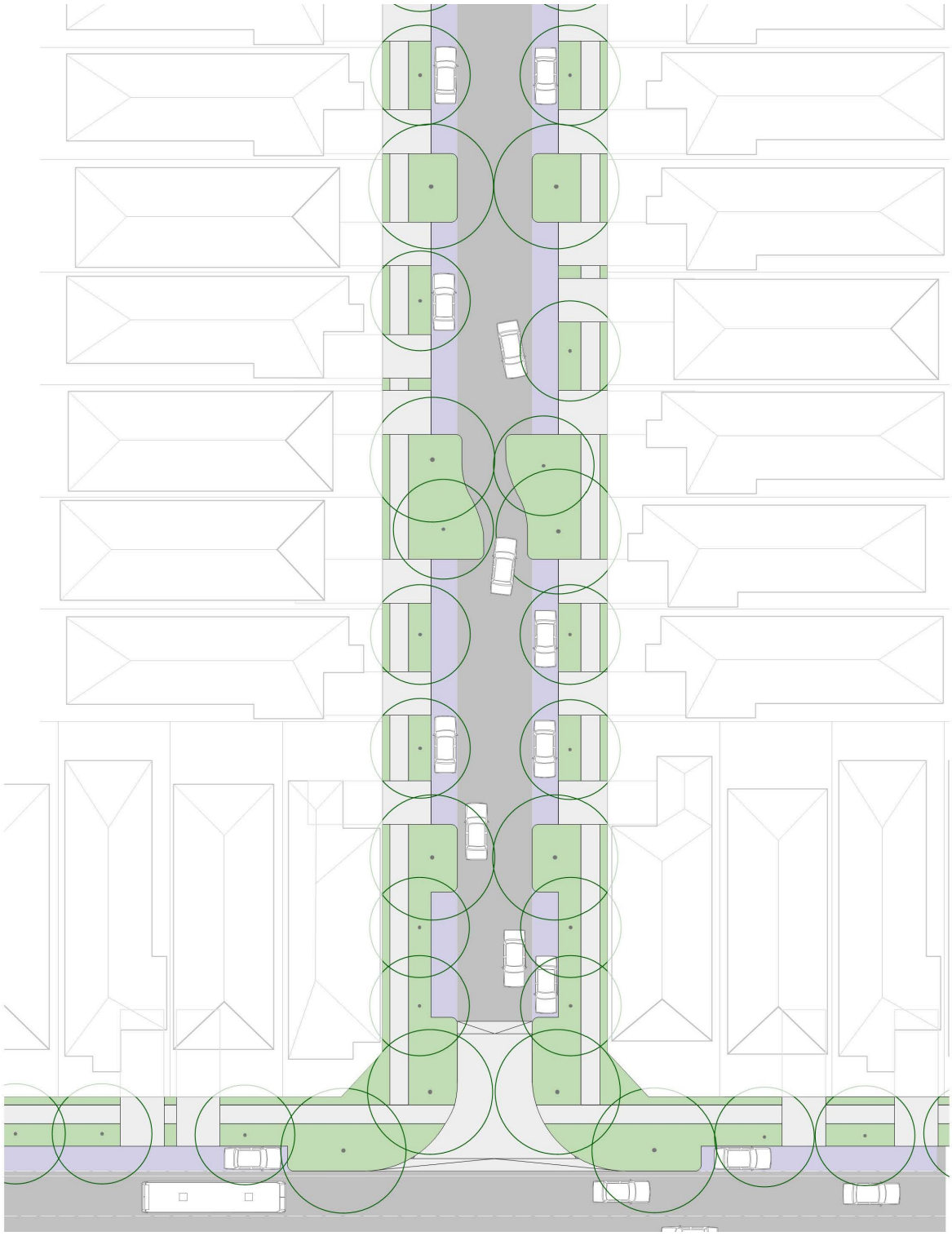

Figure 30: Indicative neighbourhood street plan (1:200 @A4 scale)

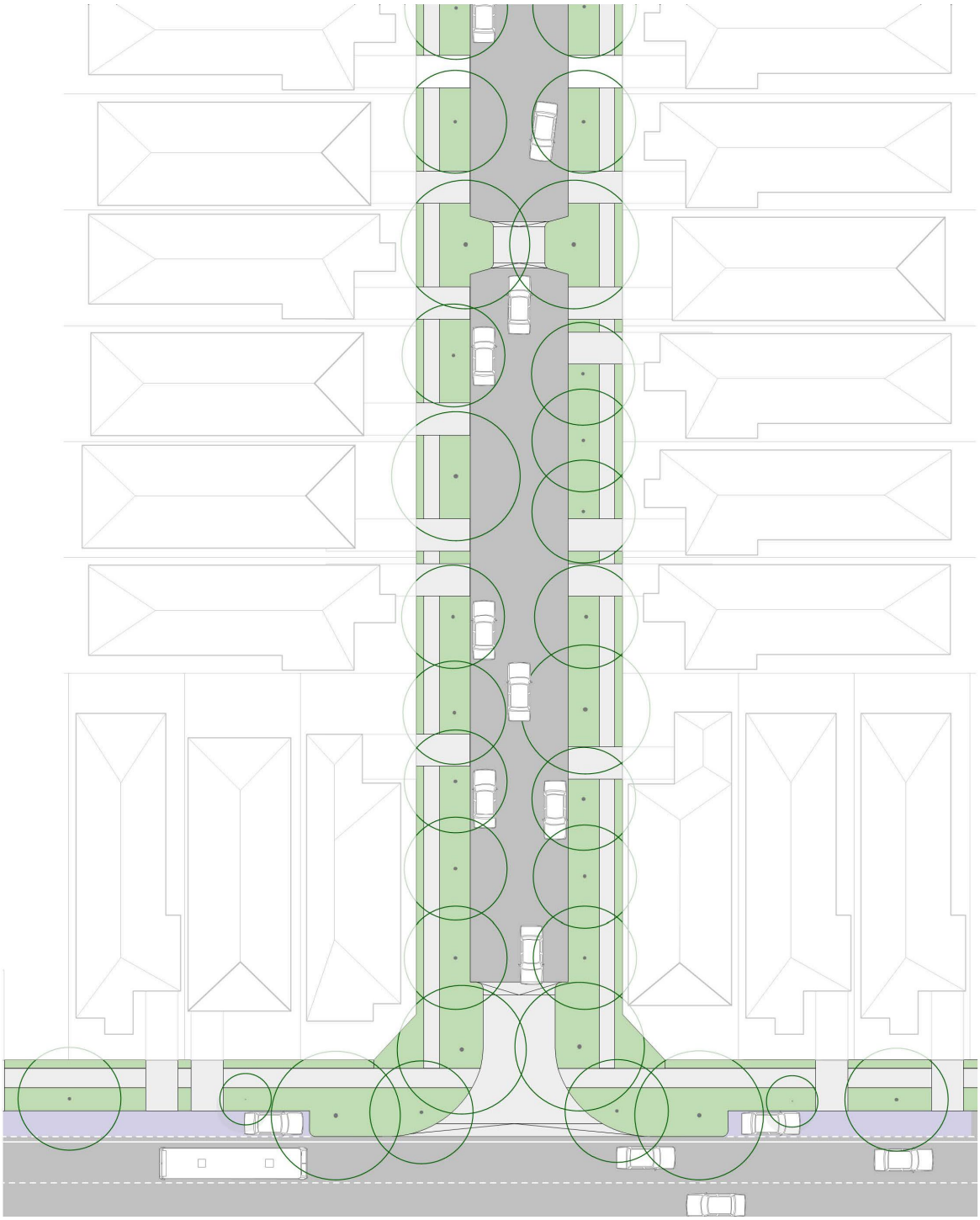

Figure 31: Indicative yield street plan (1:200@A4 scale)

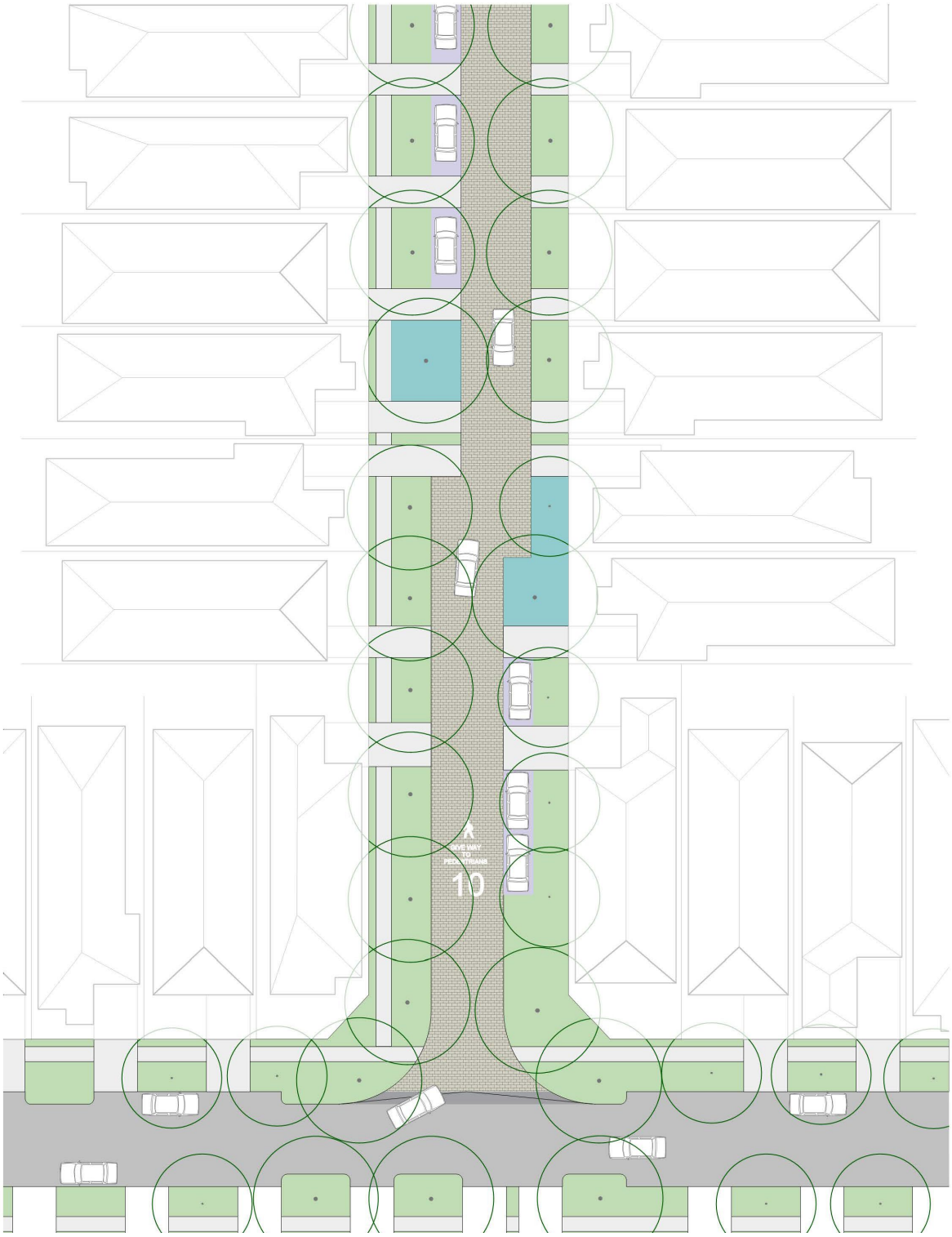

Figure 32: Indicative residential way plan (1:200@A4 scale)