

BANKSTOWN COUNCIL DEVELOPMENT CONTROL PLAN 2015

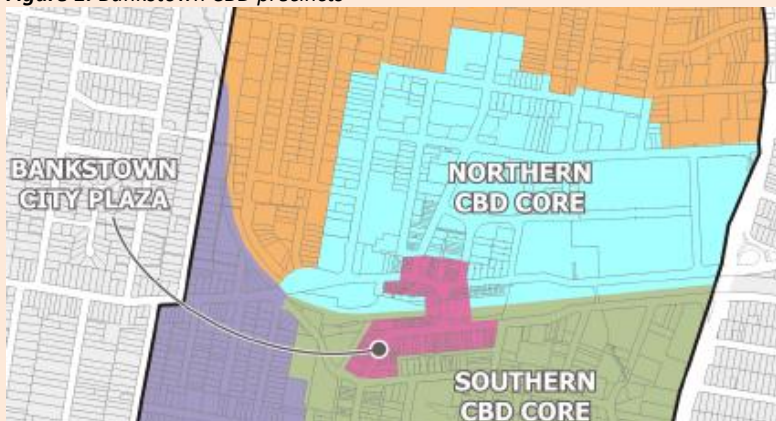
OBJECTIVE/CONTROL		COMMENT	Y/N
PART A1 - CENTRES			
Section 1 - Introduction			
Objectives	<p>The objectives of Part A1 of this DCP are:</p> <ul style="list-style-type: none"> (a) To have development that is compatible with the desired character and role of the particular centre. (b) To have development that achieves good urban design in terms of building form, bulk, architectural treatment and visual amenity. (c) To have development that provides adequate amenity to people who live in, work in and visit the local area. (d) To have transitional areas that are compatible with the prevailing suburban character and amenity of neighbouring residential environments. (e) To have specific guidelines for key development sites within the centres. 	The proposed mixed use development is considered to be consistent with each of the objectives for the Bankstown city centre under Part A1 Centres of the Bankstown Development Control Plan (BDCP). Refer to the design drawings at Appendix B of the SEE report.	✓
Section 2 – Bankstown Central Business District			
<p>Introduction</p> <p>About the Bankstown CBD locality</p>	<p>This section applies to the Northern CBD Core, Southern CBD Core and Bankstown City Plaza precincts as shown in Figure 1.</p> <p>The Bankstown CBD is a Major Centre in the West Central Subregion and the heart of the City of Bankstown. This locality is highly urbanised with civic, retail and commercial activities generally focussed around the railway station. This locality is also densely populated with some 16,000 residents living in the residential areas to the north and south.</p> <p>In 2011, Council adopted the Bankstown CBD Local Area Plan to set out the vision and specify the best ways to accommodate residential and employment growth. By 2031, the Bankstown CBD is expected to grow by 3,800 dwellings and 4,000 new jobs. The urban structure and actions contained in the Local Area Plan are based on sustainability principles derived from Government and Local Council policies, namely:</p> <ul style="list-style-type: none"> • to have around 80% of the 3,800 dwelling target concentrated within the walking catchment of this Major Centre (i.e. a 1km radius measured from the railway station); 	The proposed mixed use development is in the Northern CBD Core, as identified in Figure 1 in Part A1 of the BDCP.	✓

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- to have 4,000 new jobs concentrated in the CBD Core, which is a location that most residents in the subregion can comfortably travel to within 30 minutes by public transport;
- to have neighbourhood parks within easy walking distance (around 400 metres) of the residential growth areas; and
- to have sustainable transport promoted by increasing the share of work journeys by public transport and cycling.

The Local Area Plan provides the strategic planning framework and context to this section of the DCP.

Figure 1: Bankstown CBD precincts



1.0 Desired character for the Bankstown CBD mixed use precincts

(i) Northern CBD Core precinct

The Northern CBD Core precinct is located to the immediate north of the railway line. The Civic Precinct and Paul Keating Park form the central focus, and the established character is distinctly commercial due to a concentration of major civic, office and retail buildings (namely Bankstown City Council, Bankstown Court House, Bankstown Police Area Command, Compass Centre and Bankstown Central, which is a regional shopping centre).

This precinct is highly accessible to the railway station and bus interchange, and as a result, this precinct is characterised by taller buildings and higher densities compared to other precincts.

The proposed development is significant site and occupies all of the land bounded by North Terrace, Fetherstone Street, The Mall and The Appian Way, with the exception of 3-7 Fetherstone Street, Bankstown.

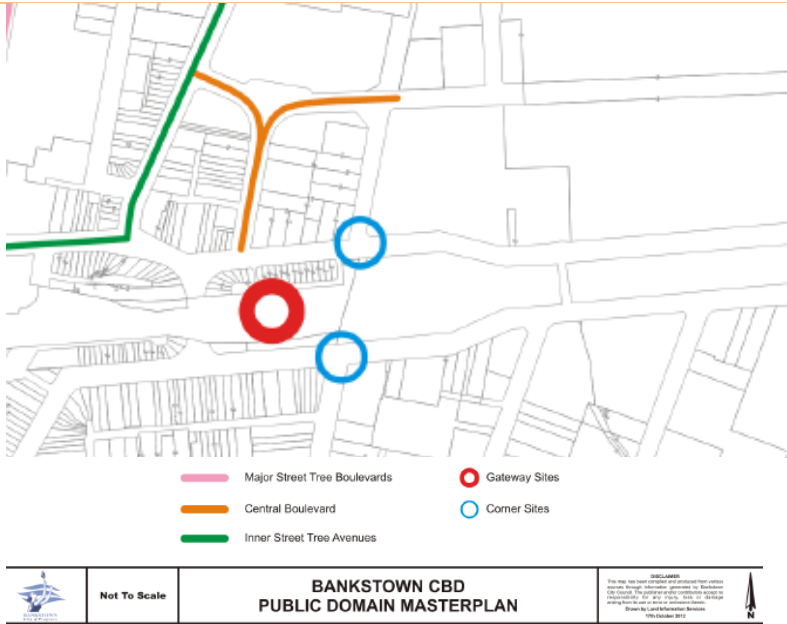
The design includes land marking to each corner of the site.

✓

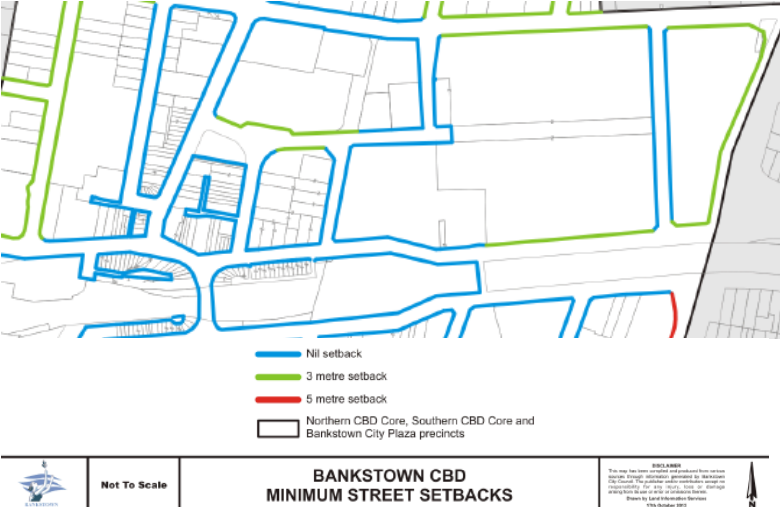
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	<p><i>The desired character is to have the Northern CBD Core precinct continue to function as the heart of the City of Bankstown, with a mix of retail and commercial activities on the ground and first floors, and high density living above. Development will generally be in the form of tall buildings to create an identifiable skyline image for the Bankstown CBD. The tallest buildings will generally locate around Paul Keating Park to define the Civic Precinct and to take advantage of the amenity provided by the park.</i></p> <p><i>Generally, buildings around the railway station will be built to the street alignment to reinforce the urban character and strengthen the pedestrian amenity and activity at street level. Depending on the context, elements of taller buildings may need to be setback to provide sunlight to public spaces or to protect the amenity of neighbouring buildings.</i></p> <p><i>The railway station will continue to be the principal gateway to the Bankstown CBD and a generator of high pedestrian movements. Pedestrian access to and from the station will therefore remain a high priority, and it is proposed to create a friendly first impression by:</i></p> <ul style="list-style-type: none"> <i>• Creating a central boulevard along Fetherstone Street to make the station entry more visible and to provide a high quality north–south pedestrian connection to Sydney’s best local Civic Precinct (as shown in Figure 2). The boulevard treatment will extend along The Mall to also provide a high quality east–west pedestrian connection to Bankstown Central. Mid–block connections will supplement this pedestrian network.</i> <i>• Encouraging airspace development over the station to create a memorable landmark at the terminus of the Fetherstone Street boulevard and to provide better pedestrian connections between the north and south sides of the Bankstown City Plaza precinct.</i> <p><i>Towards the CBD edge, buildings will have a minimum 3 metre street setback to accommodate the major street tree boulevards leading into the Bankstown CBD, namely Rickard Road and Meredith Street (as shown in Figure 2). This setback will also act as a transition to the building alignments of the neighbouring residential area.</i></p> <p>Figure 2: Key urban renewal and street tree programs as outlined in the Local Area Plan</p>		
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	 <p>Major Street Tree Boulevards Central Boulevard Inner Street Tree Avenues Gateway Sites Corner Sites</p> <p>BANKSTOWN CBD PUBLIC DOMAIN MASTERPLAN</p> <p>Not To Scale</p> <p><small>DISCLAIMER This map has been prepared and presented for reference purposes only. It is not intended to be used as a legal document. The Council is not responsible for any loss or damage arising from the use of this map. It is recommended that users consult the Council's website for the most up-to-date information.</small></p>		
2.0 Building form Objectives	<p><i>The objectives to achieve the desired character are:</i></p> <p>(a) <i>To require a continuous built edge to the street at locations where it is essential to have active street frontages.</i></p> <p>(b) <i>To ensure setbacks are compatible with the surrounding context and desired urban character of the Bankstown CBD precincts.</i></p> <p>(c) <i>To provide specific guidelines for key redevelopment sites that will significantly contribute to the desired urban character of the Bankstown CBD precincts.</i></p> <p>(d) <i>To encourage the orientation of buildings to optimise passive design strategies that will reduce the need for artificial lighting and mechanical heating and cooling systems, and thus contribute to a sustainable urban environment.</i></p>	<p>The design includes a continuous built edge at the podium levels/street levels to each street frontage.</p> <p>The proposal includes a 3m setback as required by the BDCP to The Mall frontage. The proposal includes a street edge podium level and each of the residential flat building towers are setback 3m above the podium levels.</p> <p>The proposal is consistent with this objective.</p> <p>The proposal includes a number of passive design strategies as detailed in the architectural statement at Appendix D.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

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	<p>(e) To retain the original building elements that contribute to the townscape significance of the Bankstown City Plaza precinct and, where original elements are missing, to encourage their reinstatement.</p>		✓
	<p>(f) To ensure development and signage in the Bankstown City Plaza precinct is compatible with the distinctive character of the buildings and surrounding context.</p>	Not applicable to proposed development.	N/A
<p>Development controls</p> <p>Northern CBD Core and Southern CBD Core precincts</p> <p>Setbacks</p>	<p>2.1 Development must comply with the minimum street setbacks as shown in Figure 3.</p> <p>2.2 In determining the side and rear setbacks, Council must take into consideration the following matters:</p> <ul style="list-style-type: none"> (a) whether the proposed setbacks respond to site conditions; and (b) whether the proposed setbacks are compatible with the surrounding context and desired character of the precinct; and (c) whether the proposed setbacks comply with the Residential Flat Design Code. <p>Certain development proposals must submit a site analysis plan to illustrate the site conditions and relationship to the surrounding context.</p> <p>Figure 3: Minimum street setbacks.</p> 	<p>The site has active street edge with a nil setback to the portions of street frontage proposed to be dedicated to Council to widen the footpath to each street frontage of the site as shown in Figure 3.</p>	✓

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Site specific provisions:
Nos. 83-99 North Terrace in Bankstown

2.3 Development must comply generally with the site layout shown in Figure 4, with the intended outcome of:

- (a) retaining this key strategic site as a single allotment;
- (b) ensuring the form and separation of buildings on this key strategic site contribute to a high quality urban environment; and
- (c) retaining the mid-block connection from the railway station to The Mall and The Appian Way.

Figure 4: Proposed site layout for mixed use development on this key strategic site (refer to cross-sections for appropriate number of storeys).



The proposal seek a podium footprint consistent with Figure 4 and 4 residential towers at each corner of the site consistent with Figure 4. An urban design report which also addresses this consideration of the BDCP has been prepared and is included at Appendix X.

✓


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Building orientation	2.5 The orientation of dwellings must consider the Residential Flat Design Code.	The orientatin of the residential dwellings in each building has had regard to the Architectural Design Guide (ADG) which replaced the RFDC in mid-2015. An ADG assessment is included in the Architectural Design Statement at Appendix D.	✓
	<p>2.6 Council may require the orientation of commercial and other non-residential development to maximise solar access in mid-winter (as shown in Figure 6) to create comfortable internal conditions that eliminate or reduce the need for mechanical systems of heating and cooling. This helps to provide savings in operational energy and reductions in greenhouse emissions.</p> <p>If the building orientation enables the glazing maximises the winter sun penetration and takes advantage of the sun's higher angle in summer, requiring less shading.</p> <p>Depending on the site orientation, the building orientation should avoid any glazing to solely face east and west as it can be difficult to shade and may cause heat gain in summer.</p> <p>Figure 6: Development should orientate the building so that the longest axis is facing true north.</p>	Noted. Refer to the architectural drawings and façade design statement at Appendix C.	✓
Building design	<p>2.7 Development must articulate the facades to achieve a unique and contemporary architectural appearance that:</p> <ul style="list-style-type: none"> (a) unites the facades with the whole of the building form; (b) provides the facades with an appropriate scale and proportion that responds to the use of the building and the desired character of the precinct; (c) combines high quality materials and finishes; and (d) considers any other architectural elements to Council's satisfaction. 	Noted. Refer to the architectural drawings and façade design statement at Appendix C.	✓
	2.8 Development must use colour, modulation or articulation to improve the appearance of blank party walls when viewed from the street.	Noted. Refer to the architectural drawings and façade design statement at Appendix C.	✓
Building design (gateway and corner sites)	<p>2.9 Development at gateway and corner sites as shown in Figure 2 must:</p> <ul style="list-style-type: none"> (a) ensure the building facade incorporates one of the following corner elements at the street corner: <ul style="list-style-type: none"> (i) an architectural roof feature at the street corner that emphasises the corner element; or 	Noted. Refer to the architectural drawings and façade design statement at Appendix C.	✓

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	<ul style="list-style-type: none"> (ii) provide a different setback for the top floor at the street corner by emphasising the corner element; or (iii) provide a different architectural treatment to the building facade at the street corner to emphasise the corner element; and (b) ensure the car parking area and outdoor display area are not visible to the street, or do not present as blank walls to the street. 		
Building design (business and building identification signs)	<p>2.16 Business and building identification signs must integrate with the architectural features of the building to which they are attached as follows:</p> <p>(a) Under awning signs, awning fascia signs, top hamper signs, projecting wall signs, wall signs and painted window signs are permissible at or below the awning level. Where there is no awning to the building, signs are solely permitted below the window sill of the second storey windows.</p> <p>(b) Painted window signs and individual laser cut lettering applied to the facade are permissible above the awning level. Painted window signs must not obscure more than 25% of the window area.</p> <p>(c) Signs that are painted or attached to a building must not screen windows and other significant architectural features of the building.</p> <p>2.17 Corporate colours, logos and other graphics must achieve a high degree of compatibility with the architecture, materials, finishes and colours of the building and the streetscape (as exemplified by the better preserved original buildings in the Bankstown City Plaza precinct).</p>	No signage is proposed with this DA	N/A
3.0 Pedestrian amenity and active street frontages Objectives	<p>The objectives to achieve the desired character are:</p> <p>(a) To improve pedestrian access in the Bankstown CBD by providing new mid-block connections and enhancing existing links as redevelopment occurs.</p> <p>(b) To strengthen the pedestrian amenity by requiring good physical and visual connections between buildings and the street.</p> <p>(c) To make vehicle access to buildings more compatible with pedestrian movements and the public domain.</p>		✓
Development controls Mid-block connections	<p>3.1 Development must retain existing mid-block connections or provide new mid-block connections as shown in Figure 7 to provide a legible pedestrian network that is easy to move around and connects important destinations.</p>		✓
Active street frontages	<p>3.2 The design of street frontages must ensure:</p>		✓

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	<p>(a) the ground floor is at the same general level as the footpath and accessible directly from the street; and</p> <p>(b) the ground floor provides a positive street address in the form of entries, lobbies and clear glazing that contribute to street activity and promote passive surveillance. The ground floor facade must minimise large expanses of blank walls.</p> <p><i>This clause applies to locations where it is essential or desirable to retain the ground and first floors as commercial and retail floor space as shown in Figure 7.</i></p>		
<p>Vehicle crossings</p> <p>footpath</p>	<p>3.3 Development must optimise the opportunities for active street frontages and streetscape design by:</p> <p>(a) making vehicle access points as narrow as possible;</p> <p>(b) limiting the number of vehicle accessways to a minimum; and</p> <p>(c) avoiding the location of car park entries, driveways and loading docks at the corners of street intersections.</p> <p><i>For sites with two or more frontages, car park entries, driveways and loading docks must locate on lanes and minor streets rather than primary street frontages or streets with high pedestrian activity.</i></p> <p>Figure 7: Active street frontages and mid-block connections.</p>  <p>Locations where it is essential to retain the ground and first floors as commercial and retail floor space to create active street frontages</p> <p>Locations where it is desired to have the ground and first floors as commercial and retail floor space</p> <p>Existing mid-block connections</p> <p>Proposed mid-block connections</p> <p>BANKSTOWN CBD ACTIVE STREET FRONTAGES & MID BLOCK CONNECTIONS</p> <p><small>Not To Scale</small></p> <p><small>DISCLAIMER This map has been prepared for general information only. It is not intended to be used for any specific purpose. The Council does not warrant the accuracy or completeness of the information contained in this map. The Council is not responsible for any loss or damage arising from its use or any reliance on the information contained in this map.</small></p>		✓

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PART B1 – RESIDENTIAL DEVELOPMENT

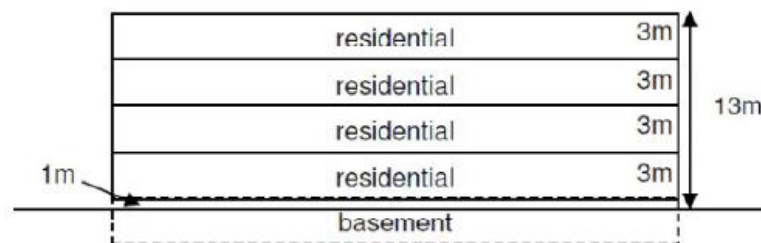
Section 1 - Introduction

<p>Desired character</p>	<p><i>The prevailing suburban character of the residential zones includes the subdivision pattern, front and side building setbacks, off-street parking behind the front building line and the landscaping of front yards with canopy trees and deep soil plantings.</i></p> <p><i>The desired characters for the residential zones are:</i></p> <p><i>(a) To have a low density residential environment in Zone R2 where the typical features are dwelling houses, dual occupancies and multi dwelling housing within a generous landscaped setting.</i></p> <p><i>The site cover and building form of development must be compatible with the prevailing suburban character and amenity of this zone.</i></p> <p><i>This zone is also the most restrictive in terms of other permitted uses that are considered suitable. These are generally restricted to facilities and services that meet the day-to-day needs of residents.</i></p> <p><i>(b) To have a medium density residential environment in Zone R3 that generally acts as a transition between the high and low density residential environments. This transition area will enable a variety of medium density accommodation within a generous landscaped setting.</i></p> <p><i>(c) To have a high density residential environment in Zone R4 that provides high density housing (in the form of contemporary designed residential flat buildings) within a landscaped setting. Development should provide appropriate spaces between buildings, communal open spaces and deep soil zones to provide adequate amenity for residents.</i></p> <p><i>(d) To have development that is compatible with the prevailing suburban character and amenity of the residential environments.</i></p> <p><i>(e) To have development that achieves good urban design in terms of building form, bulk, architectural treatment and visual amenity.</i></p> <p><i>(f) To have development that provides adequate amenity to people who live in, work in and visit the local area.</i></p>		<p>N/A</p>
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Section 9 – Residential Flat Buildings, Serviced Apartments and Shop Top Housing													
Objectives	<p>The objectives are:</p> <p>(a) To ensure the building form, building design and landscaping of residential flat buildings, serviced apartments and shop top housing are compatible with the suburban character of the high density residential areas.</p> <p>(b) To ensure the building form and building design of residential flat buildings, serviced apartments and shop top housing provide appropriate amenity to residents in terms of access to sunlight and privacy.</p> <p>(c) To ensure the building form and building design of residential flat buildings, serviced apartments and shop top housing do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.</p> <p>(d) To provide adaptable dwellings to cater for the needs of senior residents and residents with disabilities.</p> <p>(e) To minimise the visual impact of off–street parking on the streetscape.</p> <p>(f) To ensure the building design and materials reduce the opportunities for vandalism and graffiti.</p>		✓										
Development controls Isolation of allotments	<p>9.1 The consent authority must not grant consent to any development on land within Zone R4 High Density Residential if the proposed development will have the effect of isolating land with an area of less than 1,200m2 and a width of less than 20 metres at the front building line so as to preclude the reasonable development of that land.</p>	Not applicable to proposed development.	N/A										
Storey limit (not including basements)	<p>9.2 Development must comply with the storey limit that corresponds with the maximum building height shown for the site on the Height of Building Map as follows:</p> <table><tr><th>Maximum building height as shown on the Height of Buildings Map (Bankstown LEP 2015)</th><th>Storey limit (not including basements)</th></tr><tr><td>13 metres</td><td>4 storeys (no attic)</td></tr><tr><td>16 metres</td><td>5 storeys (no attic)</td></tr><tr><td>19 metres</td><td>6 storeys (no attic)</td></tr><tr><td>25 metres</td><td>8 storeys (no attic)</td></tr></table> <p>Illustration: Storey limit and maximum building height.</p>	Maximum building height as shown on the Height of Buildings Map (Bankstown LEP 2015)	Storey limit (not including basements)	13 metres	4 storeys (no attic)	16 metres	5 storeys (no attic)	19 metres	6 storeys (no attic)	25 metres	8 storeys (no attic)	Refer to Section 4 of the SEE report.	✓
Maximum building height as shown on the Height of Buildings Map (Bankstown LEP 2015)	Storey limit (not including basements)												
13 metres	4 storeys (no attic)												
16 metres	5 storeys (no attic)												
19 metres	6 storeys (no attic)												
25 metres	8 storeys (no attic)												

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9.3 The siting of residential flat buildings, serviced apartments, shop top housing and landscaping works must be compatible with the existing slope and contours of the allotment and any adjoining property. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

The design has had due regard to existing site topography and existing constraints such as flood planning.

✓

9.4 Any reconstituted ground level on the allotment must not exceed a height of 600mm above the natural ground level of an adjoining property except where:
 (a) the residential flat building, serviced apartments or shop top housing is required to be raised to achieve a suitable freeboard in accordance with Part B12 of this DCP; or
 (b) the fill is contained within the ground floor perimeter of the residential flat building, serviced apartments or shop top housing to a height no greater than 1 metre above the natural ground level of the allotment.

Note. The proposal seeks to excavate and proposes street alignment levels which are similar to the existing street levels surrounding the site.

✓

Setbacks to the primary and secondary frontages

9.5 The minimum setback for a building wall to the primary frontage is:
 (a) 3 metres for the allotments at Nos.1–9 Leonard Street and Nos. 74–80 Restwell Street in Bankstown; and
 (b) 6 metres for all other allotments.
9.6 The minimum setback for a building wall to the secondary frontage is 6 metres.

The proposed development is not required to have a setback as indicated in Part A1 Centres.

✓

Setbacks to the side and rear boundaries

9.7 For a single or 2 storey building, the minimum setback to the side and rear boundaries of the allotment is 0.6 multiplied by the wall height.
9.8 For a building with 3 or more storeys, the minimum setback to the side and rear boundaries of the allotment is 4.5 metres provided the average setback is 0.6 multiplied by the wall height.

N/A

N/A

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	<p>9.9 Residential flat buildings, serviced apartments and shop top housing (including basements) must provide a minimum 5 metre setback to Ruse Park for the purposes of deep soil landscaping.</p> <p>9.10 The minimum setback for a basement level to the side and rear boundaries of the allotment is 2 metres.</p> <p>9.11 The minimum setback for a driveway to the side and rear boundaries of the allotment is 1 metre.</p>		
Private open space	<p>9.12 Development must locate the private open space behind the front building line. This clause does not apply to any balconies where it is used to provide articulation to the street facade.</p>	Noted – communal open spaces for residents of the development are centrally located and on roof tops.	✓
Building design	<p>9.13 Development for the purpose of residential flat buildings, serviced apartments and shop top housing must demolish all existing dwellings (not including any heritage items) on the allotment.</p>	The proposal is consistent with this requirement.	✓
	<p>9.14 Residential flat buildings, serviced apartments and shop top housing with 10 or more dwellings must provide at least one adaptable dwelling plus an adaptable dwelling for every 50 dwellings in accordance with AS 4299–Adaptable Housing.</p>	The proposal can achieve this requirement.	✓
	<p>9.15 The maximum roof pitch for residential flat buildings, serviced apartments and shop top housing is 35 degrees.</p>	The proposal seeks to include roof top terraces with enclosed plant rooms and not pitched roofs.	✓
	<p>9.16 Council may allow residential flat buildings (up to 3 storeys), serviced apartments (up to 3 storeys) and shop top housing (up to 3 storeys) to have an attic provided the attic design:</p> <p>(a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and</p> <p>(b) ensures the attic does not give the external appearance of a storey.</p>	N/A	N/A
	<p>9.17 The design of dormers must:</p> <p>(a) be compatible with the form and pitch of the roof; and</p> <p>(b) must not project above the ridgeline of the main roof; and</p> <p>(c) must not exceed a width of 2 metres; and</p> <p>(d) the number of dormers must not dominate the roof plane.</p>	N/A	N/A

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	<p>9.18 Council does not allow residential flat buildings, serviced apartments and shop top housing with 4 or more storeys to have attics.</p>	N/A	N/A								
	<p>9.19 Council does not allow residential flat buildings, serviced apartments and shop top housing to have roof-top balconies and the like.</p>	SEPP 65/ADG encourages in mixed use development such as that proposed the inclusion of roof top terraces.	✓								
	<p>9.20 The siting of a plant room, lift motor room, mechanical ventilation stack, exhaust stack, and the like must:</p> <p>(a) integrate with the architectural features of the building to which it is attached; or</p> <p>(b) be sufficiently screened when viewed from the street and neighbouring properties.</p>	This has been achieved in the design.	✓								
Building design (car parking)	<p>9.21 Development must locate the car parking spaces behind the front building line.</p>	Design complies with this requirement.	✓								
Building design (waste storage areas)	<p>9.22 The minimum size for the waste storage area is listed in Appendix 7. Council may allow the waste storage area to be located forward of the front building line provided it is setback a minimum 1.5 metres from the primary and secondary frontages, and the setback area is planted with native vegetation (refer to Appendix 4 for a list of suitable species).</p> <p>Appendix 7 – Waste storage areas</p> <p>(b) Where development contains 5 or more dwellings, the minimum requirements for the waste storage areas are:</p> <table border="1"> <thead> <tr> <th>Number of dwellings</th><th>Number of bulk waste bins</th><th>Number of recycling bins (240 litre)</th><th>Size of waste storage area Minimum length and width (m)</th></tr> </thead> <tbody> <tr> <td>37 or more</td><td>Special requirements</td><td>Special requirements</td><td>Special requirements</td></tr> </tbody> </table> <p>(c) With any waste storage area, the wall height must ensure people can walk into the waste storage area and the lid of a waste bin can be opened with ease.</p>	Number of dwellings	Number of bulk waste bins	Number of recycling bins (240 litre)	Size of waste storage area Minimum length and width (m)	37 or more	Special requirements	Special requirements	Special requirements	Waste storage areas and bin holding rooms have been designed to comply, refer to the waste management plan at Appendix G and design drawings.	✓
Number of dwellings	Number of bulk waste bins	Number of recycling bins (240 litre)	Size of waste storage area Minimum length and width (m)								
37 or more	Special requirements	Special requirements	Special requirements								
Landscaping	<p>9.23 Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the residential flat building, serviced apartments and shop top housing.</p>	Refer to the arborist report at Appendix U. Trees proposed to be removed are proposed to be replaced with alternate street trees and vegetation as detailed in the landscape concept plans at Appendix I.	✓								

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	<p>9.24 Development must landscape the following areas on the allotment by way of trees and shrubs with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 4 and Appendix 5 for a list of suitable species):</p> <ul style="list-style-type: none"> (a) a minimum 45% of the area between the building and the primary frontage; and (b) a minimum 45% of the area between the building and the secondary frontage; and (c) plant more than one 75 litre tree between the building and the primary frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown); or (i) if the allotment adjoins the Hume Highway and the minimum setback to the Hume Highway is less than 20 metres, the development must plant a row of 75 litre trees at 5 metre intervals along the length of the Hume Highway boundary and must select the trees from the list in Appendix 6; or (ii) if the allotment adjoins the Hume Highway and the minimum setback to the Hume Highway is 20 metres, the development must plant two rows of 75 litre trees at 5 metre intervals along the length of the Hume Highway boundary and must select the trees from the list in Appendix 6. 	Landscaped communal open space complies with the requirements of SEPP 65 and the ADG.	✓
Security	<p>9.25 Where the allotment shares a boundary with a railway corridor or an open stormwater drain, any building, solid fence or car park on the allotment should, wherever practical, be setback a minimum 1.5 metres from that boundary. The setback distance must be:</p> <ul style="list-style-type: none"> (a) treated with hedging or climbing vines to screen the building, solid fence, or car park when viewed from the railway corridor or open stormwater drain; and (b) the hedging or climbing vines must be planted prior to the completion of the development using a minimum 300mm pot size; and (c) the planter bed area must incorporate a commercial grade, sub-surface, automatic, self-timed irrigation system; and (d) the allotment must be fenced along the boundary using a minimum 2 metre high chain-wire fence; and (e) the fence provides an appropriate access point to maintain the landscaping within the setback area; and 	N/A	N/A

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	<p>(f) where a car park adjoins the boundary, hedging or climbing vines must also be planted along the sides of any building or solid fence on the allotment that face the railway corridor or open stormwater drain.</p> <p>If a setback for landscaping under this clause is not practical, other means to avoid graffiti must be employed that satisfies Council's graffiti minimisation strategy.</p>		
Shop top housing (ground floor retail premises and business premises)	9.26 The sum of the gross floor area of all the ground floor retail premises and business premises must not exceed 90m ² .	N/A	N/A
	9.27 Development must provide an active street frontage and may include large, transparent windows on the street elevation that enable the perception of indoor activity to be obtained from the public domain. Council does not permit solid roller doors and shutters.	All street frontages include shop fronts to achieve active edges.	✓
	<p>9.28 Business identification signs must comply with the following controls:</p> <p>(a) Council permits only one sign per retail premises and business premises;</p> <p>(b) the total sign area must not exceed 1.2 metre x 0.6 metre;</p> <p>(c) the sign is to be located on or behind the building line;</p> <p>(d) the sign is to be located at or below the awning level. Where there is no awning to the building, the sign is solely permitted below the window sill of the second storey windows;</p> <p>(e) if the sign is painted or attached to a building, the sign must not screen windows and other significant architectural features of the building;</p> <p>(f) the sign is to be non-illuminated; and</p> <p>(g) Council does not permit flashing signs, flashing lights, signs which incorporate devices which change colour, signs where movement can be recognised by a passing motorist, signs that are not permanently fixed to the site, and signs made of canvas, calico or the like.</p>	No signage proposed.	N/A
	9.29 Corporate colours, logos and other graphics must achieve a high degree of compatibility with the architecture, materials, finishes and colours of the building and the streetscape.	No signage proposed.	N/A
	9.30 Council may limit the hours of operation of the ground floor retail premises and business premises from 6.30am to 6.00pm seven days a week.	The applicant seeks hours of trading for the retail centre of between 6am and midnight daily except for public holidays where the State Government restricts retail trading.	✓

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	<p>9.31 Council must consider the following matters to ensure development for the purposes of the ground floor retail premises and business premises has a minimal impact on the amenity of adjoining dwellings and neighbouring properties:</p> <ul style="list-style-type: none"> (a) the likely number of vehicle, delivery and visitor movements; (b) the size of delivery vehicles associated with the proposed development; (c) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from dwellings; (d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised; and (e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, vibration, fumes, gases, smoke, dust or odours, or the like. 	<p>The mixed use development has been designed to minimise impacts on the amenity of existing and future residential occupants.</p>	✓
	<p>9.32 All loading and unloading is to be undertaken on-site. The loading and unloading areas should locate behind the front building line.</p>	<p>Development has been designed with the loading dock in Basement level 1 and complies.</p>	✓
	<p>9.33 Shop top housing must provide at least two waste storage areas to separately cater for the dwellings and non-residential uses on an allotment.</p>	<p>Refer to the waste management plan at Appendix G, and design drawings.</p>	✓
	<p>9.34 Development must provide waste storage areas inside every food premises and inside any shop that is capable of accommodating a food premises.</p>	<p>Can be designed to comply with the individual fitout of shops and uses which are not proposed specifically at this time.</p>	✓
	<p>9.35 Development must locate waste storage areas inside the building or adjacent to a lane where it is:</p> <ul style="list-style-type: none"> (a) convenient and safe for residents, tenants, and waste collection trucks to access the waste storage area; and (b) the location and floor level are to the satisfaction of Council. 	<p>Noted</p>	✓
	<p>9.36 The minimum size for waste storage areas in connection to the ground floor retail premises and business premises is a minimum length of 3 metres and a minimum width of 3 metres.</p>	<p>Noted</p>	✓
	<p>9.37 With any waste storage area:</p> <ul style="list-style-type: none"> (a) the wall height must ensure people can walk into the waste storage area and the lid of a waste bin can be opened with ease; and 	<p>Noted</p>	✓

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	(b) Council may increase the minimum dimensions for a commercial waste storage area depending on the likely use of the business and retail premises and the frequency of collection services.		
Section 14 – Ancillary Development (outdoor structures)			
Objectives	<p>The objectives are:</p> <p>(a) To ensure outdoor structures are established in conjunction with the principal dwelling on the same allotment.</p> <p>(b) To ensure the building form and building design of outdoor structures are compatible with the prevailing suburban character of the residential areas.</p> <p>(c) To ensure the building form and building design of outdoor structures do not adversely impact on the amenity of neighbouring properties in terms of visual bulk and public health.</p> <p>(d) To ensure the building form of outdoor structures in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.</p>	The proposal is considered to be consistent with these objectives.	✓
Swimming pools and spas	<p>14.12 Swimming pools and spas must locate behind the front building line.</p> <p>14.13 The minimum setback between the waterline of swimming pools / spas and the allotment boundary is 1 metre.</p> <p>14.14 Where Council allows swimming pools / spas within 30 metres of the high water mark of the Georges River and its tributaries:</p> <p>(a) the maximum height of the swimming pool / spa is 300mm measured above the ground level (existing); and</p> <p>(b) the swimming pool / spa fence must be an open style fence.</p>	Design can be conditioned to comply with the relevant Australian Standards.	✓
PART B4 – SUSTAINABLE DEVELOPMENT			
Section 1 – Introduction			
Objectives	<p>The objectives of Part B4 of this DCP are:</p> <p>(a) To have the design and operation of development incorporate water conservation measures.</p> <p>(b) To have the design and operation of development incorporate energy efficient practices.</p>	The proposal is considered to be consistent with these objectives.	✓

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Summary of development controls	Table 1 summarises the development controls that are included in Part B4 of this DCP (refer to sections 2 and 3 of Part B4 for the exact requirements of the controls).				The site exceeds 5,000m².	✓	
	Table 1: Summary of water conservation and energy minimisation controls.						
	Types of development	Controls that apply					
		Water Conservation		Energy Conservation			
		No	Requirement	No			Requirement
Extension or new development where floor area equals or exceeds 5,000m²	W1	Water efficient fixtures must be installed	E3	An energy performance report must be prepared			
	W2	A site water management plan must be prepared	E4	OR Building to achieve rating of 4 stars or better under the SEDA Greenhouse Rating Scheme (alternative requirement for new commercial development)			
		Refer to text for advice on how to comply		Refer to text for advice on how to comply			
Section 2 – Water Conservation Controls							
Objectives	The objectives are: (a) To have more sustainable use of water in development by: (i) increasing the efficiency of mains supply water use; and (ii) providing for on site collection and re use of rainwater, grey water and stormwater runoff.				The proposal is consistent with the requirements of BASIX.	✓	
Development controls	2.1 Proposals for new development with a gross floor area less than 5,000m2 and proposals for extensions to existing developments below 5,000m2 seeking to				Not applicable to proposed development.	N/A	

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	<p>expand by 50% or more of the existing floor area must comply with Requirement W1.</p> <p>2.2 Proposals for new development or extensions with a floor area greater than or equal to 5,000m² of gross floor area must comply with Requirements W1 and W2.</p>	The proposal is consistent with the requirements of BASIX.	✓
<p>Requirement W1: Use of water efficient fixtures</p>	<p>The following controls are mandatory and will be implemented by way of conditions of consent which will be verified when the application for a compliance certificate is being considered.</p> <p>All taps, showerheads, toilet suites (cisterns, urinals) used in the development must be rated to at least 4 stars under the National Water Efficient Labelling and Standards (WELS) Scheme (refer below).</p> <p>National water conservation rating and labelling scheme</p> <p>The Water Efficient Labelling and Standards (WELS) Scheme is administered by the NSW and Australian Government and is designed to make more efficient use of Australia's potable water supply.</p> <p>At present, the full 6 star rated items are not readily available across all fixtures.</p> <p>However for basin tap ware the full 6 star rated item is available. The following star ratings are required for compliance with this DCP.</p> <ul style="list-style-type: none"> (a) shower heads 3 stars–8 litres or less per minute; (b) basins Taps 6 stars–4.5 litres or less per minute (c) toilet cisterns 4 stars–4 litres or less per flush. <p>A comprehensive list of products that meet the above water consumption requirements of this DCP can be viewed at the Australian Government website at www.waterrating.gov.au.</p>	The proposal is consistent with the requirements of BASIX.	✓
<p>Requirement W2: Site water management plan</p>	<p>All proposals with an intended gross floor area equal to or greater than 5,000m² (whether multi use or single use) must submit with the development application, a site water management plan that investigates and where feasible provides for the integrated management and use of water for the proposed development.</p> <p>Matters to be addressed in the water management plan include proposals for reducing mains water supply use by using other water sources including the following:</p>	The proposal is consistent with the requirements of BASIX.	✓

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	<p>(a) preparation of an integrated water collection and recycling system for the capturing and recycling of rainwater. The system should preferably be integrated with the mains supply water system and should provide for the reuse of captured water in the development. Appropriate uses for recycled water would include car washing, dust control, watering of gardens, flushing of toilets and similar uses;</p> <p>(b) proposals for capturing and reusing grey water on the site. Appropriate uses for recycled water would include car washing, dust control, watering of gardens, flushing of toilets and similar uses (refer to Appendix 1 for more information on grey water reuse);</p> <p>(c) proposals for capturing and reusing stormwater from the site. The need for any treatment of stormwater prior to reuse should be considered;</p> <p>(d) proposals (where feasible) of treating and reusing any process water generated by the development; and</p> <p>(e) proposals for controlling the quality of waste water that is to be disposed of.</p> <p>Notes: The water management plan must be submitted with the development application and will be considered in the assessment of the application. The relevant findings of the site water management plan must be incorporated into the proposed development. Conditions of consent will be included to implement this requirement. Appendix 1 includes more information in relation to this requirement.</p>		
Section 3 – Energy Minimisation Controls			
Objectives	<p>The objectives are: (a) To have energy efficiency in the design and operation of development proposals. This is done by: (i) promoting the use of energy efficient principles in the design of a facility; and (ii) ensuring the ongoing operations of the facility incorporates energy minimisation measures.</p>	The proposal is consistent with the requirements of BASIX and the BCA.	✓
Development controls	<p>3.1 Proposals for new development where the total gross floor area is below 5,000m²; and extensions to existing uses below 5,000m² that involve an increase in 50% or more of the existing gross floor area must comply with Requirements E1 and E2.</p>	Not applicable to proposed development.	N/A

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	3.2 <i>Proposals for new development, or extensions where the total gross floor area equals or exceeds 5,000m² must comply with Requirement E3.</i>	The proposal is consistent with the requirements of BASIX and the BCA.	✓
	3.3 <i>Commercial development (either above or below 5,000m²) elect to comply with Requirement E4 as an alternative to Requirement E1 and E2, or E3 as applicable.</i>	The proposal is consistent with the requirements of BASIX and the BCA.	✓
Requirement E3: Submission of energy performance report (developments in excess of 5,000m²)	<p><i>All proposals for new development and extensions to existing uses for buildings greater than or equal to 5,000m² must submit with the development application an Energy Performance Report (EPR) prepared by a suitably qualified energy consultant. The EPR should propose a strategy for ensuring that the development minimises its energy use. It should include the following:</i></p> <p><i>(a) Design issues: The EPR should demonstrate how the building has been designed to minimise energy use. This must address all of the design principles included in the Design Guidelines for Development (refer to Appendix 2).</i></p> <p><i>A copy of these Design Guidelines must be obtained from Council, and the Design Report that is required to satisfy Requirement E3 should address the objectives of each of the Design Elements specified in the Design Guidelines.</i></p> <p><i>(b) Lighting, air conditioning and hot water: The EPR should also address the energy efficient lighting, air conditioning and hot water requirement specified in Requirement E2 above.</i></p> <p><i>(c) Operational energy: The EPR should consider the energy requirements for the operation of the proposed facility and show how energy minimisation measures will be incorporated. This should include:</i></p> <p><i>(i) estimate the intended energy use of the facility (including the intended use where possible) in MJ/square metre per annum, and review this projected energy use against existing industry benchmarks and best practice guidelines where these are available;</i></p> <p><i>(ii) results of consultation with SEDA and their publication entitled “The Energy Smart Toolbox–Energy Savings Manual”. The EPR should outline how the comments of SEDA (and the publication referred to above) have been considered for inclusion in the development;</i></p> <p><i>(iii) outline other steps that have been taken to minimise energy use in the operation of the building/facility. This should (inter alia) identify how</i></p>	The proposal is consistent with the requirements of BASIX and the BCA.	✓

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	<p>energy efficient plant and equipment has been incorporated in the development; and</p> <p>(iv) ongoing energy management of the facility. The EPR should consider the need for an energy management system for the building/facility.</p>		
<p>Requirement E4: Greenhouse rating of new commercial buildings (alternative requirement to E1, E2 or E3 for new commercial buildings)</p>	<p>As an alternative to complying with Requirement E1 and E2 (development below 5,000m²) or Requirement E3 (development above 5,000m²), proposals for new commercial development can elect to have the proposed building Greenhouse Rated under the Sustainable Energy Development Authority's Greenhouse Rating Scheme.</p> <p>The applicant will then agree to enter a commitment based agreement under the Scheme to obtain a rating of 4 stars or better for the operation of the building. This will then be made a condition of development consent and subject to monitoring.</p> <p>For development involving a mixed commercial industrial development that elect to have their building rated under this scheme, the four star rating needs to be obtained for the floor area that is occupied by the commercial component (note: there is no Greenhouse Rating Scheme presently operating for industrial developments).</p> <p>The SEDA greenhouse rating scheme</p> <p>Commercial buildings in Australia generate around 35 million tonnes of CO² as a result of the energy they consume. These emissions are expected to almost double by 2010. The Building Greenhouse Rating Scheme is a program for office buildings, designed to identify the potential of a building to reduce greenhouse emissions.</p> <p>The ratings incorporate a "star" system, and are based on energy related greenhouse gas emissions, adjusted to account for climate and how the building is used. The more stars, the better the performance.</p> <p>The star rating is derived from the actual amount of energy consumed by the building in a year, and determining the buildings "greenhouse impact". A 4 star rating would indicate excellent energy performance due to design and management practices or high efficiency systems and equipment and low greenhouse intensive fuel supply.</p>	<p>The proposal is consistent with the requirements of BASIX and the BCA.</p>	<p>✓</p>

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	<p><i>The scheme identifies the potential for reducing greenhouse emissions, for example, by identifying energy efficiency improvements (such as the installation of energy star office equipment), and the use of “Green Power”.</i></p> <p><i>Source: Rating the Greenhouse Performance of Commercial Buildings SEDA, September 1999.</i></p>		
Appendices			
Appendix 1 – Additional information about Requirements W2 and E3	The following information has been included as some additional background information about Requirements W2 and E3.		
Requirement W2: The preparation of a site water management plan	<p><i>The site water management plan is intended to ensure that large developments consider the capture and reuse of water from rainwater, stormwater, grey water and process water. In preparing the site water management plan the following matters should be considered:</i></p> <p>(a) Rainwater capture devices</p> <p><i>In preparing the site water management plan, it may be recommended that water tanks (or other rainwater capture devices) be installed to provide for the capture and the reuse of water. In installing tanks or other rainwater capture devices, the following principles should be borne in mind:</i></p> <ul style="list-style-type: none"> <i>(i) plumbing the tanks into the mains water supply system: it is far more preferable for water tanks to be plumbed into the system and water piped directly to the toilets for flushing, rather than for them to be used for more passive uses such as garden watering;</i> <i>(ii) plumbing connections: Sydney Water requires that tanks and similar devices keep their water entirely separate from the existing water supply system. A backflow prevention device will also need to be installed to ensure there is no direct connection to water mains supply, and (for tanks that are plumbed into the system), a valve is needed to allow switching between the tank and mains supply water. Contact Sydney Water for further information;</i> <i>(iii) taps: any taps from these devices should be marked so as to prevent use of water that is collected being used for human consumption;</i> 	Noted	✓

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	<p>(iv) <i>materials: rainwater tanks can be made from galvanised steel, polyethylene, fibreglass, concrete or masonry, and can be designed in shape and colour to blend with building design;</i></p> <p>(v) <i>location: location of rainwater capture devices should be done so as to minimise their visual impact;</i></p> <p>(vi) <i>structure: matters to be considered include: ensuring an appropriate support structure and foundation, ensuring child proofing, including covering and contaminant screens;</i></p> <p>(vii) <i>noise: any pumps installed in association with the tanks should comply with all relevant noise control standards;</i></p> <p>(viii) <i>overflow: any overflow water should be piped preferably into a stormwater detention pit and made available for reuse. It may be possible to pipe the overflow into the stormwater drainage system. It should not be piped to the sewerage system.</i></p> <p><i>Consideration should be given to the following documents in the design, installation, operation and maintenance of rainwater tanks: NSW Ministry of Health Guideline GL2007_009 titled "Use of Rainwater Tanks where a Public Supply is Available";</i></p> <p><i>Enhealth document titled "Guidance on the Use of Rainwater Tanks 2010"; and Australian Guidelines for Water Recycling "Managing Health and Environmental Risks (Phase 2): Stormwater Harvesting and Reuse (July 2009)".</i></p>		
	<p>(b) Grey water recycling</p> <p><i>The following matters should be considered when considering a grey water reuse scheme:</i></p> <p><i>(i) grey water often requires separation and treatment before it can be reused;</i></p> <p><i>(ii) all applicants should consult with NSW Health (the responsible Government authority on grey water recycling, and ensure that any comments made by NSW Health are incorporated into the site water management plan for grey water reuse;</i></p> <p><i>(iii) The NSW Health website (www.health.nsw.gov.au) also provides useful information about grey water recycling.</i></p> <p><i>The reuse of grey water for non-potable purposes may need to be licensed by the NSW Independent Pricing and Regulatory Tribunal under the Water Industry</i></p>	Noted	✓

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	<p><i>Competition Act 2006 or approved by Council under section 68 of the Local Government Act 1993.</i></p> <p><i>Consideration should be given to the following documents in the design, installation, operation and maintenance of grey water reuse systems: Australian Guidelines for Water Recycling “Managing Health and Environmental Risks (Phase 1) 2006”; and NSW Department of Primary Industries: Office of Water “Interim NSW Guidelines for Management of Private Recycled Water Schemes”.</i></p>		
	<p>(c) Reuse of stormwater</p> <p><i>The reuse of stormwater for non-potable purposes may need to be licensed by the NSW Independent Pricing and Regulatory Tribunal under the Water Industry Competition Act 2006.</i></p> <p><i>Consideration should be given to the following documents in the design, installation, operation and maintenance of grey water reuse systems: Australian Guidelines for Water Recycling “Managing Health and Environmental Risks (Phase 1) 2006 and “Managing Health and Environmental Risks (Phase 2): Stormwater Harvesting and Reuse (July 2009)”.</i></p>	Noted	✓
<p>Requirement E3: preparation of an energy performance report</p>	<p><i>The requirement for an Energy Performance Report (EPR) has been included for larger development to ensure that they address the issue of energy use on an ongoing basis, from the planning and design stages, and through to the ongoing operation of the facility.</i></p> <p><i>The matters that will need to be addressed will depend upon the size and the nature of the operation. Some large development (such as warehouses) could have a relatively low energy requirement in comparison to some industrial processing operations. In such cases, the EPR could be relatively brief. Some general guidance concerning the compliance with this requirement, and the matters that should be addressed in the EPR are shown below.</i></p>	Noted	✓

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	<p>Energy efficient design</p> <p><i>The total energy use of a building can be significantly affected by the way it is designed. It has been estimated that careful attention to passive design can reduce the total energy consumption of a building by about 50%. The aim of passive design is to get maximum value out of the building elements—making the building itself, rather than additional systems do the work of keeping the occupants comfortable. Good passive design can eliminate or substantially reduce the load on heating, cooling and ventilation systems, thus providing savings in operational energy and reductions in greenhouse emissions.</i></p> <p><i>It is a requirement of Part B4 of this DCP that all development over 5,000m² prepare a Design Report that explains how design considerations have been incorporated into the building to enhance its energy efficiency. To assist applicants in preparing the Design Report, Council has commissioned the preparation of a set of Design Guidelines by the consulting firm Team DES.</i></p> <p><i>Appendix 2 contains a copy of these Design Guidelines, and the Design Report that is required to satisfy Requirement E3 should address the objectives of each of the Design Elements specified in the Design Guidelines.</i></p>	Noted	✓
	<p>Operational energy</p> <p><i>Some uses will naturally use a significant amount of energy during their operation. The EPR should look for opportunities for minimising energy use during the operation of the facility. Matters that the EPR should address are as follows:</i></p> <ul style="list-style-type: none"> <i>(i) estimate of total energy use: the purpose of this is to help engender a proactive approach towards energy use during the operation of the development, and to serve as a benchmark from which a consideration of energy reduction measures can be considered. The EPR is also asked to compare uses against industry benchmarks. Government Authorities such as SEDA, and the Australian Greenhouse Office can provide assistance in providing information on typical amounts of energy used by different uses, although in many cases this information may not be available;</i> <i>(ii) consultation with SEDA. Applicants are encouraged to use plant and equipment that is energy efficient, where of course this does not affect their operations. The EPR should detail what steps will be taken to ensure that the most energy efficient equipment has been used. In this regard, applicants are required to consult with SEDA (NSW Sustainable Development Authority) and to review their publication entitled the “Energy Smart Toolbox” and</i> 	Noted	✓

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	<p>particularly the Energy Savings Manual. This manual provides handy hints about the use of energy saving equipment for a range of different applications. Please list the recommendations from this manual that have been incorporated into this development.</p> <p>The requirement for consultation with the NSW Sustainable Energy Development Authority (SEDA) is to ensure that advice from the State Government regarding energy efficiency can be incorporated where feasible. SEDA, as the States leading Government authority on energy efficiency prepares numerous publications on enhancing energy efficiency. The advice of SEDA should be obtained, and its findings incorporated where possible.</p>		
	<p>Ongoing energy management</p> <p>The need for an energy management system should be considered to help minimise energy use during the life of the facility. This will be applicable mainly for high energy use facilities.</p>	Noted	✓
<p>Appendix 2 – Design guidelines for development</p> <p>1 Background information</p> <p>1.1 Introduction</p>	<p>These design guidelines supplement Part B4 of this DCP.</p> <p>In particular, it is intended that they be used by larger development (in excess of 5,000m² of gross floor area) to comply with the controls of Part B4 of this DCP.</p> <p>The guidelines outline the basic design principles that need to be taken into account before submitting a development application for development where the gross floor area of the development exceeds 5,000m².</p> <p>Council is not asking applicants to conform to every design concept described in these guidelines. The concepts that apply will vary according to the nature of the site and the activities that are proposed to occur. However, Council does require that all proposals for new buildings, or extensions to existing buildings larger than 5,000m² of gross floor area, submit a Design Report that demonstrates how the concepts addressed in these guidelines have been considered in the design of the proposed development.</p> <p>The guidelines were prepared for Council by the consulting firm Team D/E/S, with some minor amendments being made by Council.</p>	Noted	✓
<p>2 Matters to be addressed in the Design Report</p>	<p>2.1 Building orientation and design</p> <p>Objectives</p> <p>The objective is to have the building's orientation and siting optimised for passive design strategies that will reduce the need for artificial lighting, mechanical</p>	Noted	✓

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	<p>heating, cooling and ventilations systems, and thus contribute to energy conservation.</p> <p>Development controls</p> <p><i>Explain (with use of a Site Analysis Diagram) how the building's orientation and its position on the site will take best advantage of solar access and microclimatic conditions (such as prevailing summer breezes).</i></p> <p>Concept</p> <p><i>A building should be placed on its site so as to maximise solar access between 8.00am and 4.00pm at the mid-winter solstice. The north wall and roof should not be shaded by other buildings or by vegetation in mid winter (this is called 'north wall access').</i></p> <p><i>If a building is orientated so that the major areas of glazing are facing solar north (Figure 1) this maximises winter sun penetration (because the sun is at a lower angle in winter) and assists in shading in summer when the sun is at a higher angle (Figure 2).</i></p> <p><i>For workplaces, sun penetration needs to be kept away from task areas, but may be able to be utilised for winter heat gain in non-critical areas (e.g. staff canteens, reception areas)—this needs to be designed in relation to thermal mass (refer to Item 3). East and west facing glazing should be avoided because it can be difficult to shade and cause heat gain in summer.</i></p> <p><i>Building orientation and siting also needs to take account of local microclimate. For example, knowing about the direction and intensity of prevailing winds means that the building can be sited to exclude cold winter winds or to take advantage of summer breezes. The effect of adjacent buildings on airflow needs to be considered also (Figure 3).</i></p> <p><i>Glazing on the north facade of a building takes advantage of the sun's higher angle in summer, requiring less shading. The lower sun angle in winter can be utilised to allow sunlight to penetrate into non-crucial work areas, and thus contribute to the building heat gain.</i></p>		
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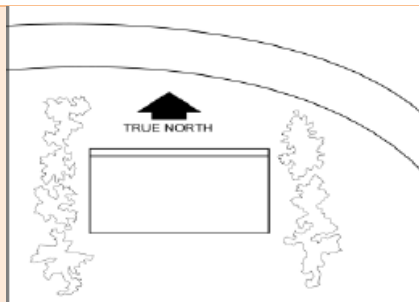


Figure 1: A building should be oriented so that the longest axis is facing true north.

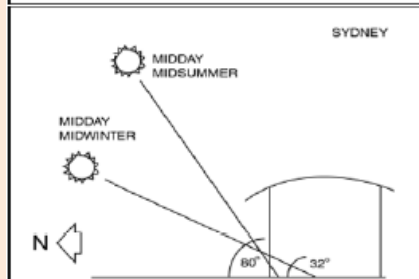
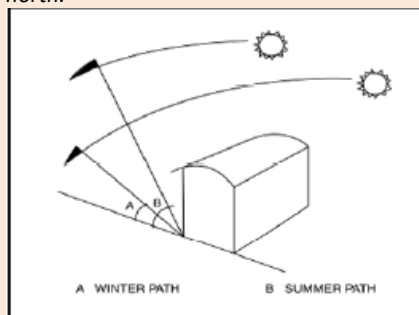


Figure 2: The sun's path is higher in the sky in summer and lower in winter. In summer, the east and west sides of a building are exposed to sun for long periods – which is a good reason to minimise windows there.

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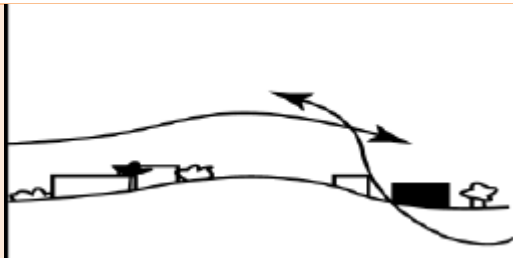


Figure 3: Part of site assessment is gathering information about microclimate such as prevailing winds and the movement of air around existing buildings. This information can then be used to inform building design, especially window and air vent positioning (also see natural ventilation and cooling and Figures 5 and 6).

2.2 Building form and footprint

Objectives

The objective is to have the building's shape and form maximise the opportunities for passive design strategies that will reduce the need for additional lighting, heating and cooling systems, and thus contribute to energy conservation.

Development controls

Explain in the Design Report (with a diagram if possible) how the building's form will contribute to energy conservation.

Concept

The shape of a building influences its energy performance according to prevailing climate. The desirability of maximising north wall solar access and having the largest area of glazing on the north façade, while minimising glazing on east and west walls, suggests that a rectangular building along an east-west axis is preferable. This also maximises daylight.

Example: For a 3,200m² two storey building, a rectangular shape of 80m x 20m (providing 80% daylight access) is preferable to a square building of 40m x 40m (with only 40% daylight access).

This is important because lighting can account for up to 50% of total energy consumption in some office buildings. There are of course other alternatives to square or rectangular buildings for providing effective daylight.

Noted

✓

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	<p>Where the site itself prevents the most desirable building orientation and shape (for example a small site hemmed in by tall buildings on three sides), other strategies for achieving energy demand reduction such as daylight, natural ventilation and cooling, will need to be given more attention.</p> <p>Related concept A building's form also crucially influences the movement of air around and through it (see natural ventilation and cooling in Section 2.6 and Figure 4).</p>		
	<p>2.3 Thermal mass</p> <p>Objectives The objective is to have the building's thermal mass utilised most effectively so as to reduce the need for additional heating and cooling systems, and thus contribute to energy conservation.</p> <p>Development controls In the Design Report explain how thermal mass will be used in the building to contribute to energy conservation.</p> <p>Concept Thermal mass refers to the heat storage capacity of materials. Dense materials like stone, brick and concrete have high thermal mass. They absorb heat from surroundings during the day then radiate it when the air temperature cools down. Thermal mass stabilises the inside temperature of a building by acting as a heat sink and source as well as providing a time lag in equalising internal and external temperatures.</p> <p>The most effective use of thermal mass is to have it in direct contact with the ground, because the temperature below the ground does not fluctuate as much as the air temperature. Thermal mass enhances solar heat gain through north facing windows in winter, absorbing the heat and re-radiating it slowly to warm the internal space.</p> <p>In summer, thermal mass needs to be shaded to minimise heat gain. Summer cooling can be assisted by directing air over thermal mass that has been pre-cooled by ground contact (also see natural ventilation and cooling). There are also propriety products such as a hollow core concrete slab system through which</p>	Noted	✓

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	ventilation air is passed so as to regulate its temperature before it enters the room.		
	<p>2.4 Building structure and layout</p> <p>Objectives <i>The objective is to have the arrangement of internal spaces complement overall passive design strategies, thus minimising energy needed for ventilation, heating, cooling and lighting.</i></p> <p>Development controls <i>In the Design Report, explain how the internal layout of the building has been designed to enhance energy conservation.</i></p> <p>Concept <i>The structural design of a building will influence the possibilities offered for passive design. A structural system that allows for large clear spans and high ceilings can facilitate daylight and airflow, but also requires careful design for heating and cooling.</i></p> <p><i>One favoured method, for example, is to combine concrete slabs with a steel frame, high ceilings and brick infill. This delivers several advantages: a high volume of thermal mass, with clear spans that reduce the need for internal structural walls or piers. This, together with high ceilings and large north facing windows allows for deep daylight/solar penetration. Additionally, such structures afford good end-of-building-life materials recovery that can offset the structure's high embodied energy.</i></p> <p><i>The arrangement of the internal areas of the building should complement passive design strategies. This involves careful consideration of location of internal wall and partitions to take best advantage of daylight and natural ventilation. The more walls or partitions, the more complicated it becomes to naturally ventilate and to 'daylight' a building. Another way of saving energy is to group together activities into zones with similar heating, lighting, ventilation and acoustic requirements.</i></p>	Noted	✓

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	<p>2.5 Building envelope and insulation</p> <p>Objectives The objective is to have the energy efficiency of the building envelope maximised through appropriate design, choice of materials and insulation.</p> <p>Development controls Specify the R-value (thermal resistance value) of the building envelope. The recommended R-value for the building envelope is:</p> <ul style="list-style-type: none"> (a) external walls R 1.5; or (b) external walls and windows (averaged) R 0.4 m2; (c) floors R 1.0 m2; and (d) roof R 3.0 m2. 	Noted	✓
	<p>2.6 Natural ventilation and cooling</p> <p>Objectives The objective is to have a comfortable, healthy indoor environment by using forms of ventilation not dependent upon fossil fuel derived energy (and thereby reduce greenhouse emissions).</p> <p>Development controls In the Design Report, indicate which basic natural ventilation strategies will be used and why they are appropriate for the proposed building, particularly in terms of energy savings. Also, demonstrate that advanced natural ventilation strategies have been adequately evaluated and implemented where feasible. Indicate the percentage of floor space to be naturally ventilated (Figure 4).</p>	Noted	✓
	<p>2.7 Daylighting</p> <p>Objectives The objective is to have an increased ratio of daylight to artificial light without unduly increasing the building's heat load, and therefore to reduce energy uptake and greenhouse emissions.</p> <p>Development controls All applicants are required to develop a daylighting strategy. The Design Report should include a diagram indicating methods for maximising daylight penetration into the building (Figure 24).</p>	Noted	✓

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	<p>2.8 Shade and sun control</p> <p>Objectives <i>The objective is to have the protection of buildings from unwanted seasonal heat gain, to reduce glare to internal spaces and to minimise external 'heat islanding', and thus to reduce energy uptake and greenhouse emissions.</i></p> <p>Development controls <i>If glazing is used on east or west facades, it must be shaded (preferably by external shading devices) from penetration by summer sun.</i></p> <p><i>In the Design Report explain the shade strategy to be used for the building.</i></p>	Noted	✓
	<p>2.9 Landscape design</p> <p>Objectives <i>The objective is to have landscape elements that provide shading and enhance the building's thermal performance and thereby reduce energy uptake and greenhouse emissions.</i></p> <p>Development controls <i>In the Design Report demonstrate how the landscaping strategy will contribute to building energy performance.</i></p>	Noted	✓
PART B5 – PARKING			
Section 1 – Introduction			
<p>Objectives</p>	<p><i>The objectives of Part B5 of this DCP are:</i></p> <ul style="list-style-type: none"> <i>(a) To have car parking meet the demands of new development.</i> <i>(b) To have the layout and design of car parks function efficiently and safely.</i> <i>(c) To have development achieve the parking requirements.</i> <i>(d) To have the design of open-air car parks incorporate landscaping areas to minimise the visual impact.</i> <i>(e) To have a balance between parking requirements, visual aesthetics and pedestrian safety, which includes access for people with disabilities and convenience for drivers.</i> 	<p>The proposed development is considered to be consistent with the objectives in this Part of the BDCP.</p>	✓

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Section 2 – Off street parking									
Objectives	<p>The objectives of off–street parking are:</p> <p>(a) To have car parking meet the demands generated by various land uses.</p> <p>(b) To have traffic flows that do not adversely affect the surrounding area due to vehicles parked on the streets.</p> <p>(c) To have minimal on–street car parking in order to ensure road safety and visual aesthetics.</p>	<p>The proposed development is considered to be consistent with the objectives in this Part of the BDCP.</p>	✓						
Development controls Off-street parking spaces	<p>2.1 Development must calculate the amount of parking required using the schedule of off–street parking requirements.</p> <p>2.2 Development not included in the schedule of car parking standards must submit a parking study for Council's consideration. A qualified traffic consultant must prepare the parking study.</p> <p>2.3 Car parking and driveway access in flood liable land in the City of Bankstown must be in accordance with Part B12–Flood Risk Management of this DCP.</p> <p>Schedule: Off-street parking requirements</p> <table><tr><th>Land use</th><th>Off-street parking requirements</th></tr><tr><td>Business premises/ Office premises</td><td><p>1 Bankstown CBD, Chester Hill Village Centre and Sefton Small Village Centre</p><p>1 car space per 40m² of half the gross floor area of the premises; and a planning agreement is considered on the remaining 50% of parking requirements for the purpose of public parking.</p><p>Note: Council may vary the car parking requirement for minor alterations and additions to a business development solely where the total gross floor area of the building does not exceed 500m².</p></td></tr><tr><td>Residential flat buildings</td><td><p>In Zone B4</p><p>A minimum of 1 car space and a maximum of 3 car spaces per dwelling; and 1 visitor car space per 5 dwellings.</p><p>Note 1: Residential flat buildings on state and regional roads with over 10,000 vehicles per day should</p></td></tr></table>	Land use	Off-street parking requirements	Business premises/ Office premises	<p>1 Bankstown CBD, Chester Hill Village Centre and Sefton Small Village Centre</p> <p>1 car space per 40m² of half the gross floor area of the premises; and a planning agreement is considered on the remaining 50% of parking requirements for the purpose of public parking.</p> <p>Note: Council may vary the car parking requirement for minor alterations and additions to a business development solely where the total gross floor area of the building does not exceed 500m².</p>	Residential flat buildings	<p>In Zone B4</p> <p>A minimum of 1 car space and a maximum of 3 car spaces per dwelling; and 1 visitor car space per 5 dwellings.</p> <p>Note 1: Residential flat buildings on state and regional roads with over 10,000 vehicles per day should</p>	<p>Utilising DCP car parking rates:</p> <p>Retail – 5020m²</p> <p>Commercial – 2034m²</p> <p>Council – 4426m²</p> <p>Total non-residential floor space: 11,480m²</p> <p>DCP parking rate requires 1/40m² GFA = 287 spaces</p> <p>Non-residential car parking total available = 278 spaces</p> <p>The minor shortfall of 9 spaces are attributed to Council’s allocation as visitors to the Council administration centre will park in the non-residential parking spaces on basement level 1 and lift access is available into the Council building. Also, as Council seeks a 5 star Green Building Council rating for the new administration centre when operational, this needs to achieve some points in demonstrating sustainable measures including reducing traffic generating characteristics by reduced parking numbers. Therefore the</p> <p>Also important to note that parking will be free in the non-residential parking spaces for first 2 hours and thereafter pay for use.</p> <p>DCP parking rate for residential are being used (1 space/dwelling) except for visitor parking which is being reduced by 50% to demonstrate sustainable measures given the site’s proximity to a major transport hub being the Bankstown Railway Station. The shortfall can in part be off-set by the number of parking spaces available in the non-residential</p>	✓
Land use	Off-street parking requirements								
Business premises/ Office premises	<p>1 Bankstown CBD, Chester Hill Village Centre and Sefton Small Village Centre</p> <p>1 car space per 40m² of half the gross floor area of the premises; and a planning agreement is considered on the remaining 50% of parking requirements for the purpose of public parking.</p> <p>Note: Council may vary the car parking requirement for minor alterations and additions to a business development solely where the total gross floor area of the building does not exceed 500m².</p>								
Residential flat buildings	<p>In Zone B4</p> <p>A minimum of 1 car space and a maximum of 3 car spaces per dwelling; and 1 visitor car space per 5 dwellings.</p> <p>Note 1: Residential flat buildings on state and regional roads with over 10,000 vehicles per day should</p>								

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		<p>provide an additional space on site for a furniture truck.</p> <p>Note 2: All car spaces must be located behind the front building line. Residential flat buildings are required to provide car spaces for people with disabilities depending on the size of the development.</p> <p>Note 3: Service and delivery vehicles can use visitor space.</p>	<p>component as most visitors are short stay and will be outside of peak period:</p> <p>120 - 1 bedroom</p> <p>25 – 1 bedroom plus study</p> <p>285 – 2 bedroom</p> <p>27 – 3 bedroom</p> <p>14 – 4 bedroom</p> <p>45 visitor</p> <p>Residential total: 516 residential car spaces</p> <p>Total parking: 794 car spaces</p> <p>As such the proposed development while not strictly compliant with the DCP, the minor variations demonstrate that the proposed development can accommodate its traffic generational characteristics while at the same time demonstrate moving towards sustainable outcomes.</p> <p>DCP Motorcycle parking:</p> <p>DCP is silent and specifies gradient for motorcycle parking only. Design complies.</p> <p>DCP Bicycle parking: 32 bike rails are included and will be installed in accordance with the Australian Standard.</p> <p>5.18 Council may require development to provide appropriate bicycle parking facilities either on-site or close to the development as identified in Australian Standard 2890.3–Bicycle Parking Facilities.</p>	
	Shops	<p>Development of less than 4,000m² gross floor area 1 car space per 40m² of gross floor area.</p> <p>Developments of greater than or equal to 4,000m² gross floor area A parking survey should be carried out by the applicant, to assess the appropriate level of parking for developments greater than 4,000m² in gross floor area.</p> <p>Note 1: Council may vary the car parking requirement for minor alterations and additions to shops solely where the total gross floor area of the building does not exceed 500m².</p> <p>Note 2: In the Bankstown CBD, Council may consider a planning agreement for 50% of the parking requirement for the purpose of public parking provided the development is less than 4,000m² gross floor area.</p>		
Additional developer contributions	<p>2.4 Council may consider accepting additional developer contributions (i.e. to be paid on top of the normal amount of Section 94A contribution that is payable) in lieu of providing on-site parking spaces for non-residential development on land within:</p> <p>(a) Zone B4 Mixed Use. These funds will be used by Council to build car parking spaces at sites identified in Council's City Centre Car Parking Strategy.</p>		<p>Refer to VPA. The applicant has been requested to deliver to Council a building for the new administration centre capable of achieving a 5 star Green Building Council standard and this is incorporated into the VPA which should be read in conjunction with the assessment against the DCP in relation to car parking.</p>	✓

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	<p>(b) Zone B2 Local Centre within the Chester Hill Village Centre and the Sefton Small Village Centre. These funds will be used by Council to build car parking spaces at sites identified in the North West Local Area Plan.</p> <p>The amount of parking that can be offset is up to 100% of a development's parking requirement under the DCP. This clause does not apply to dwellings.</p>		
	<p>2.5 Council will only consider accepting these additional developer contributions in lieu of the provision of on-site parking at its discretion, and only in the following circumstances:</p> <p>(a) Where Council is satisfied that there will not be a significant impact associated with the parking not being provided on site. Note: if Council is not satisfied in this regard it may require that some or all of the parking must be provided on site in accordance with the requirements of this DCP.</p> <p>(b) That the parking spaces to be provided off site will be available for use at all times by the general public and that there is no expectation that they will be used solely by clients of the development that is providing the parking spaces.</p> <p>(c) That the timing of building the parking spaces shall be at the sole discretion of Council and there shall be no expectation by the applicant that the building of the car parking spaces shall be built to coincide with the development for which the additional contributions have been paid.</p> <p>(d) That the amount of developer contributions to be charged is \$28,000 per car parking space as at the date that this DCP comes into effect and indexed quarterly to the CPI.</p> <p>This amount represents the cost of building a parking space and is not negotiable. The amount will also be reviewed annually by Council.</p>	Notes	✓
	<p>2.6 The process for the payment of additional developer contributions in lieu of providing on site car parking will be through a Voluntary Planning Agreement, made in accordance with Council's Planning Agreements Policy, dated July 2007 and amended at various times.</p>	Refer to VPA	✓
<p>Parking requirements for people with disabilities</p>	<p>2.7 Development should provide special parking spaces for people with disabilities at the rate of at least one car space per 100 car spaces provided. Council may require a higher proportion of car spaces for land uses which generate high volumes of sick and infirm visitors such as in medical centres and hospitals.</p>	Included in design	✓

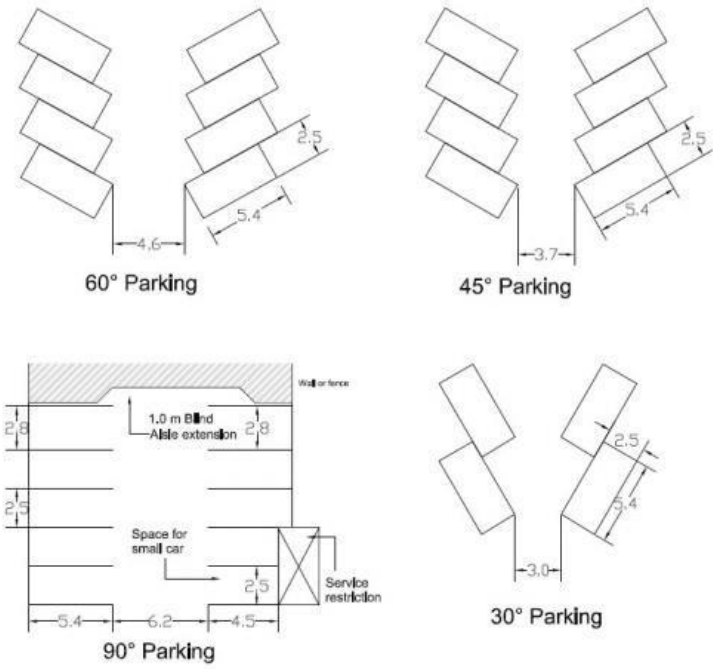
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Calculation of parking spaces	<p>2.8 In calculating the total number of car parking spaces required for a development, these must be:</p> <p>(a) rounded down if the fraction of the total calculation is less than half (0.5) a space; or</p> <p>(b) rounded up if the fraction of the total calculation is equal or more than half (0.5) a space; and</p> <p>(c) must include a room that is capable of being converted to a bedroom.</p>	Noted	✓																		
Section 3 – Off Street Parking Design and Layouts																					
Objectives	<p>The objectives of off-street parking design are:</p> <p>(a) To have the location and layout of parking areas function efficiently and safely.</p> <p>(b) To have quality and safety of parking services within the car park.</p> <p>(c) To have efficiency in vehicular circulation and connection with the external traffic network.</p> <p>(d) To have a balance between parking requirements, visual aesthetics and pedestrian safety.</p> <p>(e) To have the design of car parking areas incorporate landscaping areas to minimise the visual impact.</p>	Proposed development is considered to be consistent with the objectives.	✓																		
Development controls Parking location	<p>3.1 Refer to Part B1 of this DCP for information on the location of garages and carports in the residential areas.</p> <p>3.2 Parking areas for people with disabilities should be close to an entrance to development. Access from the parking area to the development should be by ramps or lifts where there are separate levels.</p>	Car parking layout designed to comply with the Australian Standard	✓																		
Minimum parking bay dimensions	<p>3.3 The following minimum dimensions are generally required for each parking space.</p> <table><tr><th rowspan="2">Parking type</th><th rowspan="2">L (m)</th><th rowspan="2">W (m)</th><th colspan="4">Aisle width</th></tr><tr><th>90°</th><th>60°</th><th>45°</th><th>30°</th></tr><tr><td>Open parking</td><td>5.4</td><td>2.5</td><td>6.2*</td><td>4.6</td><td>3.7</td><td>3</td></tr></table> <p>Note 1: Width of the end parking bays with obstruction on one side is 2.8 metres.</p> <p>Note 2: All dimensions in this DCP are minimum dimensions, unless specified otherwise.</p>	Parking type	L (m)	W (m)	Aisle width				90°	60°	45°	30°	Open parking	5.4	2.5	6.2*	4.6	3.7	3	Car parking layout designed to comply with the Australian Standard	✓
Parking type	L (m)				W (m)	Aisle width															
		90°	60°	45°		30°															
Open parking	5.4	2.5	6.2*	4.6	3.7	3															

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	<p>Note 3: All dimensions are in metres (m), unless specified otherwise.</p> <p>Note 4: *Council may consider a 6 metre absolute minimum aisle width depending upon the site constraint on a condition that 5.5 metre bay length should be maintained to produce a 17 metres wide parking module. However, Council considers 6.2 metres to be a desirable aisle width.</p>																		
Parking bay dimensions for people with disabilities and residential garages	<p>3.4 Parking bay dimensions for people with disabilities and residential garages are as follows:</p> <table border="1"> <thead> <tr> <th>Parking type</th><th>L (m)</th><th>W (m)</th><th>Comments</th></tr> </thead> <tbody> <tr> <td>Disabled (90°)</td><td>6.0</td><td>3.2</td><td></td></tr> <tr> <td>Basement parking and single garage</td><td>5.5</td><td>3</td><td>Clear door opening of 2.4m between door jambs.</td></tr> <tr> <td>Double garage in residential development</td><td>5.5</td><td>5.4</td><td>Clear door opening of 4.8m between door jambs.</td></tr> </tbody> </table>	Parking type	L (m)	W (m)	Comments	Disabled (90°)	6.0	3.2		Basement parking and single garage	5.5	3	Clear door opening of 2.4m between door jambs.	Double garage in residential development	5.5	5.4	Clear door opening of 4.8m between door jambs.	Car parking layout has been designed to comply with the Australian Standard	✓
Parking type	L (m)	W (m)	Comments																
Disabled (90°)	6.0	3.2																	
Basement parking and single garage	5.5	3	Clear door opening of 2.4m between door jambs.																
Double garage in residential development	5.5	5.4	Clear door opening of 4.8m between door jambs.																
Service restriction and small car bay dimensions	<p>3.5 Service provisions such as air conditioning vents or lift shafts may reduce the length of parking bays. However, this provision must not cause adverse impact on the traffic.</p> <p>3.6 Service restriction spaces (not less than 4.2 metres in length) should be considered where the number of parking spaces exceeds twenty five.</p> <p>3.7 Service restriction spaces must be considered as spaces for small cars as specified in clause 3.10.</p> <p>3.8 Development may include parking spaces for small cars measuring 4.2m x 1.7m. The minimum dimensions required for parking small car are 4.5m X 2.3m. The number of small car spaces shall be a maximum of 10% of the total car parking provision.</p>	Design can comply.	✓																
Service bay dimensions	<p>3.9 Service bay dimensions for different vehicles are to be as follows:</p> <table border="1"> <thead> <tr> <th>Vehicles</th><th>L (m)</th><th>W (m)</th><th>Comments</th></tr> </thead> <tbody> <tr> <td>Small Truck</td><td>7.0</td><td>2.7</td><td rowspan="2">Refer to AS/ANZ 2890.1 for</td></tr> <tr> <td>Large Truck</td><td>11.5</td><td>3.2</td></tr> </tbody> </table>	Vehicles	L (m)	W (m)	Comments	Small Truck	7.0	2.7	Refer to AS/ANZ 2890.1 for	Large Truck	11.5	3.2	Design can comply	✓					
Vehicles	L (m)	W (m)	Comments																
Small Truck	7.0	2.7	Refer to AS/ANZ 2890.1 for																
Large Truck	11.5	3.2																	

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	<table> <tr> <td>Articulated vehicle</td><td>19.0</td><td>3.5</td><td rowspan="2">manoeuvring dimension.</td></tr> <tr> <td>City transit bus</td><td>13.0</td><td>3.2</td></tr> </table>	Articulated vehicle	19.0	3.5	manoeuvring dimension.	City transit bus	13.0	3.2		
Articulated vehicle	19.0	3.5	manoeuvring dimension.							
City transit bus	13.0	3.2								
Parking Layouts	<p>3.10 Parking spaces and areas are to be designed according to the following diagram.</p>  <p>3.11 Council prefers 90° parking which provides the most efficient use of space with two-way vehicle movement. Where space is limited, 60°, 45° or 30° parking may be used instead. With these arrangements, appropriate signs must be used for drivers not to enter aisles the wrong way and reversing into parking spaces.</p> <p>Note: A parking aisle is a roadway or an area used by vehicles to gain access to, and to manoeuvre into and out of parking spaces. Two-way aisles are prohibited for parking angles other than 90°.</p>	Design can comply	✓							

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Stack parking	<p>3.12 Council may consider stack parking in the following situations:</p> <p>(a) In industrial development where the users of the car parking will almost all be employees.</p> <p>(b) Council may consider stacked parking, turn tables and lift stacks subject to further assessment in mixed use development and high density residential flat development.</p> <p>(c) Horizontal stacked parking for a maximum of two vehicles is permissible in dwelling houses, attached dwellings, secondary dwellings and multi dwelling housing if the residents reside in the same dwelling.</p> <p>(d) Stacked parking is not permitted where a high proportion of the users of the car park are visitors or customers.</p>	Designed to comply	✓						
Section 4 – Off street parking access and circulation									
Access driveway width and design	<p>4.1 The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road.</p> <p>4.2 The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage road type and the number of parking spaces served by the access facility.</p> <p>4.3 Driveway widths for existing dwellings and extensions to the existing properties are assessed on their merits.</p> <p>4.4 For new residential development, necessary clear driveway widths are provided in the following table:</p> <table><tr><th>Driveway width</th><th>Minimum Clear Width</th></tr><tr><td>One-way</td><td>3.0m</td></tr><tr><td>Two-way</td><td>5.5m</td></tr></table> <p>Note: Refer to AS 2890.1 for access driveway width for other development.</p> <p>4.5 Driveway widths will need to be increased adjacent to parking bays according to AS 2890.1 to provide adequate turning circles.</p>	Driveway width	Minimum Clear Width	One-way	3.0m	Two-way	5.5m	Noted	✓
Driveway width	Minimum Clear Width								
One-way	3.0m								
Two-way	5.5m								
Queuing distance	<p>4.6 Parking studies are necessary to determine minimum queuing length for developments fronting state roads.</p> <table><tr><th>Use</th><th>Queuing Distance</th></tr><tr><td>Residential and mixed use</td><td>Absolute minimum 6m;</td></tr></table>	Use	Queuing Distance	Residential and mixed use	Absolute minimum 6m;	Noted	✓		
Use	Queuing Distance								
Residential and mixed use	Absolute minimum 6m;								

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	<table><tr><td></td><td>Desirable minimum 7.5m</td></tr></table> <p>Note: Refer to AS 2890.1 for queuing distance for other land uses.</p> <p>4.7 The queuing area between the vehicular control point and the property boundary should be sufficient to allow a free influx of traffic which will not adversely affect traffic or pedestrian flow in the frontage road.</p>		Desirable minimum 7.5m												
	Desirable minimum 7.5m														
Circulation roadway and ramp gradients	<p>4.8 Limiting requirements for grades on circulation roadways and ramps shall be as follows:</p> <table><tr><th>Maximum Gradient</th><th>Straight ramps longer than 20m</th><th>Straight ramps up to 20m</th></tr><tr><td>Public car parks</td><td>1 in 6 (16.7%)</td><td>1 in 5 (20%)</td></tr><tr><td>Private or residential car parks</td><td>1 in 5 (20%)</td><td>1 in 4(25%)</td></tr><tr><td>Domestic driveways</td><td colspan="2">1 in 4 (25%)</td></tr></table> <p>Note: Gradient of access driveway, grade change and grade transition is to be in accordance with AS 2890.1.</p>	Maximum Gradient	Straight ramps longer than 20m	Straight ramps up to 20m	Public car parks	1 in 6 (16.7%)	1 in 5 (20%)	Private or residential car parks	1 in 5 (20%)	1 in 4(25%)	Domestic driveways	1 in 4 (25%)		Noted	✓
Maximum Gradient	Straight ramps longer than 20m	Straight ramps up to 20m													
Public car parks	1 in 6 (16.7%)	1 in 5 (20%)													
Private or residential car parks	1 in 5 (20%)	1 in 4(25%)													
Domestic driveways	1 in 4 (25%)														
Gradient within parking module	<p>4.9 The maximum gradients within a parking module including a motorcycle parking area shall be as follows:</p> <p>(a) Measured parallel to the angle of parking—1 in 20 (5%).</p> <p>(b) Measured in any other direction—1 in 16(6.25%).</p> <p>(c) Within parking spaces for people with disabilities—see AS/ANZ 2890.6.</p>	Noted	✓												
Vehicular footway crossing	<p>4.10 Design and construction of vehicular footway crossing is to be in accordance the Bankstown Development Engineering Standards.</p>	Noted	✓												
Internal circulation	<p>4.11 ‘Dead end’ aisles longer than 15 metres should be avoided. Internal vehicular movements should be able to take place wholly within the site. Circulation patterns which involve the use of a public street are to be avoided.</p>	Noted	✓												
Section 5 – Other Considerations															
Minimum headroom dimensions	<p>5.1 Clear headroom dimension is necessary to make sure that vehicles are clear of mechanical or service obstructions such as fire sprinklers, lighting fixtures and signs. Following minimum headroom dimension has to be maintained in all development.</p> <table><tr><th>Minimum headroom</th><th>Dimension</th></tr></table>	Minimum headroom	Dimension	Noted	✓										
Minimum headroom	Dimension														

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	<table><tr><td><i>Car and light vans</i></td><td>2.4m</td></tr><tr><td><i>People with disabilities</i></td><td>2.3m</td></tr><tr><td><i>Small rigid vehicles</i></td><td>3.6m</td></tr></table>	<i>Car and light vans</i>	2.4m	<i>People with disabilities</i>	2.3m	<i>Small rigid vehicles</i>	3.6m		
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Loading and unloading facilities	<p>5.2 Mixed use development must provide appropriate loading/unloading or furniture pick-up spaces. If no provision is made for the facilities, development applications must provide justification why they are not necessary.</p> <p>5.3 Where rear lane access is not available and the commercial/retail gross floor area of a building is greater than 500m², Council requires:</p> <p>(a) at least one off-street parking space for delivery/service vehicles; and</p> <p>(b) additional off-street parking spaces or a loading dock depending on the size, number, and frequency of delivery/service vehicles likely to visit the premises.</p> <p>5.4 The design of loading docks must:</p> <p>(a) be separate from parking circulation or exit lanes to ensure safe pedestrian movement and uninterrupted flow of other vehicles in the circulation roadways;</p> <p>(b) allow vehicles to enter and leave an allotment in a safe manner; and</p> <p>(c) have minimum dimensions of 4 metres by 7 metres per space.</p>	Noted	✓						
Column location and spacing	<p>5.5 Columns should not be located at the edge of a parking aisle as they increase the difficulty of manoeuvring into a parking space. It is also desirable to avoid locating a column directly opposite a car door. The dimensions for locating columns in a short span structure are illustrated in the adjoining diagram.</p> <p>Note: Refer to Appendix 6 for the design envelope around parked vehicle to be clear of columns, walls and obstructions.</p>	Noted	✓						
Safety and security	<p>5.6 Car parking safety can be enhanced with good visibility, security, lighting and good pedestrian and car parking layouts.</p> <p>5.7 Sloping ramps from car parks, garages and other communal areas are to have at least one full car length of level driveway before they intersect pavements and carriageways.</p>	Noted	✓						
Sight distance requirement	<p>5.8 For all development, adequate sight distance must be provided for vehicles exiting driveways. Clear sight lines are to be provided at the street boundary to ensure adequate visibility between vehicles on the driveway and pedestrians on</p>	Noted	✓						

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	<i>the footway and vehicles on the roadway. Refer to Australian Standard 2890.1 for minimum sight distance requirements.</i>		
Pedestrian access	<p>5.9 Parking areas should be designed so that through-traffic is excluded, and pedestrian entrances and exits are separate from vehicular entrances and exits.</p> <p>5.10 Lifts and stair lobbies should be prominently marked to help users find them and to increase personal security.</p> <p>5.11 In split-level/ multi-level car parks, a stairway should be located at the split-level, to provide pedestrian access between these levels and eliminate pedestrians having to use vehicular ramps.</p>	Noted	✓
Sign posting and line marking	<p>5.12 All car parking spaces should be clearly line marked consistently as illustrated in Australian Standard 2890.1.</p> <p>5.13 Where customer or visitor parking is provided, signposting should be provided to indicate the location of these spaces.</p> <p>5.14 Where a one-way circulation pattern is adopted, direction of flow should be indicated by signposting and arrow markings on the surface of aisles and driveways. Segregated entries and exits are to be signposted to that effect.</p> <p>5.15 In large car parks, means of egress should be indicated by directional signs which need to be shown on application plans.</p> <p>5.16 Parking for people with disabilities should be clearly marked with signs and stencilled disabled symbol on the surface. The space should be painted blue.</p>	Noted	✓
Car wash bay	<p>5.17 Where residential development are required to provide a car wash bay as a condition of development consent, the following requirements apply:</p> <p>(a) the car wash bay pavement must be bunded and isolated from the stormwater drainage system so that car wash runoff does not discharge into the Sydney Water sewer system;</p> <p>(b) the car wash bay must be covered or located in the basement and protected so that stormwater does not collect in the wash bay and discharge into the sewer system; and</p> <p>(c) the car wash bay space may also be used as a visitor space.</p>	Noted	✓
Bicycle parking	<p>5.18 Council may require development to provide appropriate bicycle parking facilities either on-site or close to the development as identified in Australian Standard 2890.3–Bicycle Parking Facilities.</p>	Noted	✓

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Section 6 - Landscaping			
Objectives	<p>The objectives of landscaping in open-air parking are:</p> <p>(a) To have existing trees incorporated as far as possible in order to protect them and also to provide shade in parking areas.</p> <p>(b) To have car parks screened from public view by functioning as a buffer to reduce visual and noise pollution.</p> <p>(c) To have large areas soften the impact of paving and thereby providing relief from heat and glare.</p> <p>(d) To have Water Sensitive Urban Design Principles met in order to reduce stormwater runoff.</p> <p>(e) To have safety and security as part of planting.</p>	The proposed development is considered to be consistent with these objectives, refer to the landscape concept plans at Appendix I	✓
Development controls Landscaping	6.1 Appendix 1 and 2 give an indication of landscaping expected.	refer to the landscape concept plans at Appendix I	✓
Trees	<p>6.2 Provision is to be made within the car park for planting of trees and shrubs to shade cars and soften the visual impact of the car park. All landscaping is to be adequately protected from potential damage caused by car movements.</p> <p>6.3 Trees are to be planted at the ratio of 1 tree per 5 car park places allocated. Species shall be selected for their ability to thrive where compaction and de-oxygenation are characteristic of the soils.</p> <p>6.4 No changes in ground level, within variance of 300mm from existing ground level shall occur within 3 metres of the base of the trunk or within the drip line (whichever the greater) of existing trees determined to be retained, whether on the development site or adjacent property.</p>	refer to the landscape concept plans at Appendix I	✓
Perimeter planting	<p>6.5 For proposed car parks of capacity 40 cars or more, raised landscape island beds of minimum dimensions 2 metres x 4 metres shall be provided to break up row of cars, spaced at every 10 car places for placement of a canopy tree.</p> <p>6.6 Planting buffer shall incorporate three levels, being tree canopy, shrubs to 600mm high and ground cover understorey. However, if the parking is near noise sensitive areas such as dwellings, schools, child care centres, health consulting rooms or hospitals, height of planting buffer is to be 1.2 metres.</p>	refer to the landscape concept plans at Appendix I	✓

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	6.7 For industrial development, reference should also be made to the landscaping requirements of Part B3 of this DCP.		
Plant selection	<p>6.8 All planting schedules are required to be submitted for approval by Council. A list of tree species suitable for canopy planting is provided in Appendix 3 and 4.</p> <p>6.9 Selection of planting must include consideration of safety and security. Preference is given to native plants indigenous to the City of Bankstown. However, introduced species may be acceptable to achieve a special effect.</p>	refer to the landscape concept plans at Appendix I	✓
Plant protection	6.10 Concrete wheel stops are to be provided 450mm from the base of island planter beds or perimeter landscape beds to protect planting where car parking is angled at 90, 60 or 45 degrees.	refer to the landscape concept plans at Appendix I	✓
Material	6.11 Materials for car park surfaces should be considered at site planning stage. Pervious surfaces should be considered subject to hydraulic engineering requirements or constraints. Council encourages use of porous pavement (such as grass crete or ecoloc) and on-site sub surface drainage collection meeting WSUD principles.	refer to the landscape concept plans at Appendix I	✓
PART B11 – Tree Preservation Order			
Section 1 - Introduction			
Objectives	<p>The objectives of Part B11 of this DCP are:</p> <p>(a) To sustainably manage the tree resources to improve the visual, physical and environmental amenity of the City of Bankstown.</p> <p>(b) To promote the use of professional standards and best practices in tree management.</p> <p>(c) To list the controls for the pruning, removal and replacement planting of trees in the City of Bankstown.</p>	The proposed development while seeking to remove trees also includes replacement trees.	✓
Section 2 – Tree Management			
Development controls Works requiring consent	2.1 A person must not ringbark, cut down, top, lop, prune, remove, injure or wilfully destroy any prescribed tree defined in clause 2.3 or carry out excavation and earthworks within the tree protection zone except with the approval of Council and in accordance with any conditions imposed with this approval.	Noted	✓

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	<p>2.2 Development consent is required to remove any tree:</p> <p>(a) located on a property listed as a heritage item in Schedule 5 of Bankstown Local Environmental Plan 2015; or</p> <p>(b) located on biodiversity lands listed on the Biodiversity Protection Map under the Bankstown Local Environmental Plan 2015.</p>	The site is not a heritage item and is not listed in the Biodiversity Protection Map under the BLEP 2015, therefore this control is not applicable to proposed development.	N/A
Prescribed trees	<p>2.3 Part B11 applies to:</p> <p>(a) all trees that are 5.0 metres or more in height; and</p> <p>(b) all mangroves, regardless of size; and</p> <p>(c) all trees, regardless of size, listed as Vulnerable or Endangered or a component of an Endangered Ecological Community listed under the Threatened Species Conservation Act 1995; and</p> <p>(d) all trees, regardless of size, listed under the Environmental Protection and Biodiversity Conservation Act 1999; and</p> <p>(e) all trees, regardless of size, located on properties listed as a heritage item in Schedule 5 of Bankstown Local Environmental Plan 2015; and</p> <p>(f) all trees, regardless of size, located on biodiversity lands listed on the Biodiversity Protection Map under Bankstown Local Environmental Plan 2015; and</p> <p>(g) all trees, regardless of size, located in the foreshore area under the Bankstown Local Environmental Plan 2015.</p>	No threatened specific identified.	✓
Exempt works	<p>2.4 Despite clause 2.3, Part B11 does not apply to:</p> <p>(a) Trees located within 3.0 metres of the external wall of an approved dwelling, not including a secondary dwelling. The distance shall be measured from the external wall of the approved dwelling to the centre of the trunk of the tree at 1.4 metres above ground level.</p> <p>(b) The following tree species:</p> <p>(c) Plants declared a Noxious Weed under the Noxious Weeds Act 1993.</p> <p>(d) Dead trees where they are not required as habitat for native fauna.</p> <p>(e) Dangerous trees where it can be proved by the owner to Council's satisfaction that pruning or removal is the only reasonable option to avoid an imminent threat to human life or property.</p> <p>(f) Recognised horticultural varieties of trees grown for fruit production.</p> <p>(g) Selective pruning of up to a total of 10% of the crown of an indigenous tree and up to a total of 20% of the crown of an exotic tree species over a 12 month period. Branches pruned must be no greater than 150 mm in diameter. Pruning works must comply with <u>Australian Standard AS 4373-</u></p>	Noted	✓

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	<p><u>2007 Pruning of Amenity Trees</u>, and consist of the following pruning classes only:</p> <p>Crown Maintenance:</p> <ul style="list-style-type: none"> • Deadwooding • Crown thinning • Selective pruning <p>Crown Modification:</p> <ul style="list-style-type: none"> • Reduction pruning • Crown lifting • Remedial pruning • Line clearance <p>NOTE: Clause 2.4 (g) does not apply to any tree:</p> <ul style="list-style-type: none"> • listed as Vulnerable or Endangered or a component of an Endangered Ecological Community listed under the Threatened Species Conservation Act 1995; or • listed under the Environmental Protection and Biodiversity Conservation Act 1999; or • located on a property listed as a heritage item in Schedule 5 of Bankstown Local Environmental Plan 2015; or • located on biodiversity lands listed on the Biodiversity Protection Map under Bankstown Local Environmental Plan 2015; or • located in a Conservation Corridor; or • located in the foreshore area under Bankstown Local Environmental Plan 2015. <p>(h) Pruning of palms to remove fruit and dead fronds.</p> <p>(i) Trees listed for removal under a current Development Consent.</p> <p>(j) Tree works lawfully conducted in accordance with the Forestry Act 1916, Telecommunications Act 1997, the Airports Act 1996, the Roads Act 1993, the Rural Fires Act 1997, the Electricity Supply Act 1995, the State Emergency and Rescue Management Act 1989, the Surveying and Spatial Information Act 2002, and an Order issued under the Tree (Disputes between Neighbours) Act 2006.</p>		
Matters for Consideration	<p>2.5 Council will consider – but not be limited to – the following matters when determining an application to prune or remove a tree:</p> <p>(a) the suitability of the tree for site conditions;</p> <p>(b) the condition of the tree;</p> <p>(c) the contribution of the tree to the local landscape;</p>	Refer to arborist report at Appendix U	✓

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	<p>(d) the environmental contribution of the tree;</p> <p>(e) the impact of the tree on the property and associated infrastructure;</p> <p>(f) the amenity of the occupants of the property.</p> <p>NOTE: The dropping of leaves, flowers, fruits, seeds or small elements of deadwood are part of a trees normal life cycle, and ordinarily will not provide the basis for the pruning or removal of the tree</p>		
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